

Officer Liz Anderson – Ecologist  
Date 01/06/2026

Ref: 26/00474/FP  
Att: Henry Thomas

**Flint House, North End, Kelshall, Royston, Hertfordshire, SG8 9SD**

**Erection of one detached self-build dwelling and detached outbuilding to provide double garage and ancillary annexe including soft and hard landscaping, entrance gates and alterations to existing vehicular access.**

**Consultee comments;**

Having read the submitted documents there would be no ecological objection to the proposal. The scheme is proposed to be self-build and as such BNG would not apply.

An updated Preliminary Ecological Appraisal (PEA) February 2026 has been provided together with GCN eDNA surveys. The latter confirmed the presence of GCN in two waterbodies within 500m of the site.

Due to the potential for badgers to be on site the PEA advises further surveys are undertaken prior to commencement of works on site, if these do not occur before July 2026 ( which is unlikely). Additionally, the PEA recognises habitat on site as potentially suitable for reptiles. Given the number of potential ecological receptors associated with the site I suggest a precautionary method of working secured within a Biodiversity Method Statement would prevent risk of harm.

Suggested wording;

**Biodiversity Method Statement**

*No development shall take place (including any demolition, ground works, site clearance) until a method statement for activities relating to construction has been submitted to and approved in writing by the local planning authority. The content of the method statement shall be informed by the February 2026 Preliminary Ecological Appraisal and where more than 6 months has elapsed an updated ecological assessment include the:*

- a) purpose and objectives for the proposed works;*
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);*
- c) extent and location of proposed works shown on appropriate scale maps and plans;*
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;*
- e) persons responsible for implementing the works;*
- g) disposal of any wastes arising from works.*

*The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.*

The PEA makes recommendations for on plot ecological enhancements in line with North Herts policy NE4. A condition securing this could be used as follows;

*No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures, hedgehog holes in fences and hibernacula has been submitted to and approved in writing by the local planning authority. Where building heights allow swift bricks should be used. The approved measures must be implemented on site prior to occupation and retained on site thereafter.*

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