

Ecology Team Consultation Response	
Date:	14.04.2026
Planning Ref:	4/25/2307/0F1
Description:	Residential development for 70 dwellings including infrastructure, landscaping and BNG uplift.

Suggested Planning Conditions

Construction Environmental Management Plan (CEMP)

The CEMP produced (ref: 15/10/863 – CEMP) is to be updated to with an Ecological Precautionary Method of Works (PMoW) to include the ecological receptors identified below.

Ecological Supervision

In order avoid committing a wildlife offence under the Wildlife and Countryside Act 1981 (as amended), the applicant must employ an Ecological Clerk of Works (ECoW) for the initial clearance works. The ECoW will ensure the avoidance and protection of breeding birds, small mammals, herptiles (if any) and ensure the works adhere to the procedures set out in the CEMP.

Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Badgers and Small Mammals

All development work should be carried out with care to avoid badgers and small mammals such as hedgehogs.

A pre-construction check for badgers and their setts is to be undertaken within 3 months prior to the commencement of construction.

Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.

- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

Bats

A bats-specific lighting scheme will be designed during construction and operation to minimise light impact. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

Herptiles (Amphibians and Reptiles)

Boundary features are due to be retained and remain unimpacted throughout the works. Therefore, as a precautionary approach, the following measures must be followed:

- During the development, measures should be put in place to discourage herptiles from using the development area, the creation of any piles of earth, materials and rubble which could form potential artificial hibernacula, and refuge should be avoided at all times. Any spoil or rubble will be removed immediately to skips, or on hard standing or short grass. This will ensure that no potential amphibian hibernation or resting sites are created.
- The storage of all loose materials must be palletised or similar, so they are off the ground whenever possible.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure amphibians are not trapped during work.
- All excavations left open overnight or longer are be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

Red Squirrels

Due to anecdotal evidence being received from local residents in April 2026 a pre-construction check for red squirrels is required to search for any dreys within a week of the start of construction. Should dreys be found then thermal imaging is to be used to determine whether they are active. If active dreys are found the Natural England are to be contacted for advice.

Habitat Management and Monitoring Plan

No development hereby permitted shall commence until:

- a) A Habitat Management and Monitoring Plan (HMMP) in place for 30 years is submitted to and accepted by the council. This must detail the phasing of BNG creation.
- b) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.

BNG Informative

The effect of paragraph 13 of 7A to the Town and Country Planning act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ('the biodiversity gain condition ') that development may not begin unless:

- a) A Biodiversity Gain Plan has been submitted to the local planning authority, and
- b) The local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be on which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for break of planning control.

Enhancements

Hedgehog Highways are to be installed in fencing or walls such that boundaries are permeable to hedgehogs. Ground-level boundary holes should measure 13x13cm and should link as many neighbouring pieces of land as possible.

Four bird boxes are to be integrated within the development to provide opportunities for breeding birds such as:

- Schwegler No. 17 swift nest box,
- Schwegler 1SP sparrow terrace,
- Woodstone nest box,
- Schwegler 1B nest box,
- Schwegler 2H robin box.

Four swallow cups are to be placed on the buildings to provide opportunities for breeding swallows. Examples of these are:

- Vivara Pro WoodStone Swallow Bowl,
- Ceramic Swallow Bowl.

Four bat boxes to be installed within the barn conversion, such as:

- Vivara Pro WoodStone Bat Box,
- Low Profile WoodStone Bat Box,
- 2F Schwegler Bat Box,
- The Habibat Bat Box,
- Green&Blue Bat Box.