

DESIGN AND ACCESS STATEMENT



Land Adjacent to 45 Kentish Lane,
Brookmans Park, Potters Bar, AL9 6NG

August 2020

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1.0 Introduction

This Design and Access Statement is submitted in support of a planning application for the proposed development of a new 2.5 storey single family dwelling. The works would include the formation of a new vehicular driveway access in the position of an existing footway crossover into the site and associated landscaping works.

It is anticipated that the proposal will make sustainable use of this vacant site to provide a much-needed family home of high quality, whilst at the same time preserving the semi-rural and beautiful nature of the area and the setting of the surrounding area.

Initial pre-application advice has already been received for a similar proposal on the same site, provided by planning officer David Elmore on 05/02/2020 (ref: 6/2019/2654/PA). Follow-up pre-application advice has also been received in response to this, provided by planning officer David Elmore on 02/07/2020 (ref: 6/2020/0985/PA).

Copies of both pre-application advice reports received are contained within the appendix of this document. This document outlines how the proposal has been revised to consider and work with the advice received, to arrive at a scheme that meets the planning policy requirements and forms a beneficial development that could legitimately receive planning permission.

The submitted information has also been refined through the pre-application discussions to ensure that all requested documentation is submitted with this application.

2.0 Design Principles and Concepts

Green Belt Policy

It is recognised that the application site lies within the Metropolitan Green Belt and this subject was discussed within the initial pre-application advice. In the view of the planning officer, due to the small scale of the proposed development, and the fact that it is filling in a gap within a continuous built-up frontage, the application site would be read as part of the existing village on the ground. This proposal would therefore constitute limited infilling within a village and would represent appropriate development in the green belt.

The courts have upheld that appropriate development in the Green Belt would not harm Green Belt openness or any of the purposes of including land in the Green Belt. Accordingly, the officer concluded that development of this type would be acceptable in the Green Belt.

Design Principles

The previous proposal submitted for pre-application advice featured a design that was two storeys high with flat roofs and large expanses of glazing to its front and rear façade, giving the building a strongly contemporary appearance. Whilst there was no objection to the form of the building, it was felt that the large expanses of glazing were excessive and would cause the dwelling to appear as an incongruous addition alongside more traditional buildings. The building was also set in a forward position that was felt to fail to respect the established building line and made the dwelling unduly prominent in the street scene.

The recommendation of the pre-application advice was therefore to reduce the amount of glazing and to set the building back in line with the front elevation of 45 Kentish Lane. In terms of design, it was felt that a design that reflects the architectural style of other dwellings along Kentish Lane may be better received. There was no objection to the principle of using brickwork and render for external materials.

The proposal has therefore been revised in accordance with these recommendations. In terms of style, a similar external appearance to 45 Kentish Lane adjacent has been adopted with a 2.5 storey shell with a more traditional pitched crown roof. The follow-up advice acknowledged that this style of crown roof is witnessed in the area and therefore represents an acceptable form of development in this location, provided the flat roof is stepped down and concealed behind the pitched roof. We confirm that the flat part of the roof would indeed be stepped down and concealed behind the surrounding pitched roof, and edges concealed by the fascia at the gable flanks.

The footprint also features a two-storey front projection similar to 45 Kentish Lane to add interest to the elevation. At the loft level, two balconies have been recessed into the rear roof slope to provide some external seating area whilst avoiding overlooking. The use of glazing has also been reduced to be more restrained and traditional in arrangement. As the dwelling is now very similar to the adjacent dwelling and occupies a near identical footprint, it is felt that the development will not appear out of place and will relate well with its surroundings.

The proposed dwelling has also been set back deeper into the site, and as can be seen on the submitted location and site plans, now sits aligned with 45 Kentish Lane and accords with the established building line along this part of Kentish Lane. Given the changes that have been made to the shape and footprint of the proposed building, moving it back further into the site will not result in overlooking or overbearing of neighbouring dwellings.

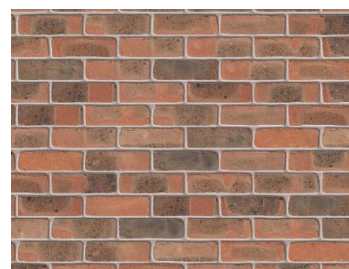
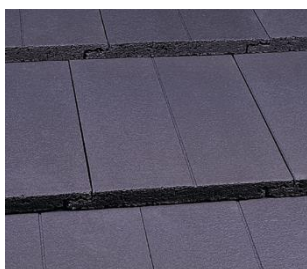
As in the previous proposal, the far left wing of the building has been designed so that when viewed from the vehicular access on Kentish Lane only single-storey development is visible, and with fully glazed elevations in this portion only, will allow views through to the woodland at the rear of the site. The larger part of the building to the right-hand side would be almost fully obscured from street view by the existing and proposed trees and existing wall at the front boundary. Thus, it is felt that the proposal has a 'light-touch' in terms of its presence on the street scene. In the above ways, we have also attempted to 'integrate the new development into the landscape to reduce its impact on nature' as required by paragraph 2.3 of the Supplementary Design Guidance document.

The conclusion reached by the case officer in the follow-up advice is that 'the proposed dwelling would respect the established building line and be appropriately spaced from the side boundaries. Its scale would also reflect other large dwellings on this part of Kentish Lane. Subject to precise details of external materials and crown roof being agreed, I consider that this proposal would represent an acceptable standard of design in keeping with the area's character.'

Materials

As the case officer has recommended details of materials are provided along with the application, the following materials are proposed, which have been selected to integrate the development well into this part of Kentish Lane, where similar materials are commonly found:

- Pitched Roof Areas – Marley Eternit 'Duo Modern' Concrete Tiles – Smooth Grey
- Flat Roof Areas – Single Ply Membrane (concealed, so not visible from ground level)
- Fascia's to single storey flat roof areas – RAL 7016 – Anthracite Grey
- Windows & Doors – Powder Coated Aluminium - RAL 7016 – Anthracite Grey
- Rendered areas – K-Rend Silicone Scraped Texture – White
- Brick Areas – Ibstock Ashdown Cottage Mixture Multi Brick
- Rainwater goods – Black uPVC



Ecology

As recommended within the initial pre-application advice, an ecological appraisal was commissioned and a copy of this has been submitted for review. The findings of this appraisal have identified that there is a possibility that the site could be used by bats, badgers and certain reptiles.

The ecological appraisal identified three trees within the site which had potential for bat roosting. One of these trees is at the very rear of the site, and a second tree is located in the middle of the site. Both of these trees are outside the area affected by the proposed works and will not be accessed by any construction machinery/workers. The third tree is near the entrance to the site and would be affected by works. Therefore, as recommended in the follow-up pre application advice, we have commissioned a Stage 2 Bat Survey for this tree only and the findings of this report are submitted with this application. The

conclusion of this report is that there is an 'absence of bats using the tree, with no emergence or re-entry on any of the surveys.' As a result, there are no impacts on bats foreseen and no further bat surveys are considered necessary.

Regarding badgers and reptiles, it is worth noting that the presence of these species is yet unconfirmed by evidence or sightings. The likelihood of their presence is primarily based on the available habitat type and the presence of some holes that potentially could be entrances to Badger setts. Obviously, further surveys have been recommended on this basis to confirm the situation one way or another prior to development. The case officer's consultation with Hertfordshire Ecology established in the follow-up preapplication advice that the need for a Badger Survey and a Reptile Survey could be dealt with by means of pre-commencement (including vegetation clearance) conditions of a Planning Permission. We are in agreement with this approach.

The effect of the development on trees has been addressed in the landscaping section of this document.

3.0 Context Appraisal

The site is located on the north side of Kentish Lane. The immediate context of the site is heavily planted with trees and greenery, giving the area a very semi-rural nature.

Immediately adjacent to the site to the North East is 45 Kentish Lane, which is a large single-family dwelling with detached outbuilding to the rear. It occupies a similar footprint to that proposed on the application site and is arranged over two storeys with a converted loft space. The remainder of the site to the rear is identical to the application site. Immediately adjacent to the site to the South-West is 39 Kentish Lane, a two-storey single family dwelling. The driveway arrangement at 39 Kentish Lane would be the same as that proposed in this application. This dwelling, although recently built as a replacement dwelling to a former dwelling that was demolished, is traditional in style.

As can be seen on the submitted site plan and location plan, the building line of the proposed dwelling would be in line with the neighbouring dwellings. Each dwelling enjoys a good level of privacy from neighbours due to boundary treatments including tall hedges and close-boarded timber fences, which are proposed to be retained. Therefore, the proposed development would not have a detrimental effect on the privacy enjoyed by neighbours and overlooking would not occur.

As already mentioned, this pattern of detached dwellings in large spacious plots continues for some distance in either direction along Kentish Lane, right down to the junction with A1000 Great North Road to the South-West and for some 300m to the North-East, placing the application site firmly within the built-up area.

Directly opposite the site on the southern side of Kentish Lane are open fields, in agricultural use, behind a verge of dense planting and mature trees. These fields are interspersed with areas of woodland.

The boundary at the rear of the site is shared with the Brookmans Park Transmitting Station, which is very visible from the rear of the site and is a significant feature in the area.

The site itself is very long and comprises mostly woodland at the North-Western end. This will be unharmed by the development, meaning that the rural character within the site would remain even after the proposed development is carried out. As described in the previous section, the dwelling has been sensitively designed to respond to the planted nature and topography of the site, with a low-impact appearance that allows existing views within the site to remain open.

We feel this unique arrangement of the site makes it clear that there will be no detrimental effect to the Green Belt, or unneighbourly impact upon existing neighbours.



4.0 Access Appraisal

Access to the site would be by means of an existing vehicular footway crossover with dropped kerb and vehicular gate adjacent to the driveway of 37 Kentish Lane, as demonstrated on the submitted site plan. Therefore, there would be no change to the access arrangement to the site. Within the site, a new driveway will be formed for vehicle parking and manoeuvring of vehicles to enable access and exit from the site in forward gear.



The site would also have provision for secure cycle parking and refuse/recycling storage enclosure so that bins do not blight the street scene. Waste would be easily collected from the main road by bin crews as per the normal existing arrangement along Kentish Lane.

The site also benefits from access by a pedestrian footpath which runs past the front boundary. In view of the above, the site is well accessible and sustainable from both a pedestrian and vehicular point of view and is safe and legible from a Highways perspective.

In terms of access within the property, the dwelling will be constructed to the standards of accessibility required by Approved Document M as a minimum, meaning that it will be accessible for visitors with reduced mobility and will be suitable as a long-term home for the occupants. The proposed dwelling would easily be able to accommodate a ground floor level bedroom space and bathroom, which would be suitable for those unable to use stairs, ensuring its viability as a lifetime home.

5.0 Landscaping

The site is currently host to many mature trees, especially towards the rear end of the site, and as an individual plot it makes up part of a wider area of greenery. It is proposed to retain and maintain all trees on site except for those currently located in the immediate footprint of the proposed dwelling. The method for protecting and maintaining the trees that will remain on site are explained in the submitted arboricultural reports and plans.

Prior to the submission of pre-application advice, the applicant had already recently planted around 200 Cypress Leylandii trees along the site boundary which can be considered a significant contribution towards the landscaping of the site, and will also provide excellent screening between the new house and the existing neighbour.

The mature trees to the front boundary of the site on Kentish Lane, along with the existing brick wall will be retained, which will provide a significant amount of screening of the development, meaning that the new development will be for the most part invisible from the existing street scene. Further replacement tree planting is also proposed with native species and the landscaping proposal has been submitted with this application. Thus, the rural nature of this part of the Green Belt will be preserved and no quantifiable decreasing of openness will occur.

Other than some limited areas of hard landscaping for patios/terraces around the dwelling itself as shown on the submitted drawings, the remainder of the site will remain largely grassed and planted with an area of bonded gravel/paving for the vehicular driveway at the front of the site. A limited area of retaining wall will likely be required to the rear portion of the dwelling to accommodate the topography of the site, as shown on the site plan.

It has been identified that there is an area within the site, away from the development itself, that contains Japanese Knotweed. The method for treating this is also identified within the arboricultural reports and it would be proposed that this is carried out in conjunction with the development to prevent the spread and any damage of this invasive species.

6.0 Conclusion

In conclusion, we feel the proposed development is beneficial in that it will provide a high-quality, sustainable and attractive family home in this sustainable location.

The development is in harmony with the aims and objectives of the Green Belt policies and does not result in inappropriate or harmful development in line with the spirit of the Green Belt. Rather it will enhance and reinforce the established settlement bringing many notable benefits, including screening the unsightly transmitting station from view.

The site is practical in terms of vehicular and pedestrian access and would be positioned in a location that does not cause any adverse effect on neighbours. The development would not appear out of place within its context and so would not adversely affect the street scene of Kentish Lane.

As it is proposed to retain all but a few of the existing trees and greenery within the site, the character of the site would remain leafy in feel.

Further to the above, the conclusion reached by the case officer in the follow-up pre-application advice was that the development would be likely to be approved, 'subject to the recommended bat presence/absence surveys of any trees with bat roost potential that will be affected by the proposal being satisfied prior to determination and the suggested conditions'. This criteria has been satisfied with the confirmed absence of bat roosting on any trees to be affected by the proposal, and we are in agreement with badger and reptile surveys being attached as conditions to a forthcoming Planning Approval.

Therefore, we feel this development could be viewed as a positive contribution to the area, which could reasonably be granted Planning Permission.

Appendix 1

Follow-up Pre-application advice received

02/07/2020

(ref: 6/2020/0985/PA)



Dear Mr Hopkins,

Application Reference: 6/2020/0985/PA

Proposal: Erection of 1 x dwelling

Location: 45 Kentish Lane, Brookmans Park, Hatfield, AL9 6NG

Advice: Level 3 – follow up (1 dwelling)

Thank you for your pre-application enquiry which was received on 18 May 2020. Please find below the Council's response to your proposal. I do apologise for the delay.

Follow-up advice is sought following pre-application enquiry 6/2019/2654/PA which proposed the erection of a single dwelling in a contemporary style. Whilst there was no objection to the form of the building, it was recommended that the extent of glazing was refined and the front elevation was set-back in line with the established building line along the street. A more traditional design of dwelling, rather than contemporary, was suggested as this may receive less resistance from the Parish Council.

In addition to the above, it was recommended that the footprint/floorspace of the dwelling is reduced and shape altered to ensure that it would not appear unduly dominant or result in adverse loss of sunlight and daylight from neighbouring properties. Further information regarding landscaping and ecology impacts were also highlighted.

A more traditional dwelling, similar to the adjacent dwelling at no. 45, is now proposed and a detailed landscape proposal and ecology report has also been submitted.

The proposed dwelling would feature a crown roof with gable flanks. This style of crown roof is witnessed in the area and therefore represent an acceptable form of development in this location. Notwithstanding this, in terms of visual amenity and quality of design, some crown roofs are not attractively designed and can significantly detract from the appearance of a dwelling and the overall character of the area. Provided that the flat roof is stepped down and concealed behind the surrounding pitched roof, its impact in terms of visual amenity would be limited.

The proposed dwelling would respect the established building line and be appropriately spaced from the side boundaries. Its scale would also reflect other large dwellings on this part of Kentish Lane. Subject to precise details of external materials and crown roof being agreed, I consider that this proposal would represent an acceptable standard of design in keeping with the area's character. I do recommended that these details are provided alongside the planning application in order to keep planning conditions to a minimum.

The submitted landscaping scheme and tree protection measures have been reviewed and are considered acceptable. It is considered that the site will maintain its landscape character and setting.

The submitted Ecology Report by Cherryfield Ecology has been reviewed by Hertfordshire Ecology. This surveyed the site for evidence of protected species and habitats of significance, as well as for invasive plant species. The survey found potential bat roosts within three trees on site, and the presence of a possible badger set. The habitats on site were also assessed to be suitable for reptiles and nesting birds.

The trees with potential for roosting bats are distributed in different areas of the site, as shown on the target notes (no 3) within the ecological report. A comparison of this and the arboricultural implications plan suggests they may not be impacted by the development, however the species are not listed in the target notes and the arboricultural implications plan does not extend to the same area as the ecological survey. This makes it difficult to be sure that these trees will not be affected by the proposal. This requires clarification, and if the trees will be impacted, the three further bat surveys recommended by the report should be carried out to establish whether bats are present or absent. In this respect, it cannot be reasonably concluded that the proposal would not be harmful to bats. Without such assurances, the proposal would conflict with Policy R11 of the District Plan, the NPPF and the Conservation of Habitats and Species Regulations 2018. Further surveys must be satisfied prior to determination.

Conditions relating to badgers and reptiles are recommended by Hertfordshire Ecology and read as follows:

“Prior to commencement of any works (including vegetation clearance), a Badger survey in line with the recommendation within section 4.3 of the Ecological Appraisal by Cherryfield Ecology (report date 7/4/2020) shall be carried out by a suitably qualified and experienced ecologist, and details including an assessment of the impact of the proposed development and any appropriate mitigation measures to alleviate such impacts shall be submitted to the Local Planning Authority for written approval. The location of any protective fencing around setts / commuting routes should be marked on a plan and also submitted to the Local Planning Authority for approval. All works shall then proceed in accordance with the approved scheme of mitigation”.

“Prior to vegetation clearance, a survey for reptiles in line with the recommendation within section 4.3 of the Ecological Appraisal by Cherryfield Ecology (report date 7/4/2020) shall be carried out by a suitably qualified and experienced ecologist, and details including an assessment of the impact of the proposed development and any appropriate mitigation measures to alleviate such impacts shall be submitted to the Local Planning Authority for written approval”.

Is the development likely to be approved or refused?

Approved Refused

Comments: Subject to the recommended bat presence/absence surveys of any trees with bat roost potential that will be affected by the proposal being satisfied prior to determination and the suggested conditions.

I would suggest that you discuss the proposal with neighbours before submitting the application as we will consult them along with the Parish Council once the application is received.

Please note that pre-application advice has not been sought from Hertfordshire County Council as they provide their own pre-application advice service, subject to a fee.

This advice represents my personal professional opinion and is given without prejudice to the decision of the Local Planning Authority in respect of this enquiry or any future application which may be submitted. Please note that there may be other issues which come to light when a planning application is submitted and consultations carried out.

Should you have any questions, please contact me.

Yours sincerely,

A handwritten signature in cursive script, appearing to be the name 'D' followed by a flourish.

David Elmore
Senior Development Management Officer

Useful Information:

WHBC Planning Application Forms - <http://www.welhat.gov.uk/planningapplication>

WHBC Planning Guidance - www.welhat.gov.uk/index.aspx?articleid=467

Appendix 2

Initial Pre-application advice received 05/02/2020
(ref: 6/2019/2654/PA)



Dear Mr A Hopkins,

Application Reference: 6/2019/2654/PA

Proposal: Pre application advice for the erection of 1x dwelling with associated landscaping works

Location: 45 Kentish Lane, Brookmans Park, Hatfield, AL9 6NG

Advice: Level 3 Dwellings (1 dwelling)

Thank you for your pre-application enquiry which was received on 7 November 2019. I do apologise for the delay. Please find below the Council's response to your proposal.

Key issues:

- a) Principle of development
- b) Green Belt
- c) Area's character and landscaping
- d) Living conditions of future occupiers and neighbouring properties
- e) Ecology

Principle of development

The site has not been allocated in the District Plan for additional housing supply and as such comes forward as a windfall residential site where Policy H2 of the District Plan applies. This policy states that all applications for windfall residential development will be assessed for potential and suitability against the following criteria:

- i. The availability of previously-developed sites and/or buildings;
- ii. The location and accessibility of the site to services and facilities by transport modes other than the car;
- iii. The capacity of existing and potential infrastructure to absorb further development;
- iv. The ability to build new communities to support infrastructure and provide demand for services and facilities;
- v. The physical and environmental constraints on development of land.

The application site has not been previously developed, however this does not mean it cannot be built-on in any circumstances. Although the site is not a priority for development, the need to make efficient use of land remains a policy objective.

The separation distance between the application site and nearest well-served settlement, and extent of services within close walking distance, means that it is likely that use of the private car as a mode of transport would be predominant in this case. However, having regard to the close proximity of the site to the edge of the specified settlement of Brookmans Park and suitable routes for walking and cycling, it is considered that the site is a reasonably sustainable location for residential development of this scale.

Existing infrastructure can absorb this development and the proposal would not undermine the delivery of allocated sites in the overall strategy. Subject to there being no physical or environmental constraints to development on the land, I consider that the principle of the development would be acceptable.

Green Belt

The application site is washed over by the Green Belt and the NPPF outlines that limited infilling in villages is not inappropriate development in the Green Belt.

The proposal is small scale (1 dwelling) and fills in a gap within a continuous built-up frontage. Whilst the application site is outside of the village boundary of Brookmans Park as defined in the District Plan, this factor is not determinative in circumstances where the boundary as defined does not accord with an assessment of the extent of the village on the ground. In my assessment, the application site would be read as part of this village on the ground. Having regard to these factors, I consider that the development would be limited infilling in a village and, therefore, represent appropriate development in the Green Belt.

The Courts have held that appropriate development in the Green Belt would not harm Green Belt openness or any of the purposes of including land in the Green Belt. Accordingly, I consider that this proposal would be acceptable in the Green Belt.

Area's character and landscaping

The site is sandwiched within a long ribbon of development along the north side of Kentish Lane. The development includes a mix of large single dwellings but all in traditional designs and materials. These dwellings are sited on broadly similar building lines and set well-back from the road.

The proposed dwelling would be two storeys in height with flat roofs and includes large expanses of glazing to its front and rear façade. Whilst I have no objection to the form of the building, the extent of glazing would be excessive and the dwelling would appear as an incongruous addition. The forward position of the dwelling would also fail to respect the established building line and make the dwelling unduly prominent in the street-scene.

I recommend that the glazing is refined on the front façade and the dwelling's position is set back in line with the two-storey front elevation of number 45 Kentish Lane (not the projecting two-storey front elevation).

Ward Councillors and the Parish Council will be consulted as part of a planning permission. In my view, a design which reflects the architectural style of other dwellings on this part of Kentish Lane may receive less resistance than the contemporary design currently proposed.

External material details have not been provided, however it appears from the submitted drawings that the dwelling would be faced in brickwork at ground floor level and render at first floor level with timber cladding detail. I have no objection to the principle of these materials.

In terms of landscaping, the site is currently very well screened to its front boundary and shared side boundary with number 37 Kentish Lane and many trees exist within the site. It is proposed to retain and maintain all trees on site except for those currently located on the footprint of the proposed dwelling. An arboricultural assessment and soft landscaping plan should be provided with a planning application showing the type and extent of trees to be retained and removed, and a method statement demonstrating how retained trees would

be protected. Additional tree planting will be required to mitigate the removal of trees within the building footprint. I would expect planting plans, including specifications of species and sizes to be included with a planning application. This would be required to enhance the existing visual character of the area and to reduce the visual and environmental impacts of the in accordance with Policies D1, D2 and D8 of the District Plan and the NPPF.

Living conditions of future occupiers and neighbouring properties

I have no objection to the proposal dwelling in this respect, provided first floor side windows are not obscure-glazed and fixed shut below 1.7 metres from internal finished floor level.

I have advised that the dwelling is sited further back into the site, in line with the front elevation of number 45 Kentish Lane. Doing so however would likely make the dwelling unduly dominant and result in adverse loss of sunlight and daylight from the neighbouring properties at numbers 39 and 45 Kentish Lane. To this end, it is recommended that the footprint/floorspace of the dwelling is reduced and shape altered to mitigate against such impact on neighbours living conditions.

Ecology & biodiversity

In accordance with section 15 of the NPPF, the development should minimise impacts on and provide net gains for biodiversity.

The application site contains a large amount of trees and vegetation and is located in an area of high priority for habitat creation. I consider that if bats or other protected wildlife are present, they are likely to be affected. Should a future planning application be submitted, I recommended that it is supported by an ecological appraisal undertaken by an appropriately qualified and experienced ecologist. If bats or other protected wildlife are found, further surveys and mitigation measures will need to be included.

Measures to provide net gains for biodiversity should also be demonstrated alongside the ecological appraisal.

During my site visit, I noticed a plant which appeared to resemble Japanese Knotweed close to the footprint of the proposed dwelling. Whilst the type of plant is unconfirmed, I recommend that a survey is undertaken as a precautionary measure, as Japanese Knotweed could have a detrimental impact on building works and adversely affect other planting on site.

Is the development likely to be approved or refused?

Approved Refused

Any suggested changes Yes No

The changes suggested in order to increase the likelihood of planning permission comprise:

- Refining the extent of glazing on the front façade of the dwelling
- Siting the front elevation of the dwelling back in line with the two-storey front elevation of number 45 Kentish Lane (not the projecting two-storey front elevation) in order to respect the building line; and reduction in footprint/floorspace of dwelling and alteration to its shape in order to ensure that the living conditions of neighbouring properties are protected
- A traditional design which reflects the architectural style of other dwellings on this part of Kentish Lane may receive less resistance from Ward Councillors and the Parish Council.

I would suggest that you discuss the proposal with neighbours before submitting the application as we will consult them along with the Parish Council once the application is received.

Please note that pre-application advice has not been sought from Hertfordshire County Council, Transport Programmes and Strategy, Environment Agency or Hertfordshire Ecology as they each provide their own pre-application advice service, subject to a fee.

This advice represents my personal professional opinion and is given without prejudice to the decision of the Local Planning Authority in respect of this enquiry or any future application which may be submitted. Please note that there may be other issues which come to light when a planning application is submitted and consultations carried out.

Should you have any questions, please contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'D Elmore', written in a cursive style.

David Elmore

Senior Development Management Officer