

Field House Farm, Rosliston

Biodiversity Enhancement Plan

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Site Details

Report	Biodiversity Enhancement Plan
Site Name	Field House Farm, Coton Road, Rosliston, DE12 8HN
Central OS Grid Reference	SK 24549 16025
Client	Mr and Mrs Brown

Document Control

Author	Reviewed By	Comments	Report Version	Date
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Disclosure:

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1 INTRODUCTION

Croft Ecology was commissioned by Mr and Mrs Brown to prepare a Biodiversity Enhancement Plan (BEP) in relation to the demolition of the existing property and construction of a replacement dwelling with associated parking and external landscaping, located at Field House Farm, Coton Road, Rosliston DE12 8HN (central grid reference: SK 24549 16025).

1.1 Purpose and scope

The purpose of this document is to:

- Provide details of biodiversity enhancements, their locations, and any required monitoring and maintenance post-development.

The scope and content of this document was defined by the wording of Condition 5 of the Decision Document by South Derbyshire District Council (application reference: DMPA/2025/1010), which states:

“Prior to building works commencing above foundation level:

a) A Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Approved measures shall be implemented in full and maintained thereafter. The Plan shall clearly show positions, specifications and number of features, which will include (but are not limited to) the following:

- *Universal nest boxes in line with British Standard 42021:2022*
- *External bat boxes attached to retained trees*
- *Insect bricks and/or towers*
- *Summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans)*

b) A statement of good practice including photographs shall be submitted to the local authority to fully discharge this condition, demonstrating that the enhancements have been selected and installed in accordance with the approved Plan.

Reason: To provide measurable gains for biodiversity, in accordance with the NPPF 2024 and Policy BNE3 Biodiversity of the local plan.”

1.1.1 Existing baseline summary

The Site was located in the Derbyshire countryside, between the villages of Rosliston and Coton in the Elms. Woodland and the Pessall Brook corridor were dominant north and west of the Site, with arable land to the south and grazing pasture to the east.

A Preliminary Roost Assessment (PRA) was conducted of the existing dwelling by Croft Ecology, which identified the house as having moderate potential for roosting bats and as supporting opportunities for nesting birds. Following the PRA, three bat emergence surveys were undertaken to assess if roosting bats would be impacted by the proposed demolition.

Common pipistrelle bats were recorded emerging from the building on both survey visits, as a result one day roost and six transitional roosts have been confirmed, with the building in use by up to 12 common pipistrelle bats. As the proposed demolition of the existing building would result in the loss of identified roosts, the works must be carried out under a mitigation licence from Natural England and replacement roosting provision must be provided within the replacement dwelling by way of integrated bat boxes and modified ridge and roof tiles. Replacement roosting provision has also been provided through a bat box hung on a tree within the garden of the development. In addition, compensatory bird nesting opportunities must be provided within the replacement dwelling by way of integrated boxes. The proposed locations of these mitigation measures are shown in Figures 1 and 2. Further details are provided within the Preliminary Roost Assessment and Bat Emergence Survey Report v1.2 (Croft Ecology, 2026); and the bat features will be confirmed in the Natural England bat mitigation licence documentation once it is issued.

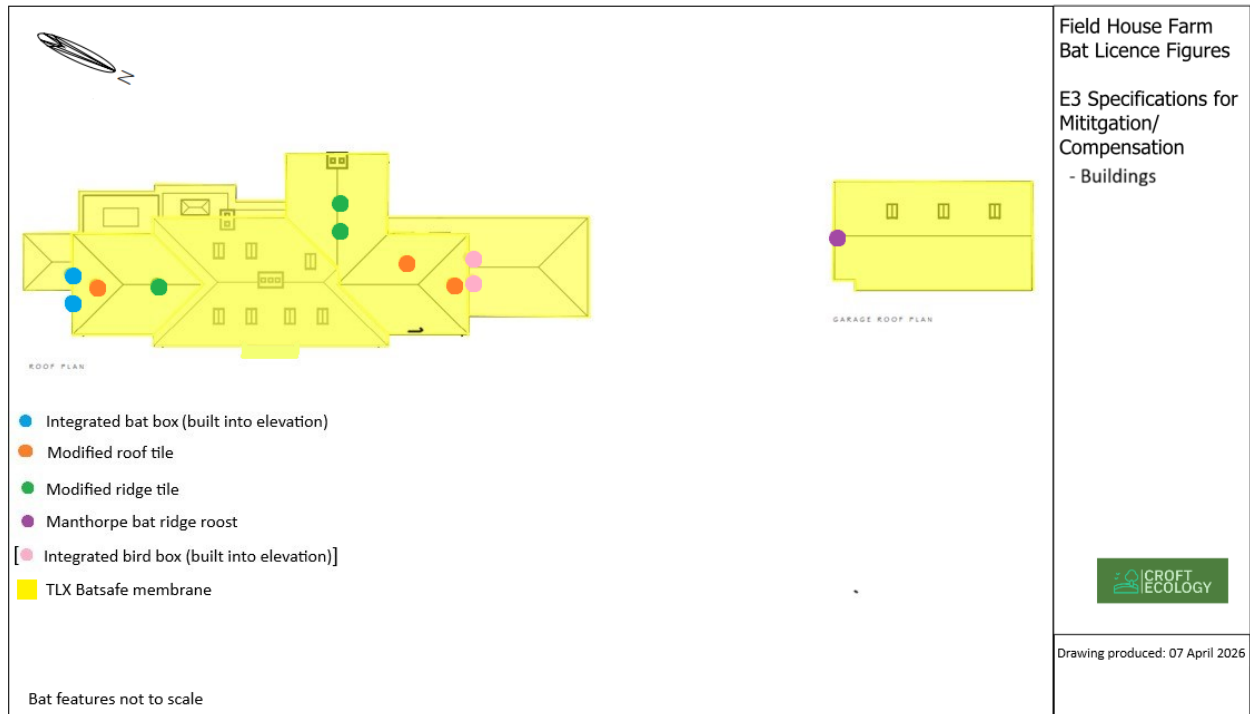


Figure 1. Replacement roost locations on the dwelling and garage, and roof areas to be lined with bat safe membrane (yellow) for mitigation



Figure 2. Replacement roost location within the garden, for mitigation

In addition to the mitigation measures required under the mitigation licence and the compensatory bird boxes required, opportunities of enhancement for bats, birds and insects were identified and are detailed in this BEP.

2 BIODIVERSITY ENHANCEMENTS

The proposals for the Site are shown in Appendix A, as taken from the Planning – As Proposed – Ground Floor Site Plan by Bi Design Architecture dated June 2025 (Drawing no: 14). Proposed biodiversity enhancements have been added to the drawing in Appendix A to reflect those to be delivered at the Site. More detail is provided below.

Upon the installation of the enhancement measures, a statement of good practice with photographs will be submitted to the local planning authority to demonstrate that the enhancements have been installed in line with the BEP, British Standards and Policy BNE3 Biodiversity of the local plan.

2.1 Bats

To provide enhanced roosting opportunities for bats, two bat boxes will be attached to a tree within the garden of the development. At the time of writing, two bat boxes have already been installed on an ash tree, though one of these boxes is required as mitigation under the mitigation licence by Natural England. The second box serves as an additional enhancement measure. Therefore, in addition to the two boxes already installed, a third box will be installed as the second enhancement measure.

The two boxes already installed are Chillon Low Profile Woodstone Bat Boxes (Figure 3), while the third box to be installed is recommended to be a Vivara Pro Woodstone Bat Box (Figure 4) to provide some variation in roost options available. The box should be installed on the same or an adjacent tree to the boxes already installed. Through installation of three boxes in a cluster, bats can benefit from varying ambient temperatures, increasing the likelihood of occupancy.

The bat boxes should be erected at least 3m above the ground. The boxes should face southeast to southwest, away from artificial lighting with flight paths to the entrance unobstructed by structures, large branches or vegetation. The suggested location is shown in Appendix A. The boxes will provide crevice-roosting opportunities for bats such as common or soprano pipistrelle (recorded nearby) or small *Myotis* bats in the summer months.



Figure 3. Chillon Low Profile Woodstone Bat Box

The Vivara Pro Woodstone Bat Box can be sourced from the link below (or similar):

<https://www.nhbs.com/vivara-pro-woodstone-bat-box>



Figure 4. Vivara Pro Woodstone Bat Box

Implementation – Along with the box required and already installed as mitigation, one enhancement bat box has already been installed on an ash tree, location shown in Appendix A. A second enhancement bat box will be installed on the same or an adjacent tree to provide a variety of microclimates.

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).

2.2 Birds

Further to the integrated bird boxes required as mitigation, enhancement opportunities for nesting birds will be provided through the installation of two bird boxes (1x Vivara Pro Barcelona Woodstone Open Nest Box and 1x Vivara Pro Seville 32mm Woodstone Nest Box) attached to trees within the garden. The provision of the Open Nest Box (Figure 5) creates nesting opportunities for species such as wrens, song thrushes and blackbirds, whereas the 32mm Woodstone Nest Box (Figure 6) caters to tits, sparrows and flycatchers. Together, these boxes provide nesting opportunities for a range of small bird species with different nesting preferences, enhancing the ecological value of the Site. The suggested location is shown in Appendix A.

The Vivara Pro Barcelona Woodstone Open Nest Box can be sourced from the link below (or similar): <https://www.nhbs.com/vivara-pro-barcelona-woodstone-open-nest-box>



Figure 5. Vivara Pro Barcelona Woodstone Open Nest Box

The Vivara Pro Seville 32mm Woodstone Nest Box can be sourced from the link below (or similar): <https://www.nhbs.com/vivara-pro-seville-32mm-woodstone-nest-box>



Figure 6. Vivara Pro Seville 32mm Woodstone Nest Box

Implementation – Vivara nest boxes should be attached to trees within the garden, from 2m to 3m above ground and away from likely disturbance. The boxes should face between north and east, avoiding full sun and prevailing wind, in keeping with *British Standard 42021:2022*.

Maintenance – Cleaning is not essential, though if cleaning and maintenance is required, it should be undertaken from October to January, outside of the nesting bird season (March to August 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.

2.3 Invertebrates

To provide opportunities for invertebrates, in particular bees across the Site, two invertebrate bricks will be installed on the southeastern side elevation of the proposed dwelling, location shown in Appendix A. The bricks should be integrated into the masonry during construction.

The Wildcare Green&Blue Bee Bricks (Figure 7) are available in a range of colours and can be sourced from below (or similar): <https://www.wildcare.co.uk/greenblue-bee-brick>



Figure 7. Wildcare Green&Blue Bee Brick

Implementation - The blocks should be integrated within the masonry of the building during construction. The blocks should be installed at a height of at least 1m to limit disturbance and predation, in a quiet, sunny position.

Maintenance- The insect blocks require no cleaning.

2.4 Night-Scented Flowers

Night-scented flowers should be included within the landscaping plan to provide opportunities for nocturnal pollinators and therefore provide a food source for foraging bats. Recommended species include evening primrose *Oenothera biennis* and honeysuckle *Lonicera Periclymenum* plants, planted in locations of either full sun or partial shade. The planting must be undertaken in early spring March/April.

Establishment - Plants will be weeded, watered, and mulched as necessary to promote successful establishment and continued growth. Any plants that fail to establish will be replaced like-for-like.

Management - Evening primrose requires cutting back after flowering and honeysuckle should be pruned after flowering, if it flowers early in the summer; and in the spring, if it flowers late summer.

3 MANAGEMENT SCHEDULE

Table 2 below provides a summary of the proposed management prescriptions and timings over the course of the Biodiversity Enhancement Plan 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. A review should be undertaken in Year five of each five-year period.

Table 2– Management schedule

Management feature and prescription	Timing	Year of BEP implementation						
		0 (construction)	1	2	3	4	5	6 - 30
Bat Box								
Install bat box	Installation no later than March to be available for the summer roosting season							
Bird Boxes								
Install bird boxes	Installation no later than March to be available for the nesting season							
Cleaning as necessary	Between Oct-Feb							
Invertebrates								

Install insect block	Integrate with the masonry during construction							
Night-Scented Flowers								
Flower planting	March- April							
Establishment – water, weed	As necessary during March-October							
Replace any failed specimens	As necessary (plant between Nov - March)							
Cut plant back	Annually after flowering							
Statement of Good Practice with Photographs								
Submit to the council	Upon installation of the enhancements							

REFERENCES

Bat Conservation Trust (2023). *Bats and Artificial Lighting at Night – Guidance Note 08/23*. London: Bat Conservation Trust.

Bi Design Architecture (2025). *Planning – As Proposed- Ground Floor Site Plan* (drawing no: 14)

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

British Standards Institution (2023). *BS42021:2022 Integral nest boxes. Selection and installation for new developments*. Specification. BSI Standards Ltd, London

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Croft Ecology (2026) *Field House Farm PRA BES Report* (ref: FieldHouseFarm.PRA.BES.v1.2)

Institution of Lighting Professionals (2025) *GN08 Bats and Artificial Lighting*. ILP, Rugby

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

APPENDIX A – BIODIVERSITY ENHANCEMENTS



- 1x Wildcare Green Blue Bee Brick

Bats

- 1x Vivara Pro Woodstone Bat Box, to be installed as enhancement
- 1x Chillon Low Profile Woodstone Bat Box, already installed as enhancement
- 1x Chillon Low Profile Woodstone Bat Box, already installed as mitigation

Boxes to be installed on the same or adjacent tree

Birds

- 1 x Vivara Pro Barcelona Woodstone Open Nest Box
- 1x Vivara Pro Seville 32mm Woodstone Nest Box

Boxes to be installed on the same or adjacent tree

Figure 7. Planning – As Proposed – Ground Floor Site Plan, Bi Design Architecture (Drawing No:14), showing the proposed enhancement locations