

Officer Liz Anderson – Ecologist
Date 31/03/25

Ref: 25/00309/FP
Att: Henry Thomas

Ivy's Cottage, Smiths End Lane, Barley, Royston, Hertfordshire, SG8 8LH
Erection of one detached self-build 2-bed retirement dwelling and ancillary works

Consultee comments;

Thank you for consulting me on the above application, I would have no objection to the proposal.

The December 2024 Ecological Appraisal find the proposal is unlikely to adversely impact these habitats or cause disturbance or harm to protected and priority species.

The Planning Statement refers to landscaping, and states '*...the existing strong front hedgerow boundary with Smiths End Lane and trees behind it would not be affected by the positioning of the dwelling. No trees along the south-western boundary would be removed and others protected during construction, should the need arise.*'. However the proposed site plan does not include trees T1 – T5. It is accepted that these '*...offer very limited value to wildlife based on their condition... considered to be of site value only.*' But, never-the-less, their loss should be compensated for.

The application is not subject to mandatory Biodiversity Net Gain as it is a self-build but NPPF expectations for development to deliver a net gain for biodiversity would still apply. As such the recommendations made in the PRA should inform an Ecological Enhancement Plan. Suggested condition wording below;

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 and hedgehog holes in fences, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to occupation retained on site thereafter.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.