

Officer Liz Anderson – Ecologist
Date 10/09/2025

Ref: 25/01962/FP
Att: Henry Thomas

The Coach House, Radwell Lane, Radwell, Baldock, Hertfordshire, SG7 5ES

Erection of detached self-build dwelling and detached garage with storage in attic, landscaping and widening of pedestrian/vehicular access to property via dropped kerb and vehicle crossover

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. The existing garden is lawn with scattered trees. The submitted May 2025 Preliminary Ecological Appraisal (PEA) states that environmental enhancements such as bird and bat boxes will be considered in the detailed design. As such 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 bat, bird and bee bricks, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to occupation of the dwelling hereby approved and retained on site thereafter.

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

The PEA advised the potential for bat interest in the site and that a Preliminary Roost Assessment should be undertaken. This was done in June 2025 and no bat roosts were located on site. Nevertheless bat activity on site for foraging and commuting bats was recorded and as such a sensitive lighting strategy is recommended.

A lighting design strategy for biodiversity for the site shall be submitted to and approved in writing by the local planning authority. The strategy shall;

- a) identify those areas/features on site to which bats are particularly sensitive such as breeding sites and resting places, or along important routes used to reach key areas of their territory, for example, for foraging,*
- and b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under

no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Finally, given the number of trees on site and the proximity of the new dwelling to retained trees a tree protection plan should be provided.