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06/02/2026

Application

[25/03184/FP](#)

Conversion and extension of existing
barn/outbuilding to create one two-
bedroom dwelling.

Mill Farm, High Street, Whitwell, Hitchin,
Hertfordshire, SG4 8AG

Documents;

Bat survey
BNG metric and report

Consultancy;

Arbtech

Summary of Advice:

Application can be determined with
Conditions and Informatives listed

Pre-determination

- [Protected](#) species - bats
- [BNG – sufficient information](#)

Determination

- [Conditions and informatives](#)

Post- Determination

- [BNG](#) –

Comments and recommended Conditions and Informatives:

Protected species

The proposed works to the building will result in the modification of a pipistrelle bat roost, and the loss of an unknown species of bat. However, sufficient mitigation and compensation measures have been provided to ensure the favourable conservation status of bats is maintained. It is acknowledged that the measures proposed will be carried out under the conditions of a bat mitigation licence issued by Natural England. With this information in place, I consider the LPA has sufficient information to fully consider bats and apply and satisfy the Conservation of Habitats and Species Regulations 2017 (as amended) prior to determination. Any bat mitigation licence issued may need to be updated once the DNA of the bat droppings in the second roost

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have been identified to species. I advise an informative should be attached to any permission (see below).

BNG- Pre Determination

2 Minimum BNG information pre- determination:

A base line habitat map and statutory metric sufficient meet the minimum requirements for BNG predetermination have been submitted

The metric calculation tool (Mandatory Metric) 5/6/25 shows base line values of 0.4 habitat units. I have no reason to doubt these values.

BNG- Determination.

No on site BNG units are being delivered

BNG-Post Determination.

A Biodiversity net gain has been shown as achievable using an off site location. The Habitat creation works (planting of 6 trees within an area of modified grassland in 2024) predates the application. This has been accounted for within the metric temporal risk multiplier.

All offsite BNG need to be registered on the Biodiversity Gain Site Register. For this to take place, a Habitat Management and Maintenance Plan (HMMP) and S106 will be needed in line with [government guidance](#). I advise that account is taken in any agreement of the cost to the LPA of reviewing any required monitoring reports, this should reflect the small site size and low difficulty of creating and managing the habitats.

Alternatively, if the applicant does not choose to register the land, the application should be withdrawn and resubmitted with a redline boundary including all measures needed to achieve a net gain.

Informatives

A bat licence from Natural England is required to deliver this development. It will be a criminal offence if works proceed without a bat licence. It will also be a criminal offence if the terms of conditions of the bat licence, including in particular the mitigation and compensation requirements under the licence (which may require certain measures to be delivered before the development works start), are not adhered to.

I trust these comments are of assistance and kind regards.

Cameron Appleyard

Assistant Ecology Advisor, Hertfordshire LEADS

Simon Richards

Senior Ecologists, Hertfordshire LEADS

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