

Ecology Team Consultation Response	
Date:	28.10.2025
Planning Ref:	4/25/2353/0F1
Description:	Demolition of an existing outbuilding and development of a new residential coach house including associated vehicle parking area and gardens.

Rejection

The county ecologist notes that one dusk emergence/dawn return to roost survey must be undertaken on the building prior to a decision being made for this application, as per the Preliminary Bat Roost Assessment report written by ProHort (October 2025). As only one survey is required, it must be within the optimal bat activity season, which runs from May to August (inclusive).

Additionally, the Biodiversity Net Gain Exemption Statement (August 2025) does not specify how much habitat within the 25m² *de minimis* allowance will be removed to facilitate the development. Photographs submitted as part of the Preliminary Bat Roost Assessment report show that there is substantial habitat around the building which could include small trees as well as shrubs. Therefore, more information needs to be submitted before the council can accept that this development is exempt from the Biodiversity Condition under the *de minimis* rule.