

Ecology Team Consultation Response	
Date:	01.04.2025
Planning Ref:	4/25/2369/001
Description:	Outline application with some matters reserved including approval of access, layout & scale for two residential dwellings & the demolition of existing dwelling "Wyndhowe".

As stated in Paragraph 1.2 of the Biodiversity Statement & Baseline Assessment by Tryer Ecological Consultants (2025) a full Biodiversity Net Gain Assessment (BNG) must be completed prior to the determination of this application. This must show that onsite offsetting has been considered prior to the decision to provide units offsite.

Other 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 by an ecologist 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

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 hedgehogs and Works should be supervised during initial clearance of the Site to avoid injury to any disturbed individuals.

Invasive Non-Native Species (INNS)

Two INNS, listed under Sch.9 of the WCA (1981) were located on site, montbretia within the scrub parcel to the east, and wall cotoneaster bordering the garden space to the west.

As a precautionary measure it is assumed that the area in which the INNS are located will be impacted upon during development works. To prevent further spread of these species from within the site, it is recommended that the species are eradicated from the site prior to development. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how these species will be removed pre-works, including details regarding site biosecurity protocols.

Bats

If demolition works have not commenced within 18 months of the dusk emergence survey (14th August 2025), then this survey is to be repeated.

The bat report (Tyrer Ecological Consultants, 2025) states that Tree 7 may offer bat roost potential, but despite an inspection the level of potential could not be ascertained at the time of survey. Plans now show that this tree will be felled. Therefore, this tree is to undergo a further inspection to fully assess the tree during a time when there is less foliage. This survey should therefore take place between December – Marc. Should this updated inspection locate additional potential roost features, then further inspection surveys are to be undertaken.

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).

Enhancements

One integrated bat box for the development is to be fitted to provide roosting opportunities for bats. The following are examples although other brands are available:

- The Habibat Bat Box;
- Green&Blue Bat Box.

One integrated bird box for the development is to be fitted. The following are examples although other brands are available:

- Schwegler No. 17 swift nest box
- Schwegler 1SP sparrow terrace