

Officer Liz Anderson – Ecologist
Date 09/10/2026

Ref: 26/02288/FP
Att: Thomas Howe

Welwyn Equestrian Centre, Pottersheath Road, Pottersheath, Hitchin, Hertfordshire, AL6 9SZ

Part demolition and alterations to existing barn and stables, including alterations to fenestration, replacement roofs, and insertion of front roof lights to facilitate conversion to form a single dwelling with associated residential garden and parking area.

Consultee comments;

Thank you for consulting me, having read through the submitted documents I have no objection to the proposal. I welcome the provision of ecological information and note that no bats were found to be using the building proposed to be demolished on site.

The site area is below 0.2Ha so is exempt from statutory Biodiversity Net Gain. Never-the-less North Herts local Plan policy NE4 still requires net gains for biodiversity. The 2026 Preliminary Ecological Appraisal Report (PEAR) identified the presence of nesting swallows on site and I would want to ensure that continued provision was made for this migratory bird as they clearly come back to this nest site regularly. I suggest the following condition to secure this;

Ecological Enhancements

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features including of bird and bat boxes in buildings/structures, as informed by the 2026 Preliminary Ecological Appraisal Report with specific provision to be made to accommodate swallows, 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.