

Christopher Dale
Head of Planning

Reply To: address as below
Direct Tel: 01707357000
Email: planning@welhat.gov.uk

Date: 16 December 2021

Mr Nigel Bennett
Magenta Planning Ltd
6 Rowben Close
Totteridge
London
N20 8QR

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

Dear Mr Bennett,

Application Reference: 6/2021/2621/COND

Proposed development at: Land adjacent to 45 Kentish Lane Brookmans Park
Hatfield AL9 6NG

Proposal: Submission of details pursuant to condition 1 (on-site reptile survey) & 2
(badger walk-over survey) on planning permission 6/2020/2155/FULL

Thank you for your application requesting approval of the above details reserved by
conditions.

Condition 1

Condition 1 states:

'Prior to commencement of the development (including vegetation clearance), an on-site reptile survey must be carried out by a suitably qualified and experienced ecologist to check for reptile activity.

If reptiles will be impacted by the development, appropriate mitigation to safeguard them must be submitted to and approved in writing by the Local Planning Authority before commencement of the development (including vegetation clearance). The development must be carried out in accordance with the approved mitigation measures.

REASON: *To ensure reptiles are protected from harm during the development in accordance with Policy R11 of the Welwyn Hatfield District Plan 2005 and the*

National Planning Policy Framework'.

Discharge of this condition is supported by a Full Common Reptile Survey (report date 08/09/2021) by Cherryfield Ecology. Seven surveys were carried out during suitable temperature and conditions across the months of July and August. A small population of grass snake was identified on site. The report advises appropriate mitigation measures including habitat manipulation and onsite translocation.

The submitted details are acceptable and approved. Please note that in order to fully comply with the requirements of this condition the development must be carried out in accordance with the approved mitigation measures.

Condition 2

Condition 2 states:

'Prior to commencement of the development (including vegetation clearance), a badger walk-over survey of the site and 30m of adjacent land (access permitting) must be carried out by a suitably qualified and experienced ecologist to check for badger activity.

If badgers will be impacted by the development, appropriate mitigation to safeguard them must be submitted to and approved in writing by the Local Planning Authority before commencement of the development (including vegetation clearance). The development must be carried out in accordance with the approved mitigation measures'.

Discharge of this condition is supported by a Badger Survey (report date 06/08/2021) by Cherryfield Ecology. This details surveys carried out in July and August and involved 5 visits to assess the site and check camera traps and for field signs. Badgers were recorded once passing through the site. No badger activity was recorded associated with sets which appear to be being used by rabbits. The amount of survey effort is suitable to formulate conclusions regarding the use of the site by badgers. Suitable precautionary measures are also recommended.

The submitted details are acceptable and approved. Please note that in order to fully comply with the requirements of this condition the development must be carried out in accordance with the approved mitigation measures.

Should you require any clarification regarding the contents of this letter, please do not hesitate in contacting me at d.elmore@welhat.gov.uk and I will be pleased to advise you further.

Yours sincerely,

A handwritten signature in cursive script, appearing to be the name 'D. Elmore'.

David Elmore

Principal Major Development Management Officer