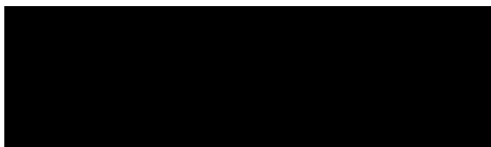


Ach.

LH



**Sent:** 23 December 2009 11:54  
**To:** Planning  
**Subject:** FW: Fw: Consultation Invite: LAND AT HORNBEAM LANE (SPIKE ISLAND),  
BROOKMANS PARK  
**Attachments:** Spike Island, Hornbeam Lane, Essendon.doc

Lisa Hughes  
Principal Development Control Officer (South Team)



Fax: 01707 357255  
www.welhat.gov.uk

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**From:** Graham Goodall [mailto: ]  
**Sent:** 23 December 2009 11:36  
**To:** dev.admin@resolutiondm.com; Lisa Hughes  
**Subject:** Re: Fw: Consultation Invite: LAND AT HORNBEAM LANE (SPIKE ISLAND), BROOKMANS PARK

Happy Christmas to all the team at Welwyn Hatfield.

Graham.

Anita Parry/ENV/HertsCC



16/12/2009 09:43

Subject Fw: Consultation Invite: LAND AT HORNBEAM LANE (SPIKE ISLAND),  
BROOKMANS PARK

----- Forwarded by Anita Parry/ENV/HertsCC on 16/12/2009 09:41 -----

**DataSpace Consult**  
<dev.admin@resolutiondm.com>

To: [Redacted]

14/12/2009 13:24

cc:  
Subject: Consultation Invite: LAND AT HORNBEAM LANE (SPIKE ISLAND),  
BROOKMANS PARK

Dear Graham

23/12/2009

A new consultation request has been made for you on the DataSpace Consult On-line website.

Application Details:

Application ID: S6/2009/2574/FP Mrs L Hughes

Application Owner: Welwyn & Hatfield Borough Council (Development Control Officer)

Applicant: MR TIM NORTHEY

Location: LAND AT HORNBEAM LANE (SPIKE ISLAND), BROOKMANS PARK

Deadline Date: 04/01/2010 13:08:03

Description: ERECTION OF NEW DWELLING, THREE BAY GARAGE BLOCK, GARDEN STORE TOGETHER WITH RETENTION AND ALTERATION OF THE EXISTING STABLES, LANDSCAPING AND ALL OTHER ANCILLARY WORKS. FOLLOWING DEMOLITION OF PART

To access this consultation opportunity, please follow this link:

<http://www.DataSpaceConsult.co.uk/index.aspx?appID=3932>

Regards

DataSpace Consult On-line

(This message has been generated automatically, please do not respond)

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# HERTFORDSHIRE BIOLOGICAL RECORDS CENTRE

c/o Environment, County Hall, Hertford, Herts, SG13 8DN

Biorec.info@hertsc.gov.uk

L. Hughes  
Planning Officer  
Welwyn Hatfield Borough Council  
Welwyn Garden City  
Hertfordshire  
AL8 6AE

Plask for:- G Goodall  
Our Ref :- EDS70/052  
Your Ref :- S6/2009/2574/FP  
Tel :- [REDACTED]  
Date :- 23/12/2009

Dear Mrs Hughes

**Planning Application: S6/2009/2574/FP; Spike Island, Hornbeam Lane, Essendon.  
Erection of new dwelling, three-bay garage, garden store; retention and alteration  
of existing stables, landscaping; following demolition of existing dwelling.**

## THE SITE:

The two development sites include the following ecological features:

- Wildlife Site; Hornbeam Lane (WS70/001): ancient green lane with species-rich hedgerow, including coppice stools and pollards. Supports 17 woody species.
- Ecology Database Site; Cottage Meadow (EDS70/052); semi-improved grassland and pond; does **not** meet Wildlife Site criteria.

## DEVELOPMENT:

The southern development site sits within part (10%) of Cottage Meadow EDS. The area around the existing buildings is very eroded and the existence of the EDS does not give grounds for refusal.

**BIODIVERSITY REPORT: Warren Wood Manor, Essendon. MKA Ecology Limited;  
16 October 2009.**

Paragraph numbers refer to those used in the report.

2.2 Site Description; the report makes no mention of the Wildlife Site (Hornbeam Lane) or Cottage Meadow EDS, and HBRC were not contacted for any ecological data in connection with this application.

3.3 Protected Species surveys were conducted for: bats, birds, reptiles, amphibians and mammals. Where evidence of possible presence was suspected, the report recommends further survey work.

## 4. Results:

Potential bat roosts were found and evidence of bat (pipistrelle, brown long-eared) droppings were found. The quality of the ponds suggests that great crested newts are not present.

Sponsored by:  
HERTFORDSHIRE COUNTY COUNCIL, DACORUM BOROUGH COUNCIL, EAST HERTFORDSHIRE DISTRICT COUNCIL,  
HERTSMERE BOROUGH COUNCIL, CITY AND DISTRICT OF ST ALBANS,  
THREE RIVERS DISTRICT COUNCIL, WELWYN HATFIELD COUNCIL  
NATURAL ENGLAND and ENVIRONMENT AGENCY

## 5. Evaluation and Recommendations:

The report makes several recommendations; namely:

- Further bat surveys (2-3) should be carried out during the summer months; May-August.
- Mature trees should be protected.
- Site clearance should only take place outside the bird breeding season.
- The pond should be protected and incorporated into the design and future management of the owned land parcel.
- Biodiversity enhancements should be designed into the development.
- Bat bricks, bat boxes and bird boxes should be designed into the fabric of the new buildings.

### **HBRC RECOMMENDATIONS:**

The LPA should fulfil its **duty** on biodiversity issues under Section 40(1) of the *Natural Environment & Rural Communities Act 2006*, Regulation 3(4) of *The Conservation (Natural Habitats &c. Regulations 1994* and Section 74 of the *Countryside & Rights of Way Act 2000* to ensure that the potential impact of development on species and habitats of **principle importance** is addressed.

In the event of planning permission being granted, the following recommendations should be attached as conditions.

1. Before demolition works start, further bat surveys (2-3 dawn and dusk) must be conducted and a written report submitted to the LPA for their approval.
2. If required, a bat mitigation strategy, including the licence application, must be submitted and instigated, in full, under the personal supervision of a licensed bat consultant.
3. If required, a replacement roost site should be constructed either in the roof space of the proposed new dwelling, or in the roof space of the proposed three-bay garage.
4. The LPA should ensure that work does not start until a Habitat Regulations EPS licence has been granted by Natural England.
5. There will be no direct lighting on any bat roosting area, particularly roost access and exit points. Any proposed exterior lighting should ensure dark dispersal flight routes, from the roost sites out into the surrounding countryside.
6. Site clearance should only take place outside the bird breeding season; 1<sup>st</sup> March to the end of August.
7. Existing mature trees and hedges, particularly along the green lane (Wildlife Site) should be retained and protected.
8. The pond should be protected and incorporated into the design and future management of the meadow.

Yours sincerely

Graham Goodall CEnv. MIEEM  
Senior Ecologist