

Officer Liz Anderson – Ecologist
Date 27/6/2025

Ref: 25/01460/FP
Att: Henry Thomas

Marshfield Barn, New Inn Road, Hinxworth, Hertfordshire, SG7 5HB

Replacement of existing dilapidated barn to provide one self-contained dwelling including basement, parking and landscaping.

Consultee comments;

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

This is a similar proposal to the earlier 24/02446/FP and now we are 6 months on the Nov 2023 updated Roost Assessment would now be considered out of date. Given the barn has not changed greatly since the earlier appraisal I find it unlikely that any subsequent survey would find an indication of bats or birds being impacted by the proposal. Should the case officer be minded to grant permission however, I suggest the following condition;

No works are in any circumstances to commence unless the local planning authority has been provided with either:

- *a licence issued by Natural England authorizing the specified activity/development to go ahead; or*
- *a statement in writing from a suitably qualified ecologist to the effect that the works are not considered to require a licence.*

Reason: To ensure that works do not result in adverse impacts to protected species.

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 is suggested;

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority. The approved measures must be implemented on site prior to the first occupation of the first 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.