

Officer Liz Anderson – Ecologist
Date 23/01/2026

Ref: 25/03129/FP
Att: Vicki Wood

Fear End, Fears Green, Sandon, Buntingford, Hertfordshire, SG9 0QY

Erection of dwelling and associated works following demolition of existing dwelling.

Consultee comments;

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

The December 2025 Preliminary Ecological Assessment Report (PEAR) incorporating results from bat emergence and re-entry surveys has confirmed a pipistrelle maternity roost are present and will be lost as a result of the proposed works. As such the report advises that a bat licence from Natural England is required to legally permit works. The following condition should be added to any permission granted.

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 the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.*

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

Given the existing habitats on site a Construction Environment Management Plan is advised to guide site development works.

Construction Environmental Management Plan

No development shall take place (including ground works or vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) should be informed by the December 2025 Preliminary Ecological Appraisal and include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures to avoid or reduce impacts during demolition and construction.*
- d) The location and timing of sensitive works to harm to biodiversity features.*
- e) Works after dark or use artificial lighting;*
- f) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The proposal is exempt from mandatory Biodiversity Net Gain but the PEAR recommends on site ecological enhancements, taking this into account the following condition is advised;

Ecological Enhancements

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 buildings/structures, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.