

Ecology Team Consultation Response	
Date:	16.10.2025
Planning Ref:	4/25/2336/0F1
Description:	Change of use to form a temporary 24 hour car park comprising of 95 parking spaces including 7 disabled parking spaces.

Rejection

Reason: The County Ecologist notes that there is natural habitat on site even if it is pioneering species within rubble, as per the screenshot from Google Street View below:



Measurements using the measuring tool on Google Maps states that these areas are larger than 25m² and therefore this site is not exempt from the biodiversity gain condition.

Other Suggested Planning Conditions

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 of the rubble areas. 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.

Small Mammals and Herptiles

All development work should be carried out with care to avoid small mammals such as hedgehogs, and herptiles. The ECoW will supervise the clearance of the rubble areas which must be undertaken before the hibernation period of herptiles and small mammals (starting in November, or when the nighttime temperatures are consistently below 5°C). Contractors should be briefed about the potential presence of these species groups to avoid injury to any disturbed individuals.