
Ecology Team Consultation Response	
Date:	10.03.2026
Planning Ref:	4/26/2063/0F1
Description:	Proposed demolition of existing house & construction of new three-bedroom self-build detached dormer bungalow.

Request for More Information: The County Ecologist requires the following information for this application to progress:

- **A Single Bat Survey**

The PEA report states that the building has low bat roost potential. In line with best practice guidance, one dusk emergence or dawn return to roost survey is required during the optimal activity season for bats (May to August inclusive). April and September are shoulder months and are not robust for one survey only.

- **Biodiversity Net Gain**

This development is in scope for Biodiversity Net Gain as it does not meet the exemptions criteria.

Please note that the plant production area will not be able to count towards the post-development BNG score as, by their nature, nurseries change through the production process. Therefore, the County Ecologist suggests that the habitat category for the plant production area is to go under Urban > Unsealed Surface rather than vegetative garden or introduced shrub.