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From: planning@hmwt.org
Sent: 09 July 2015 15:17
To: planning comments
Subject: Welwyn Hatfield Council Online Planning - Comment

Application Number: S6/2015/1342/PP

Name: Herts and Middlesex Wildlife Trust

Address: Grebe House, St Michael's Street, St Albans, AL3 4SN Comment Type: Observation

Comment: The outline development proposals have the capacity to result in a net gain to biodiversity and therefore be consistent with NPPF. However considerable detail and definitive measures will be required to translate the recommendations of the ecological report into a coherent strategy. Ecological measures will need to be stipulated and clearly marked on maps before a full application can be approved. Therefore the following condition is advised:

No development shall take place until an ecological design strategy (EDS) addressing protection of existing features of value, habitat creation and enhancement measures has been submitted to and approved in writing by the local planning authority. The EDS shall incorporate all the recommendations of the submitted ecological report HDA 2015 and the green space areas shown on the outline masterplan.

The EDS shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- 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, e.g. native species of local provenance will be expected in all public open space.
- f) Details of integrated bat and bird boxes to be incorporated into the brickwork of all buildings bordering green space.
- g) Provision for wildlife corridors, linear features and habitat connectivity.
- h) Woodland, tree, hedgerow, shrub, wetland and wildflower planting and establishment.
- i) Proposed new landforms associated with habitat creation, e.g. water bodies and watercourses.
- j) Creation, restoration and enhancement of semi-natural habitats.
- k) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- l) Persons responsible for implementing the works.
- m) Details of establishment, initial aftercare and long-term maintenance.
- n) Details for monitoring and remedial measures.

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