

Ecology Team Consultation Response	
Date:	16.06.2026
Planning Ref:	4/26/2175/0F1
Description:	Conversion of existing hayloft and demolition and replacement of single storey building to form an extension to the existing dwelling house.

The County Ecologist accepts that this application is exempt from the Biodiversity Gain Condition however notes that the dwelling house was not assessed for bat roost potential. Justification needs to be provided as to why this was not considered as any bats roosting in the dwelling could be disturbed by the works to the hayloft.

Draft 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

If construction has not commenced within 18 months of the survey being conducted then the survey should be repeated.

A bats-specific lighting scheme will be designed during construction to minimise light impact upon the wider environment. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).