

Ecology Team Consultation Response	
Date:	10.06.2026
Planning Ref:	4/26/2174/0F1
Description:	Erection of detached self-build dwelling and the installation of new boundary treatment.

The County Ecologist accepts that this development is exempt from the Biodiversity Gain Condition and suggests the following planning conditions.

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.

Reptiles

A robust working method is required to ensure that no animals are injured by the development. The main risk to these reptiles is injury during the site clearance and therefore the following methods should be followed:

- Before any groundworks are undertaken, all debris should be lifted and removed by hand, and disposed of/ removed from site (ie in a skip). Any slow worm found should be carefully lifted (not by the tail) and released into adjacent habitat alongside the track away from the development (as should any other wildlife found such as toads or small newts). Slow worms are not venomous, and do not bite – they are legless lizards and feed mostly on slugs and small invertebrates, so there is no risk in picking them up to move them.
- The pile of chipped material should be removed from site (a machine can be used as long as the other site debris has already been cleared – so there is no risk of crushing any reptiles).
- Once the land is cleared of debris, there is little to attract the reptiles onto the property, so works can commence.
- The bulk of construction is at the eastern end of the site, away from the habitat corridor. All materials delivered and stored on site should be placed on bearers (preferably at the eastern end of site) to reduce the risk of slow worm taking shelter underneath them (they prefer tight crevices and cracks to open areas).
- Any trenches/ holes should be covered when not being actively used (including overnight), and should be checked for any trapped animals (including amphibians and hedgehogs) before infilling.
- Some sheltered habitat should be created for slow worms at the western end of the garden to maintain the habitat corridor along the track.

Enhancements

Hedgehog corridors are to be placed in any boundary fencing along with suitable vegetation at the western end of the garden to provide cover for species dispersing along this habitat corridor. This does not need to be native species – but shrubs and perennial vegetation that will provide shelter throughout the year would be ideal.

Two bird nesting boxes are to be installed on the northern gable such as:

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