

Officer Liz Anderson – Ecologist
Date 16/01/2026

Ref: 25/03120/OP
Att: Vicki Wood

Land At Fear End, Fears Green, Sandon, Buntingford, Hertfordshire, SG9 0QY
Erection of one self-build dwelling (all matters reserved except means of access) and demolition of existing detached barn.

Consultee comments;

Thank you for consulting me on the above application. I have read through the submitted documents and welcome the provision of the December 2025 Preliminary Ecological Appraisal (PEA).

The application is not subject to mandatory Biodiversity Net Gain as it is a self-build scheme.

There is no ecological objection to the proposal, the PEA discusses enhancement measures that can be incorporated into the development and to ensure the scheme is delivered in accordance with North Herts Local Plan policy NE4, I suggest the following condition should you decide to grant planning permission;

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 bricks has been submitted to and approved in writing by the local planning authority. Where height allows swift bricks should be used.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the Local Plan.