

Officer Liz Anderson – Ecologist
Date 30/7/24

Ref: 24/01426/FP
Att: Anne McDonald

9 - 10 High Street, Hitchin, Hertfordshire

Demolition and redevelopment to provide 44 residential apartments (in four part 4 storey / part 5 storey linked blocks) 325 sqms of Class E floorspace at ground floor fronting the High Street, landscaping, amenity and associated parking.

Consultee comments;

Thank you for consulting me on the above application. Having read the submitted documents there would be no ecological objection to the proposal.

The site is exempt from a requirement of 10% BNG due to its previously developed nature of hard standing and sealed surfaces devoid of natural habitat.

The Preliminary Ecological Appraisal does not anticipate any impact to protected species but makes recommendation for the inclusion of ecological enhancements in line with North Herts LP policy NE4.

To ensure the scheme is delivered in accordance with NE4 the following condition is advised.

Prior to the commencement of the development a scheme for ecological enhancements as defined in the May 2024 Preliminary Ecological Appraisal shall be submitted to an approved in writing by the local planning authority.

Reason: To ensure that the development delivers ecological enhancements in accordance with Policy NE4 of the North Hertfordshire Local Plan.

