

Ecology Team Consultation Response	
Date:	28.05.2026
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.

The County Ecologist accepts that this development is exempt from the Biodiversity Gain Condition under the *de minimis* rule.

Suggested Planning Conditions

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 within habitat/buildings that may be directly or indirectly impacted. 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

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

The following measures must be adopted:

- Before commencing works, one bat box suitable for crevice-dwelling species will be installed on a nearby feature. This box should be 1FW Schwegler Bat Hibernation Boxes or of a similar standard and be mounted at least 4m from the ground. The boxes should face between southeast and southwest and should remain unobstructed.
- All workers on the project will be provided with information that outlines the legislation that protects bats, an introduction to species, indicators of bat presence, precautions to take during work and instructions on what to do in the event a bat is observed.
- A soft strip demolition will be undertaken on the roof tiles.
- In the situation where a bat is encountered during work, all work must stop, and a suitable ecologist should be consulted before continuing.
- 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). This is to be submitted to and accepted by the council.