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Hertfordshire LEADS

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Contact: Chloe Weingarten
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Date: 22/05/2024

Dear Raymond,

Application: Erection of a dwelling house with detached double garage following the demolition of existing garage.

Address: Land at The Warren 8 Carbone Hill Northaw Potters Bar EN6 4PL

Application No: [6/2024/0607/FULL](#)

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Overall Recommendation:

- Application can be determined with no ecological objections (with any informatives/conditions listed below).

Summary of Advice:

- Bats are not a constraint to the development.
- Two integrated bat boxes should be incorporated into the building design, and this should be secured by **condition**.

Documents:

- Bat Survey Report (August 2023).

Comments:

The application site is situated amongst Northaw Great Wood SSSI, and other areas of woodland, one of which is Home Wood (Cuffley) LWS. This significantly increases the likelihood that bats will be in the area and looking for roosting opportunities. A Bat Report has been submitted by NKM Associates, which followed best practice.

The building proposed for demolition was deemed to have negligible suitability for bats, and after observing the photos, I do not dispute this. Whilst the area is highly important for bats, due to the lack of potential roosting features and overall condition of the dwelling to be removed, bats are not a constraint to the development. **Therefore, the application can be determined accordingly.**

BNG: This application was submitted prior to mandatory Biodiversity Net Gain for small sites, therefore it is exempt.

Biodiversity enhancements: Due to the highly sensitive area, I believe it reasonable to advise that at least two integrated bat boxes should be incorporated into the design of the building, and **this should be secured by condition.** This will provide the bats in the area more opportunities for roosting.

I trust these comments are of assistance,

Regards,

Chloe Weingarten
Assistant Ecology Advisor, Hertfordshire LEADS

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