

MEMORANDUM

Ecology

To: Development Control **Date:** 23 March 2026

From: RBWM Ecology **Appn No.:** [REDACTED]

Location: [REDACTED]

Proposal: [REDACTED]

Type: Full

Consultation Received: 27 February 2026

Comments on Application

A Preliminary Roost Assessment (PRA), Preliminary Ecological Appraisal, Bat Emergence Re-entry Survey (EctoEcology, 2025) and Biodiversity Net Gain Feasibility Assessment (EctoEcology, 2026) have been submitted and reviewed. These reports are based on surveys conducted at the site between July and September 2025 which are considered to be in date as per CIEEM guidelines on the lifespan of ecological reports. **The reports were produced by suitably qualified ecologists as evidenced by holding relevant survey licences and membership of CIEEM.**

The site comprises a residential dwelling and garden.

Protected Species

Bats

The building was assigned moderate potential to support roosting bats due to multiple potential roost features (PRFs) on the exterior of the building including gaps at the eaves, lifted lead flashing and gappy and missing tiles. There was no bat roosting evidence in the internal loft space. No bats were observed emerging during the emergence surveys.

Birds

Birds are likely to nest within the garden habitats. Any vegetation clearance is to be undertaken outside the nesting bird season (March – August, inclusive) or following a check for nests by an ecologist. Any active nests must be left in situ with a suitable buffer until the chicks have fledged. This is to be conditioned; wording is given below.

Other Protected and Priority Species

Hedgehogs may forage within the garden and therefore holes should be created in new fences to allow continued permeability.

No other protected or priority species are likely to be present due to a lack of suitable habitat, evidence of presence, or connectivity to suitable habitat.

Biodiversity Enhancements

In line with local policy NR2, all development proposals must incorporate biodiversity enhancements. This is to include one integrated bat box and one integrated bird box (1no. enhancement per dwelling) and hedgehog holes measuring 13x13cm in the base of all new garden fences. This is to be conditioned; wording is given below.

Biodiversity Net Gain

The calculations indicate that the proposals will result in a loss of -0.012 habitat units (-17.76%) and -0.03 hedgerow units (-8.89%) due to a loss of vegetated garden habitat and loss of native hedgerows. As gardens are proposed, new enhancements within gardens cannot be accounted for in the metric. Therefore, the shortfall will need to be addressed with off-site units or statutory credits. The **deemed BNG planning condition** must be set to secure a 10% gain in line with The Environment Act 2021.

Summary

Subject to the below conditions, there are no objections on ecological grounds.

Biodiversity Net Gain

Condition: Prior to the commencement of the development hereby permitted, a biodiversity gain plan shall be submitted to and approved in writing by the Local Planning Authority.

- A. The Biodiversity Gain Plan must include:
- a. Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 - b. The pre-development biodiversity value of the onsite habitat;
 - c. The post-development biodiversity value of the onsite habitat;
 - d. Any registered offsite biodiversity gain allocated to the development and the biodiversity and the development value of that gain in relation to the development;
 - e. Any biodiversity credits purchased for the development; and
 - f. Any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure the development delivers a biodiversity net gain onsite in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Local Policy NR2.

Vegetation Clearance

Condition: All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with wildlife legislation.

Biodiversity Enhancements

Condition: Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include but not limited to 1no. integrated bat box, 1no. integrated bird box, and holes in the base of new fences measuring 13x13cm for hedgehog, shall be submitted to and approved in writing by the council. Details are to include:

- ① A site plan showing the location of all enhancements
- ① Where relevant, elevation plans showing the locations of integrated enhancements to ensure correct placement in relation to windows, doors, balconies, light sources etc.
- ① Specifications for the type of boxes to be used.

The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with the NPPF and Local Policy NR2.