

HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

Environmental Resource Planning, Environment & Infrastructure
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Mr David Elmore
Senior Planning Officer
Development Management
Welwyn Hatfield Borough Council

Ask for: Anita Parry
Tel: 01992 556149

Date: 22/10/2020

Dear David,

Application Reference: 6/2020/2139/FULL

Proposed development at: Warrenwood Manor Stables & Stud, Hornbeam Lane, Brookmans Park, Hatfield, AL9 6JF

Proposal: Erection of rear extension to stable block

Thank you for consulting Hertfordshire Ecology on the above. I apologise for the delay with this reply.

I am not aware of any habitat or species data for the application site, which is a relatively modern building and likely to be in very good, well-sealed condition. The property is in a rural location, close to horse-grazed fields and mature hedgerows. Hornbeam Lane Local Wildlife Site (LWS) lies 40m to the south-west of the property, however I do not anticipate any adverse effects from these proposals on the LWS.

Given the nature of the site, and lack of apparent characteristics of the building, on this occasion I do not consider there is sufficient likelihood of bats being present and affected for the LPA to require a formal survey prior to determination. However, in the unlikely event that bats are found, given the proposal will involve some modification to the roof, I advise a precautionary approach to the works is taken and recommend the following **Informative** is added to any permission granted.

“If bats, or evidence for them, are discovered during the course of works, work must stop immediately and advice sought on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England, to avoid an offence being committed.”

I trust these comments are of assistance.

Yours sincerely,

Anita Parry,
Ecology Advisor, Hertfordshire Ecology