

# HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and communities

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AL8 6AE

Ask for: Daniel Weaver  
Tel: 01992 588257  
Date: 10/10/2016

Dear Mr Peacock

**LPA reference: S6/2015/1342/PP**

**Proposal: Outline planning application for residential development of up to 121 dwellings, associated infrastructure and a change of use from agricultural land to an extension of the King George V playing field. All matters reserved except for new vehicular access to serve the site, the provision of surface water discharge points and the levels of development platforms**

**Location: Land to the north east of, King George V Playing Fields, Northaw Road East, Cuffley, Hertfordshire, EN6 4RD**

Thank you for consulting Hertfordshire Ecology on this application and I apologise for the delay in my response.

The application site is currently situated within the Green Belt, although I understand that Welwyn Hatfield Borough Council is currently considering the Green Belt Status in respect to this application within the Welwyn Hatfield Draft Local Plan. In addition there is a single record of Blue Bell within the application site.

I believe my colleague commented on this particular application at an earlier stage. In Mr Hick's response (10/02/2015) he agreed with the Preliminary Ecological Assessment (which I note was not included in this application) in that the site was of low ecological value and that further surveys for great crested newts, reptiles, and bats were not necessary, provided certain habitat management activities were conducted at appropriate times of year. However Mr Hicks provided other recommendations regarding an updated badger survey closer to the time of construction, an ecologically sympathetic lighting design, and ecological enhancements that the site could deliver. As this is an outline application I would recommend that a **Condition** regarding an Ecological Design Strategy (or similar) be included in any planning decision. The following wording may be of use to you.

*No development shall take place until an ecological design strategy (EDS) addressing protection, mitigation, and enhancement has been submitted and approved in writing by the local planning authority.*

*The EDS shall include the following:*

*a) Purpose and conservation objectives for the proposed works.*

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- b) Review of site potential and constraints.*
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.*
- d) Extent and location/area of proposed works on appropriate scale maps and plans.*
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.*
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.*
- g) Persons responsible for implementing the works.*
- h) Details of initial aftercare and long term maintenance.*
- i) Details of monitoring and remedial measures.*
- j) Details for disposal of any wastes arising from the works.*

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

I trust these comments are of assistance.

Regards,

Daniel Weaver PhD MSc BSc GradCIEEM  
Senior Ecology and Built Environment Officer, Hertfordshire Ecology