

Officer Liz Anderson – Ecologist
Date 12/08/26

Ref: 26/01727/FP
Att: Vicki Wood

5 Cambridge Road, Barley, Royston, Hertfordshire, SG8 8HN

Erection of self-build dwelling with Juliet balcony, solar panels, and access steps following demolition of existing dwelling and outbuildings. Hard landscaping to include creation of no.2 parking spaces to front elevation.

Consultee comments;

Thank you for consulting me, having read through the submitted documents I would have no ecological objection to the proposal. Given the existing building to be demolished has some potential features that could be of interest for bats I would advise the following informative be added to any permission;

The applicant is advised where works to roofing or timber is to be undertaken it is the legal responsibility of the contractor to check for bats. If bats are found during the course of any work to buildings or trees where not previously anticipated, then works should immediately stop and Natural England notified for appropriate advice.

The application is not subject to mandatory Biodiversity Net Gain as it is a self-build but North Herts Local Plan expectations for development to deliver a net gain for biodiversity would still apply and the following condition is advised;

Ecological Enhancements

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.