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ECOLOGICAL STATEMENT – 18th December 2020

New Planning Application for 31 dwellings at Northaw House, Coopers Lane, Northaw, Herts

This Statement provides an updated review of the current ecological state of the site at the residential development at Northaw House, Coopers Lane, Northaw, Herts. This updated review relates to and should be read in conjunction with EIA produced by EBS dated July 2017.

Environmental Business Solutions (EBS) have been involved in the consented development since April 2016 and have conducted numerous ecological surveys during this time. The site is set in a rural area of Hertfordshire and is surrounded in the main by open countryside and agricultural fields, it is placed on the very outskirts of the small village of Northaw. The site itself consists of Northaw House, a large Grade II Listed building originally built in 1698. Additional buildings exist including a stable block, ballroom wing, an apple store and a small cottage. Most of the outbuildings were in a state of disrepair. The buildings are set in approximately 10 hectares of pasture/amenity grassland, which includes mature trees, a small orchard and what was once a walled garden.

EBS conducted a full Ecological Impact Assessment (EclA) of the site from April 2016 through to July 2017, including full bat surveys and reptile surveys. This document was used for the initial Planning Pre Apps which initially proposed 31 residential units and was reduced subsequently at the council's request to 27 units and then reduced to 25 units.

Permission was granted (6/2019/0217/MAJ) October 2019 for the construction of 25 residential units, with Conditions 6 and 10 requiring further bat roost surveys and the creation of a Construction Ecological Management Plan (CEMP). EBS had previously conducted full bat roost surveys during April through to September 2019 (as recommended in the original EclA); report was issued in December 2019. A CEMP was drawn up and issued in February 2020.

EBS have supervised roof repairs on the main building during 2019/20 as per recommendation set out in previous bat surveys.



The development commenced late 2020 with the demolition of the outbuildings and the preparation of the construction work. Again, EBS supervised the works as recommended in the CEMP and the above bat surveys.

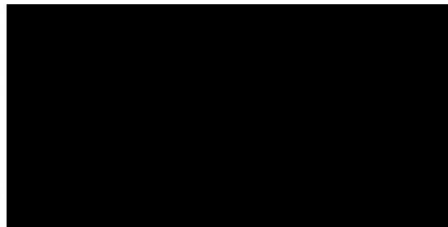
During the above visits EBS routinely conducted walkover surveys to assess any changes in the ecology of the site including badger presence, reptile habitat suitability and amphibian habitat suitability. The conclusions drawn from the walkover surveys is that over the years the ecology of the site has remained stable.

The new application, based on viability, now proposes the original 31unit scheme. The redline boundary of the scheme is to stay as originally approved and as surveyed by EBS for the original EclA and subsequent visits.

Due to the facts that the footprint of the scheme will remain constant and that EBS have routinely monitored the site for over 4 years it is the opinion of EBS that further ecological surveys are not warranted for the new alterations in the proposed new application.

The developer is continuing to work closely with EBS to ensure that no Protected Species or Priority Habitats are negatively affected by the proposals by continuing to adhere to the recommendations of the CEMP.

It is the opinion of EBS that impacts on the ecology of the area by the proposed new development will not change.



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