

Officer Liz Anderson – Ecologist
Date 6/11/2025

Ref: 25/01790/FP
Att: Thomas Howe

Land Known As The Orchard, Snailswell Lane, Ickleford, Hertfordshire, SG5 3TS
Erection of one self-build dwelling including hard and soft landscaping, parking and creation of vehicular crossover off Snailswell Lane

Consultee comments;

Thank you for consulting me on the above application. I have read through the submitted documents and welcome the provision of the October 2025 Preliminary Ecological Appraisal (PEA) which does not foresee any detrimental ecological impact as a result of the proposal.

The application is not subject to mandatory Biodiversity Net Gain as it is a self-build scheme.

There is no ecological objection to the proposal, the PEA discusses enhancement measures that can be incorporated into the development and to ensure the scheme is delivered in accordance with North Herts Local Plan policy NE4, I suggest the following condition should you decide to grant planning permission;

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 bricks has been submitted to and approved in writing by the local planning authority. Where height allows swift bricks should be used.

Reason: To ensure development secures biodiversity enhancements in accordance with Policy NE4 of the Local Plan.