

Hertfordshire LEADS (Ecology)
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District: North Hertfordshire District
Council, Development &
Conservation
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03/02/2026

Application
25/03014/PIP

One self build custom dwelling

Land Adjacent To 4 Lower Titmore Green
Little Wymondley Hertfordshire SG4 7JT

Documents;
N/A

Consultancy;
N/A

Summary of Advice:

“Insufficient information to determine application.”
The planning officer should either:
1. Refuse the applicant or advise it is withdrawn or,
2. Request further information from the applicant and re-consult the Ecology Service (LEADS) when it is furnished.

Pre-determination

- [Protected](#) species – insufficient survey information
- [BNG – new build exemption](#)

Comments

Protected species

The proposed development is on an area which has had continuous cover of semi-natural scrub for more than 20 years. This could therefore be suitable habitat for protected species such as breeding birds and reptiles. It is reasonable to assess that there is insufficient information to determine the ecological potential of the site. A preliminary ecological appraisal should be conducted prior to subsequent consultation.

BNG- Pre Determination

The biodiversity gain planning condition does not apply in relation to the following exemption which the applicant states the application meets.

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.

- (a) Self-Build and Custom Build Applications and consist of no more than 9 dwellings on a site no larger than 0.5 hectares.

The Ecology Service (LEADS) has not undertaken any scrutiny of the validity of the claimed exemption, but taking it on face value in this instance the requirement for **mandatory 10% biodiversity gain does not apply**,

I trust these comments are of assistance and kind regards.

Cameron Appleyard

Assistant Ecology Advisor, Hertfordshire LEADS

Simon Richards

Senior Ecologists, Hertfordshire LEADS