

Ecology Team Consultation Response	
Date:	11.11.2025
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".

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).

Biodiversity Net Gain

The county ecologist notes that there is an assumption that all habitat on site will be lost, as stated by the score of -100% in the biodiversity metric.

No development hereby permitted shall commence until:

- a) a Biodiversity Gain Plan has been submitted to the planning authority demonstrating a 10% net gain,
- b) the planning authority has approved the plan in writing,
- c) if onsite habitat provision is provided, it is accompanied by a Habitat Management and Monitoring Plan in place for 30 years, which is to be accepted by the council,
- d) the off-site provision is secured through a Section 106 for a period of 30 years, and is approved by the council in writing, and
- e) Monitoring results are to be programmed to be submitted to the council. These should include evidence demonstrating how BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed. The development shall be carried out in accordance with the approved plans.

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

