

Officer Liz Anderson – Ecologist
Date 27/2/25

Ref: 25/00297/FP
Att: Henry Thomas

Rectory Farm, Church Lane, Kelshall, Royston, Hertfordshire, SG8 9SP

Partial change of use of existing barn to one self-contained dwelling including replacement raised roof

Consultee comments;

Having looked at the submitted documents the barn would meet the trigger list for potential interest to bats being a building with weather boarding that is within 200m of woodland. The presence of a protected species is a material consideration and as no ecological information has been submitted with the application **more detail is required**. It should be noted that a Preliminary Roost Assessment can be carried out at any time of the year. However, if further surveys are required, such as roost characterisation and activity surveys, these would have to be conducted during the months of May to September.

The application is not subject to mandatory Biodiversity Net Gain but North Herts Local Plan policy NE4 for development to deliver a net gain for biodiversity would still apply. As such provision of an Ecological Enhancement Plan is suggested;

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 and retained on site thereafter.

