

Officer Liz Anderson – Ecologist
Date 11/06/2026

Ref: 26/01171/FP
Att: Will Thompson

Bendish Stables, Hollybush Lane, Bendish, Hitchin, Hertfordshire, SG4 8JA

Erection of one detached single storey self-build dwelling including alterations to existing access, parking and landscaping following demolition of existing workshop, storage building, derelict glasshouses, sheds and pig-pens

Consultee comments;

Thank you for consulting me, having looked at the submitted documents I have no ecological objection to the proposal.

The submission of the April 2026 Ecological Impact Assessment and Biodiversity Statement is welcomed. The site is identified as a garden with allotment and associated buildings. As this is potentially suitable habitat for GCN the report recommends a Non-Licensed Method Statement to ensure any risk to amphibians and reptiles is appropriately mitigated. As such it is advised that the following condition should be applied to any permission;

All ecological measures and/or works shall be carried out in accordance with the mitigation strategies and method statement contained in the April 2026 Ecological Impact Assessment and Biodiversity Statement as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This is a self-build application and is not subject to mandatory Biodiversity Net Gain but recommendations are made for ecological enhancements. In conjunction with North Herts Local Plan policy NE4, the following condition is advised;

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 the new dwelling, and hedgehog holes in fencing as informed by the April 2026 EclA has been submitted to and approved in writing by the local planning authority.