

Officer Liz Anderson – Ecologist
Date 04/03/2026

Ref: 26/00262/FP
Att: Thomas Howe

Land At New Pound Farm East Side Of, Old Hale Way, Hitchin, Hertfordshire
Erection of one detached dwelling.

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 would be classed as de minimis with the site comprising primarily of hard surfacing and the proposed development impacting less than 25m² of habitat and less than 5m of linear habitat. However, NPPF expectations for development to deliver a net gain for biodiversity would still apply.

The Ecological Impact Assessment does not anticipate any impact to protected species but makes recommendations for ecologically sensitive ways of working and for the inclusion of ecological enhancements. As such the following condition is advised.

All ecological measures and/or works shall be carried out in accordance with the details contained in the July 2024 Ecological Impact Assessment as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that the development proceeds in accordance with Policy NE4 of the North Hertfordshire Local Plan.