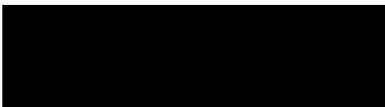


MP RAR



From: planning@hmwt.org  
Sent: 15 April 2015 09:30  
To: planning comments  
Subject: Welwyn Hatfield Council Online Planning - Comment

PLANNING  
DEPARTMENT  
15 APR 2015  
RECEIVED

Application Number: S6/2015/0524/FP  
Name: Herts and Middlesex Wildlife Trust  
Address: Grebe House, St Michaels Street, St Albans, AL3 4SN Comment Type: Observation  
Comment: The ecological information supplied is sufficient to determine that there will be minimal impacts on the wildlife value of the site as a result of the proposed development. Therefore no further ecological information is requested and there is no objection to the development.

However, in line with recognised good practice and governmental policy on biodiversity and sustainability (National Planning Policy Framework 2012 & NERC 2006), all practical opportunities should be taken to harmonise the built development with the needs of wildlife.

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by:  
recognising the wider benefits of ecosystem services;  
minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Paragraph 118 of the NPPF states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:  
if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; and  
opportunities to incorporate biodiversity in and around developments should be encouraged.

In this instance it is appropriate for provisions for wildlife to be built into the development, as suggested in the ecological report. In this instance a bat roosting tube should be located at the southern gable apex of the new building. Changes should be made to the plans to reflect this or features for wildlife could be secured by condition. This application should not be approved without suitable features clearly marked on the plans or a suitably worded condition.

Condition  
Prior to the commencement of the development, details of biodiversity enhancement measures including 1 integrated bat brick/box shall be submitted to and approved in writing by the local planning authority. The approved measures shall be incorporated into the scheme and be fully constructed prior to occupation of the approved development and retained as such thereafter.

Reason: In the interests of improving the biodiversity of Welwyn Hatfield Borough in accordance with NPPF

A suitable box is the  
Habibat Bat Box - Custom Brick Facing available from:  
<http://habibat.co.uk/products/#products>