

Officer Liz Anderson – Ecologist
Date 27/05/2026

Ref: 25/02873/FP
Att: Thomas Howe

Land On The West Side Of, Burge End Lane, Pirton, Hertfordshire, SG5 3QN

Erection of one two-bedroom dwelling including landscaping, bin and bike storage and installation of air source heat pump, solar cells and EV charging point. Alterations to existing vehicular access to accommodate two parking spaces.

Consultee comments;

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

The submission of the August 2025 Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment is welcomed. The site is identified as an overgrown garden with tall swards of grass, wild flowering plants, bramble scrub, and immature trees/shrubs. As this is potentially suitable habitat for GCN the report suggests adherence to a Reasonable Avoidance Method Statement is appropriate and proportionate with respect to the small scale and low-impact nature of the proposed development. 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 Reasonable Avoidance Method Statement contained in the August 2025 Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Recommendations are made for ecological enhancements and, 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 has been submitted to and approved in writing by the local planning authority.

The case officer should note Biodiversity Gain condition wording should be added to the decision notice, the biodiversity gain condition is a pre-commencement condition having its own separate statutory basis and is deemed to apply to every planning permission granted for the development of land in England. To ensure the applicant is clear about this distinction the biodiversity gain condition should not be included in the list of conditions imposed in the written notice when granting planning permission but should remain separate.

Biodiversity Net Gain

*The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that **development may not begin** unless:*

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Herts Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.