



Section 62A Applications Team

Section 62A Applications Team,
The Planning Inspectorate,
3rd Floor,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

Hertfordshire LEADS
Hertfordshire County Council
County Hall, Pegs Lane
Hertford, Herts, SG13 8DF

Email: ecology@hertfordshire.gov.uk
Date: 17/07/2024

Dear Sir/Madam

Demolition of existing dwellings and construction of a replacement five bedroom house including attic accommodation & soft landscaping.
S62A/2024/0046 9a/9b Rosebery Avenue, Harpenden, AL5 2QT
Local Planning Authority: St Albans District Council.

Overall Recommendation:

Application can be determined with Conditions and Informatives listed

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Bats: Hertfordshire Environmental Records Centre does not have any existing habitat or species data for this specific site. Given the location and nature of the site, lack of associated records and apparent characteristics of the building being demolished, on this occasion I do not consider there is sufficient likelihood of bats being present and affected for the LPA to require a formal survey prior to determination. However, in the unlikely event that bats are found, given the proposal will involve demolition, I advise a precautionary approach to the works is taken and recommend the following **Informative** is added to any permission granted.

“If bats, or evidence for them, are discovered during the course of works, work must stop immediately, and advice sought on how to proceed lawfully from an

appropriately qualified and experienced Ecologist or Natural England to avoid an offence being committed.”

I do not consider there to be any other ecological issues with this proposal.

Biodiversity net gain: In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Under the statutory framework for biodiversity net gain, which came into effect on 12th February 2024, every grant of planning permission, subject to some exceptions, is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat. The biodiversity gain planning condition does not apply in relation to the following exemption which the applicant states the application meets.

- (a) Self-Build and Custom Build Applications and consist of no more than 9 dwellings on a site no larger than 0.5 hectares.

The Ecology Service (LEADS) has not undertaken any scrutiny of the validity of the claimed exemption but taking it on face value in this instance the requirement for **mandatory 10% biodiversity gain does not apply.**

I trust these comments are of assistance,

Regards

Simon Richards
Senior Ecologists, Hertfordshire LEADS

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.