

BIODIVERSITY ENHANCEMENT STRATEGY

Cold Comfort Farm, Rogues Lane,
Hinckley LE10 3DX

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Site Details

Report	Biodiversity Enhancement Strategy
Site Name	Cold Comfort Farm, Rogues Lane, Hinckley LE10 3DX
Central OS Grid Reference	SP 41841 96448
Client	Chris McManus

Document Control

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Contact details:

E: enquiries@croftecology.co.uk

Disclosure:

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1 INTRODUCTION

Croft Ecology was commissioned by Chris McManus to prepare a Biodiversity Enhancement Strategy (BES) in relation to the proposed construction of Glamping Pods, associated parking and external landscaping at Cold Comfort Farm, Rogues Lane, Hinckley LE10 3DX (central grid reference: SP 41841 96448).

1.1 Purpose and scope

The purpose of this BES is to:

- Provide details of proposed species features for post-development enhancement of the Site.
- Provide details of the proposed installation locations for the species features, together with any post-development monitoring and maintenance requirements.

The scope and contents of this document was defined by the wording of Condition 5 by Hinckley and Bosworth Borough Council (application reference: 25/000439/FUL). The condition states:

5. Prior to the installation of any glamping pods or the storage hut within the site, a Biodiversity Enhancement Strategy for protected, priority and threatened species shall be submitted to, and approved in writing by, the Local Planning Authority. The Biodiversity Enhancement Strategy shall be prepared by a suitably qualified ecologist and include, but shall not be limited to, the following details:

- (a) Purpose and conservation objectives for the proposed enhancement measures; and*
- (b) detailed designs or product descriptions to achieve stated objectives; and*
- (c) locations of proposed enhancement measures by appropriate maps and plans (where relevant); and*
- (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.

Reason: To enhance protected, priority and threatened species in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and Section 40 of the NERC Act 2006 (as amended).

1.2 Site Location

The land within the red line boundary of The Site is located in a rural setting to the south of Rogue's Lane and is approximately 1km from the northern edge of Hinckley. The Site was part of a grassland field that was bounded by hedgerows at all field boundaries; Cold Comfort Farm was located to the south. The surrounding landscape was dominated by pasture and arable fields, with woodland, hedgerows, waterbodies, and urban areas also present.



Figure 1 below is hereafter referred to as the 'Site'. The Site is located in a rural setting to the south of Rogue's Lane and is approximately 1km from the northern edge of Hinckley. The Site

was part of a grassland field that was bounded by hedgerows at all field boundaries; Cold Comfort Farm was located to the south. The surrounding landscape was dominated by pasture and arable fields, with woodland, hedgerows, waterbodies, and urban areas also present.



Figure 1. Site Boundary

1.3 Baseline information

1.3.1 Existing baseline summary

A Preliminary Ecological Appraisal (PEA) was undertaken of the Site in May 2025 by Croft Ecology. This is summarised in the PEA report prepared by Croft Ecology, August 2025.

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

- Planning Permission decision notice (Hinckley and Bosworth Borough Council, April 2025 – ref 25/000439/FUL)
- Proposed Landscaping Plan revised Drawing no.: 231154-01-10 (Glampitect, October 2023)

1.3.2 Proposed development

The proposed development is for the development of a new glamping site. This will result in the loss of modified grassland, sparsely vegetated land, and some of the artificial unvegetated; unsealed surface to facilitate the new development. However, it will bring significant overall benefits to biodiversity by enabling the enhancement of much of the retained areas of existing grassland to a wildflower meadow together with the planting of 18x small, native trees (these latter habitats are covered by a Habitat Management and Monitoring Plan by Croft Ecology, May 2026).

1.3.3 Roles and responsibilities for implementation of the BES

The implementation of the management actions outlined in this BES, and any remedial measures (if required) will be the responsibility of the Principal Contractor.

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

2 BIODIVERSITY ENHANCEMENTS

Proposed ecological enhancements are shown in Appendix A (Drawing no.: 231154-01-10; Figure 9) and reflect the measures recommended to meet the requirements of Condition 5. These enhancements will provide additional opportunities for wildlife, including bats, birds and invertebrates likely to use the habitats present at the Site, through the installation of species boxes across the Site.

2.1 Bats

A total of 91 bats were returned by the data search for the PEA, including a licence for works to a building adjacent to the Site for common pipistrelle *Pipistrellus pipistrellus*, Natterer's bat *Myotis nattereri* and brown long-eared bat roosts *Plecotus auritus*. To increase the availability of roosting opportunities for both crevice- and cavity-dwelling bats which are expected to be present near the Site and to support the continued use of the Site by local bat populations, 2no. bat boxes: 1no. Schwegler 1FF and 1no. Schwegler 2F (pole mounted bat boxes; Figure 2) will be installed onto poles around the outer boundary of the Site (Appendix B).

The Schwegler 1FF can be sourced from the link below (or similar):

<https://www.wildlifeservices.uk/product-page/schwegler-1ff-bat-box>

The Schwegler 2F can be sourced from the link below (or similar):

<https://www.wildcare.co.uk/bat-box-45.html>



Figure 2. Schwegler 1FF bat box (left) and Schwegler bat box 2F (right)

Implementation

- The bat boxes should be installed at least 3m above the ground on a southern elevation on two separate poles near the hedgerows within the proposed development (Appendix B).

Maintenance

- The bat boxes have an opening at the bottom for the droppings to fall out 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).

2.2 Birds

There were two records for birds in the local area, one of which was for a barn owl *Tyto alba*, a species that could make use of habitats at the Site post-development for foraging. To increase

nesting opportunities for this species and to encourage greater use of the Site by breeding bird species a total of 5no. bird boxes will be installed, some within the existing southern hedgerow and others on poles along the hedgerow on the eastern boundary of the Site (Appendix B). These boxes focus on bird species that likely use open fields or hedgerows for nesting such as starling *Sternis vulgaris* or robin *Erithacus rubecula*.

Recommended bird boxes:

- 1x Barn Owl pole mounted nest box facing east, 3-5m high (self-build) (Figure 3)
- 2x Schwegler 3S Starling Nest Box, pole mounted (Figure 5)
- 2x Robin nest box (Figure 6)

An example of barn owl boxes below (or similar):

<https://www.nhbs.com/barn-owl-nest-box>

Starling nest boxes can be sourced from below (or similar):

<https://www.wildcare.co.uk/schwegler-3s-starling-box-10126.html>

An example of Robin boxes below (or similar):

<https://shopping.rspb.org.uk/bird-feeders-boxes-tables/bird-houses-nest-boxes/rspb-robin-and-wren-diamond-nestbox.html>



Figure 3. Barn owl nest box



Figure 4. Schwegler 3S Starling Nest Box



Figure 5. RSPB Robin and Wren diamond nest box

Implementation

- The robin boxes will be installed 1-1.5m above ground within a dense section of the southern hedgerow at least 30m apart.
- The barn owl box will be installed on a pole 3-4m above ground and should offer unobstructed fly-in access facing the open field to the east and avoiding full sun and prevailing wind.
- The starling boxes will be installed on poles 3-4m above ground and should offer unobstructed fly-in access facing the open field to the east and avoiding full sun and prevailing wind.
- The barn owl and starling boxes to be sited along the field margins on the east of the Site along the newly created hedgerow.
- All boxes should be sited away from bright, permanent lighting.
- The bird boxes will be installed during September to February, ensuring they are available for the subsequent nesting season.

Maintenance

- The barn owl box should be inspected annually if occupied and every 2 years if unoccupied, outside of breeding season, typically in the autumn.
- The inspection and maintenance should ensure that drainage holes are unblocked, rotten floors are replaced and excessive pellets are removed from the box.
- As barn owls 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).
- The Starling and robin nest boxes require cleaning once a year to remove old nesting material outside of the fledging season. In the unlikely event that active nests are located, these should remain unaffected until all chicks have fledged.

2.3 Invertebrates

With an increase in floral diversity from the planting of other neutral grassland an increase in vertebrate numbers should follow. To provide refuges and over-wintering habitat, four insect towers (Wildlife World Ladybird and Insect Tower) (Figure 7) should be installed around the Site

in each new cluster of trees on Site (Appendix B). The towers should be positioned in a quiet, sunny position, near the newly installed trees.

The Wildlife World Ladybird and Insect Tower can be sourced from below (or similar): [Wildlife World Ladybird and Insect Tower](#)



Figure 6. Wildlife World Ladybird and Insect Tower

Implementation

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

Maintenance

- The insect towers require no cleaning.

2.4 Hedgehogs

To provide refuge and nesting features for hedgehogs that may be using the southern hedgerow for foraging and sheltering, 2no. hedgehog boxes will be installed in the north and east corners of the Site, 1no. in each location (Appendix B). An example hedgehog box (Figure 8) is available from various sources including: <https://www.wildcare.co.uk/10512-hedgehog-nest-box-nbc.html>.



Figure 7. Wooden hedgehog nest box

Implementation

- Hedgehog houses must be placed in a quiet and sheltered area.
- Leaves, twigs and vegetation from vegetation removal taking place at the Site, can be used to cover the houses.

Maintenance

- Cleaning should be carried out once a year, it should be undertaken from late March to early April, outside of hibernation season (November to March) and nesting season (May to September).
- This can be undertaken without a specific licence, although in the unlikely event that active boxes are encountered, these should remain unaffected until all occupants have vacated.

2.5 Wildlife Refuge Area

There was one record of a grass snake *Natrix natrix* in the area. To improve opportunities for basking, shelter and foraging amphibians or reptiles that may utilise the hedgerow or scrub on Site, one log pile/hibernacula (Figure 9) will be installed in the eastern corner of the Site (Appendix B).

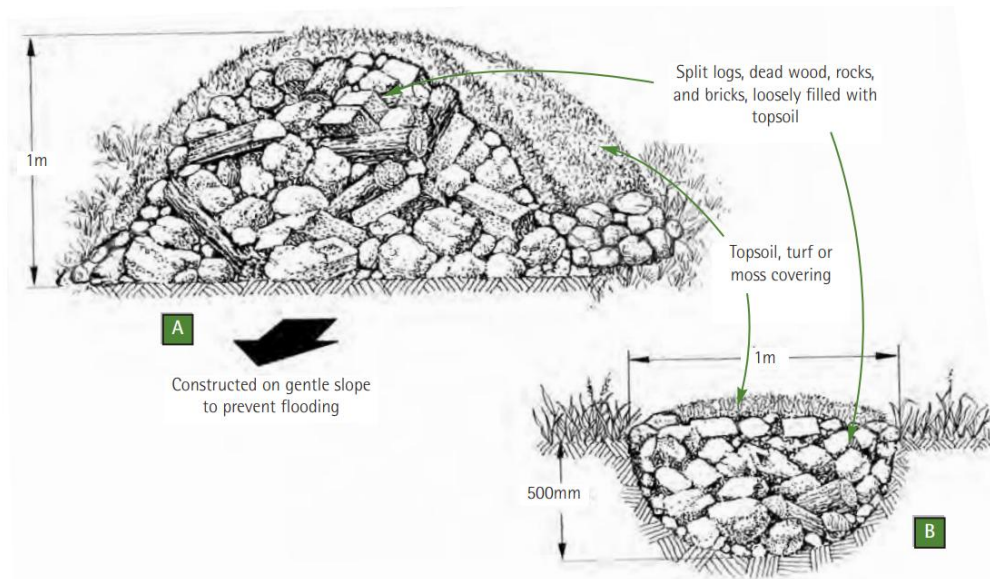


Figure 8. Diagram of structure and creation of log pile/hibernacula for (A) impermeable and (B) free-draining soils. (Source; Froglife, 2001)

Implementation

- The log pile should have a minimum footprint of 1m^2 with a height of at least 0.5m
- It should comprise a mix of loose bricks, logs and dried leaves to create a stable pile that has a variety of nooks and crannies. This will also provide opportunities for invertebrates.
- Leaves, twigs and vegetation from vegetation removal taking place at the Site, can be used to cover the houses.
- The log pile will be created closest to the fence boundary, away from any disturbance due to foot traffic.

Maintenance

- The log pile requires no cleaning.

3 MANAGEMENT SCHEDULE

Table 4 below provides a summary of the proposed management prescriptions and timings over the course of the Biodiversity Enhancement Scheme implementation period of 30 years.

This management schedule should be reviewed in Year 5 and, if any changes or updates are required, updated for the next 5 years. This review should be repeated in Year 5 of each five-year period.

Table 4 – Management schedule

Management feature and prescription	Timing	Year of BES implementation						
		0 (construction)	1	2	3	4	5	6 - 10
Bat and Bird Box Installation								
Install the boxes	Once (September - March)							
Cleaning of barn owl box (bi-annual if unoccupied, annual if occupied)	Once (September - March)							
Invertebrates								

Install insect towers	Install in early spring (March-April)							
Hedgehog Boxes								
Install hedgehog boxes	Once (at any time of year)							
Inspection on an annual basis and remove debris to maintain access	Once (at any time of year)							
Log Pile								
Create log pile	Once (at any time of year)							
Top up with scrub/tree cuttings	As necessary							

4 REFERENCES

British Standards Institution (2013). *BS42020:2013 Biodiversity – code of practice for planning and development*. BSI Standards Ltd, London.

CIEEM (2017). *Guidelines on Ecological Report Writing*. Chartered Institute of Ecology and Environmental Management, Winchester.

Collins J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. Bat Conservation Trust, London.

Croft Ecology (2025) *Preliminary Ecological Appraisal – Cold Comfort Farm*.

Croft Ecology (2026) *Habitat Monitoring and Management Plan – Cold Comfort Farm*.

Glampitect (2023) *Proposed landscaping plan (Drawing no.: 231154-01-10)*

Hinckley and Bosworth Borough Council (2025). *Planning Permission 25/000439/FUL*

Ministry of Housing, Communities and Local Government (2024) *National Planning policy Framework*.

APPENDIX A – LANDSCAPING PLAN

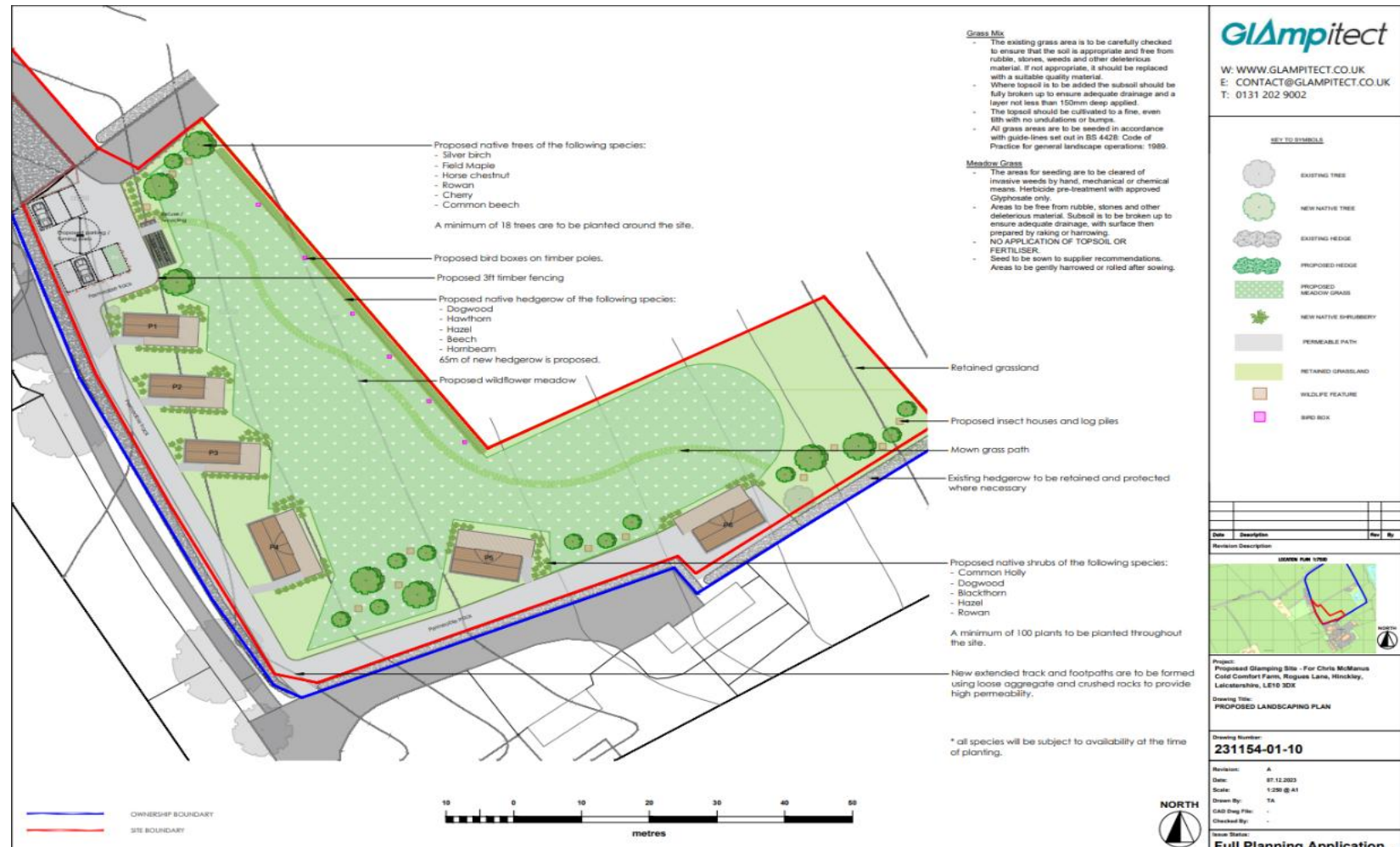


Figure 9. Biodiversity Enhancements

APPENDIX B – BIODIVERSITY ENHANCEMENT PLAN



- 4x Wildlife World Ladybird and Insect Tower (or similar)
- 2x Schwegler 3S Starling Nest Box
- 1x Barn owl pole mounted nest box (self-build)
- 2x Robin mounted nest box
- 1x Schwegler 1FF Bat Box
- 1x Schwegler 2F Bat Box
- 1x Wildlife refuge area
- 2x Hedgehog nest box