



Biodiversity Enhancement Plan

142 Cedar Road

August 2026

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SUMMARY

This report has been prepared by Clayton Ecology Ltd for Atlas Planning Designs Ltd on behalf of the owner. The report provides a Biodiversity Enhancement Plan 142 Cedar Road, Leicester, LE9 7HF.

The proposal is for a side and rear double storey extension to the existing main building.

The report has been prepared in order to address the requirements of the local planning authority for a Biodiversity Enhancement Plan for the application site.

"4. Within three months of the date of this permission, a biodiversity enhancement scheme shall be submitted to and approved in writing by the LPA. Enhancements shall include at least one woodcrete/integrated bat box and one woodcrete/integrated bird box; the make/model and their locations. Any enhancement measures need to be shown on all relevant submitted plans. All works are to proceed strictly in accordance with the approved scheme.

Reason: To ensure a satisfactory form of development in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016)."

This enhancement plan sets out works to enhance the biodiversity value of the site and includes mitigation and/or enhancement for:

- Bats
- Terrestrial mammals specifically hedgehogs
- Birds

1. INTRODUCTION

This report has been prepared by Clayton Ecology Ltd for Atlas Planning Designs Ltd on behalf of the owner. The report provides a Biodiversity Enhancement Plan at 142 Cedar Road, Leicester, LE9 7HF. The survey building is located at Ordnance Survey grid reference, SP 45874 97008.

The proposal is for a side and rear double storey extension to the existing building.

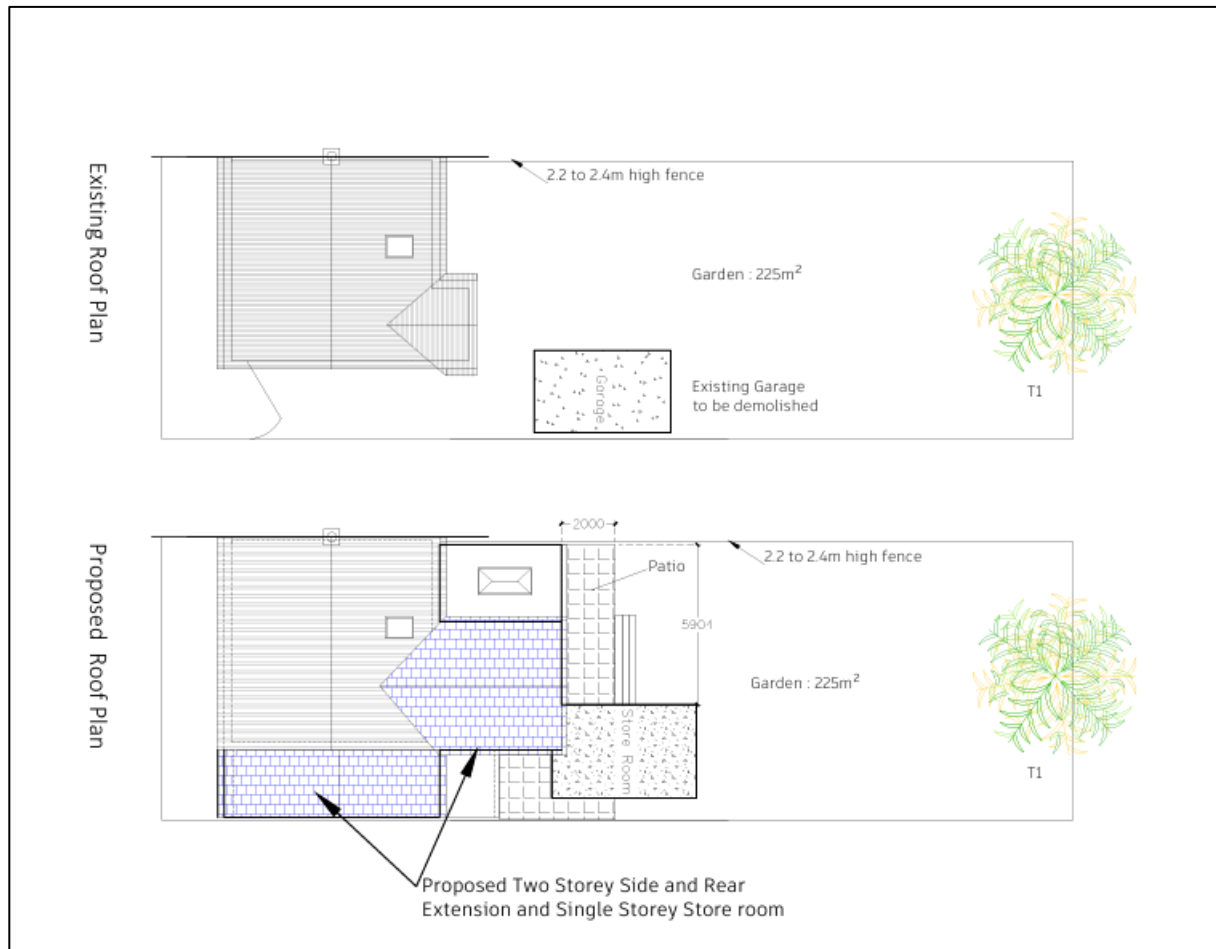


Figure 1: Baseline and Proposed development, from 142/01 by Atlas Planning Designs Ltd (2025).

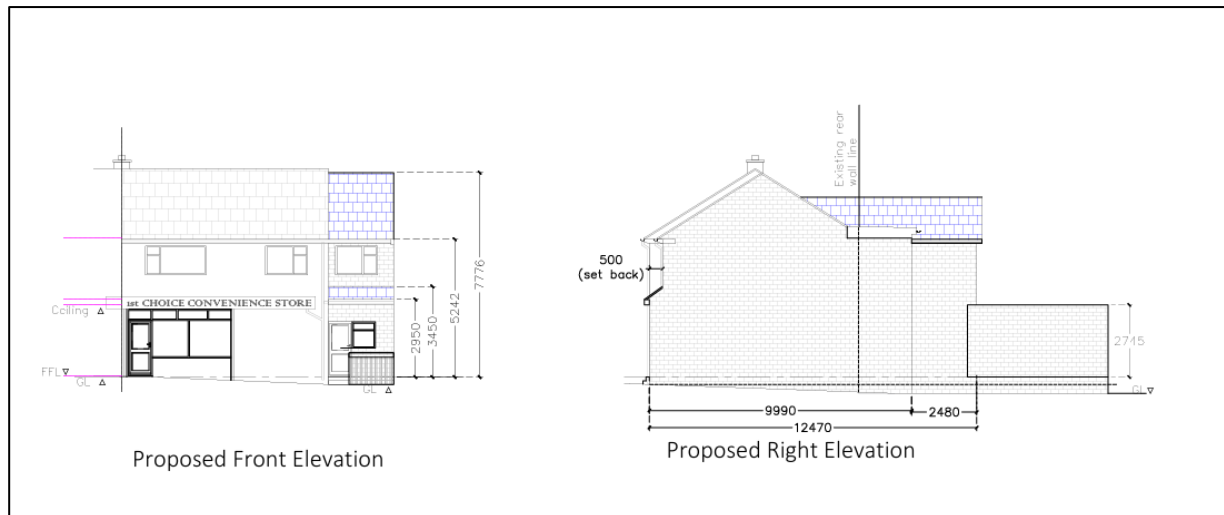


Figure 2: Proposed development, from 142/01 by Atlas Planning Designs Ltd (2025).

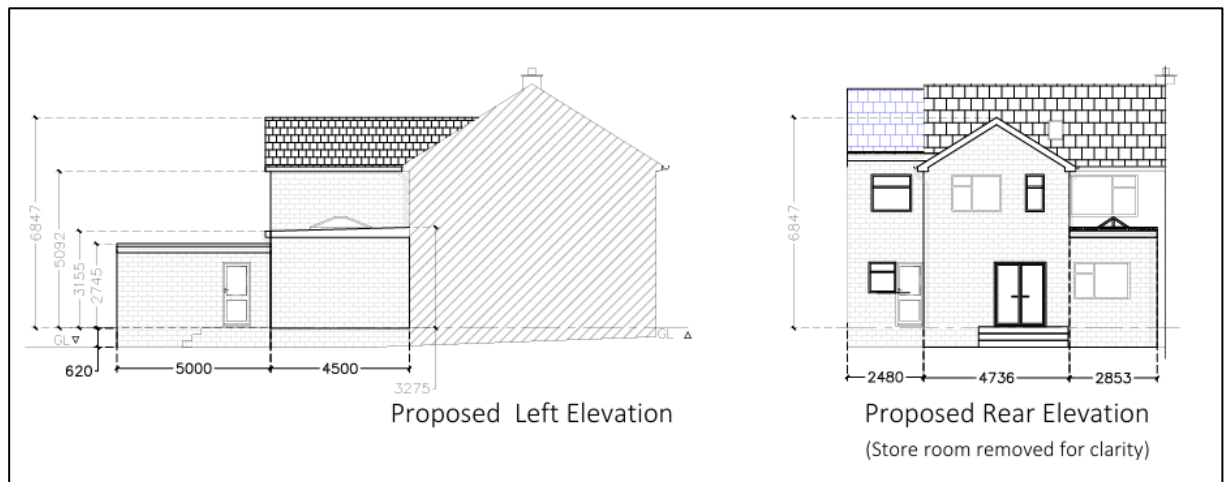


Figure 3: Proposed development, from 142/01 by Atlas Planning Designs Ltd (2025).

2. LEGISLATION APPLICABLE TO THE SPECIES WITHIN THIS DOCUMENT

2.1 Bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 55(2) (e) of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

2.2 Breeding Birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and August. Note that a nest is protected from the beginning of its construction until the young have fledged and left the nest.

3. SITE DESCRIPTION

The Site is located in a residential area in Earl Shilton. Other residential dwellings border the Site to the north, east and west whilst Maple Park borders the Site to the south. Outside of Earl Shilton, the wider landscape to the north, east and south is dominated by agricultural/pastural land. The village of Barwell dominates the wider landscape to the west.

The location of the buildings within the Site in relation to wider environment is provided in Figure 4 below:



Figure 4: The area to be impacted highlighted in red, satellite imagery courtesy of Google (2025).

4. POTENTIAL IMPACTS UPON WILDLIFE

4.1.1 Bats

The dwelling may require additional exterior lighting which could impact bat foraging and commuting.

Exterior lighting has been shown to negatively impact upon emergence times and foraging opportunities for bats thereby reducing their fitness and ability to survive (Stone, Jones & Harris, 2009). Mitigation for this is therefore included later in this report.

4.1.2 Nesting Birds

The works have potential to impact breeding birds. All works should therefore be undertaken outside of the breeding bird season, typically March to August inclusive.

In the event that an active bird nest is found, it must be retained in-situ and left undisturbed until no longer in active use. A nest is classed as active when it contains eggs or chicks and when it is being built.

The potential impact upon nesting birds from the proposals are considered to be negligible if all works are undertaken outside of the breeding bird season. If works are required to be undertaken within this period a Suitably Qualified Ecologist must be consulted.

4.1.3 Terrestrial Mammals

There is potential for hedgehog to be present on-site. It is therefore recommended that the following precautionary methods are undertaken during the works:

- Any trenches dug as part of the works must be left with a sloping end or ramp (such as a scaffold plank) to allow any animals to escape.
- Trenches should be checked for animals before infilling at the beginning of each working day.
- Any hedgehogs located within the Site during the works should be carefully placed into a receptacle and translocated to a safe vegetated environment away from the disturbance.

5. MITIGATION AND ENHANCEMENT STRATEGY

Overview

The following strategy details proposed enhancements to benefit wildlife.

5.1.1 Bats

It is recommended that a south-facing integrated bat box is to be installed to provide additional roosting habitat. Per Bat Conservation Trust guidelines, this should be placed at least 4m (where possible) above the ground and away from artificial light sources (BCT 2020, BCT 2025). A single integrated bat box will be incorporated into the structure of the new gable end. This will be positioned as close to the apex of the southern gable as possible. An Istock type C small or similar is recommended, see screenshot 1 below.



Screenshot 1: An Istock type C small integrated bat box courtesy of NHBS (2025).

In addition, the design of the lighting for the development should aim to avoid light pollution and spillage onto possible bat foraging and commuting habitat. Any external lighting should be as per 'Bats and Artificial Lighting at Night' (Institute of Lighting Professionals 2023). Light sources, lamps, LEDs and their fittings come in a variety of different specifications which a lighting professional can help to select. The following should be considered when choosing luminaires and their potential impact on Key Habitats and features. The elements of this mitigation best practice are as follows:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700 Kelvin or lower) should be adopted to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012)

- Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand
- Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

It is recommended that all lighting must follow the guidance provided above.

5.1.2 Birds

It is recommended that a west-facing swift box is to be installed to provide additional nesting habitat. Per Swift Conservation guidelines, this should be placed at least 4.5m (where possible) above the ground and in a sheltered area (Swift Conservation 2025).

Please note: bird boxes must NOT be placed onto the south facing side of any building. This is to avoid extreme temperatures during hot sunny weather in such locations, which will invariably be fatal to nestlings.



Screenshot 2: A Woodstone® Swift façade nest box courtesy of NHBS (2026).

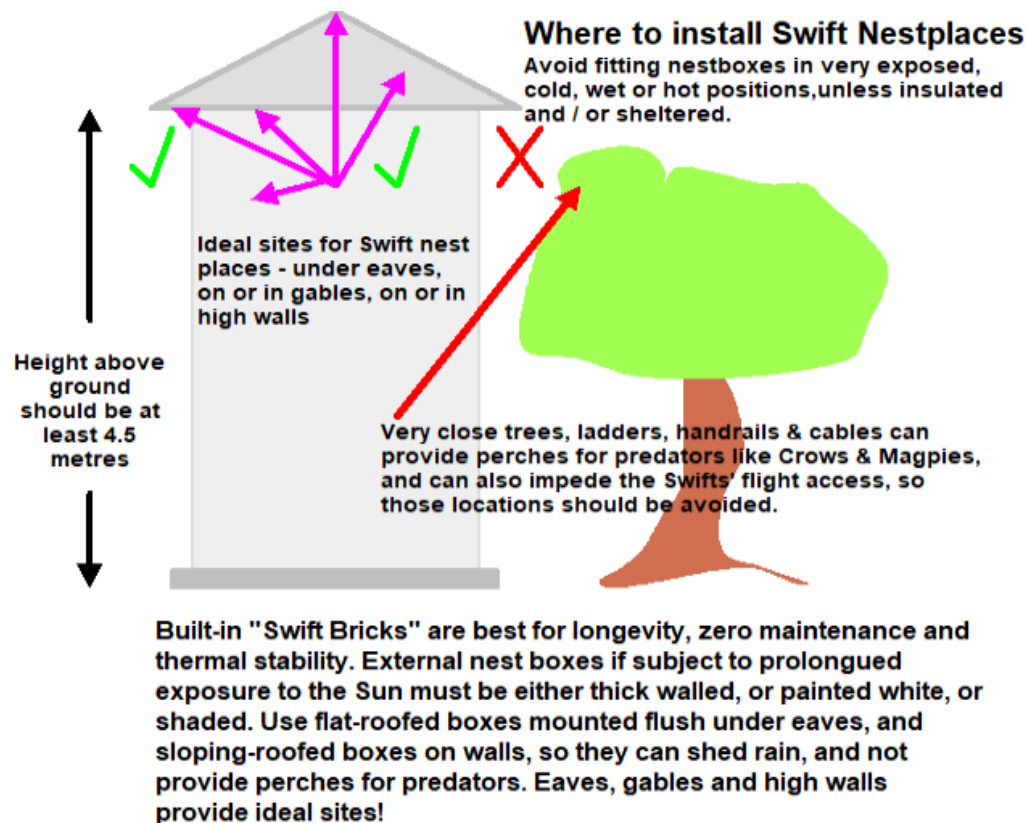


Figure 5: Swift box infographic from Swift Conservation (2025).

6. REFERENCES

Atlas Planning Designs (2025) Proposed Side and Rear Double Storey extension at 142 Cedar Road, Leicester LE9 7HF, Drawing No:142/01

BCT, 2020. Bat Box Information Pack. Available at: [Bat Box Information Pack May 2018\[1\]](#)

BCT, 2025. Bat Boxes. Available at: <https://www.bats.org.uk/our-work/buildings-planning-and-development/bat-boxes/putting-up-your-box>

Institute of Lighting Professionals, 2023. Bats and artificial lighting at night, Available at: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>

Stone, E.L., Jones, G. and Harries, S., 2009. Street Lighting Disturbs Commuting Bats, Current Biology, 19 (13), pp. 1123-1127.

Swift Conservation, 2025. Fitting Swift Nest-Places. Available at: <https://www.swift-conservation.org/Nestboxes&Attraction.htm>

7. APPENDIX 1 – PLAN SHOWING THE LOCATION OF ENHANCEMENT FEATURES

