

Officer Liz Anderson – Ecologist
Date 09/06/25

Ref: 25/01122/FP
Att: Henry Thomas

Land Adj To Upper Coombe Farm, Coombe Road, Kelshall, Hertfordshire, SG8 9SA
Self-build Bungalow

Consultee comments;

Thank you for consulting me on the above application, I would have no objection to the proposal.

The application is not subject to mandatory Biodiversity Net Gain as it is a self-build but NPPF expectations for development to deliver a net gain for biodiversity would still apply. As such an Ecological Enhancement Plan 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 building has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to occupation retained on site thereafter.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the National Planning Policy Framework.