
Ecology Team Consultation Response	
Date:	02.07.2026
Planning Ref:	4/26/2208/PIP
Description:	Permission in principle application for a three bedroom dormer bungalow.

More Information Required: The County Ecologist notes that prior to this application progressing the following information is required:

- A Biodiversity Net Gain Statement stating whether this development is in scope for the Biodiversity Gain Condition.
- Shadow Habitats Regulations Assessment is to be undertaken to determine the Likely Significant Effects, if any, of the proposed development upon any National Site Network sites, and
- Ecological Walkover/Preliminary Ecological Appraisal (PEA) most notably assessing the following:
 - o The presence of badger setts within 30m of the development boundary.
 - o Assessing the bat roost potential of the trees immediately adjacent to the site.
 - o Presence of invasive non-native species.

Information Required for Technical Details Consent Stage

The ecological information likely to be required for the TDC stage is as follows:

- Required further species surveys recommended by the PEA; and
- Biodiversity Net Gain BNG baseline assessment (if applicable) with the associated Biodiversity Metric showing a 10% BNG.