

HERTFORDSHIRE ECOLOGY

Providing ecological advice to Hertfordshire's Local Authorities and Communities

Environmental Resource Planning
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Michael Robinson
Development Management Officer
Welwyn Hatfield Borough Council

Ask for: Bernie Fleming
Tel: 01992 555220

Date: 2 March 2020

Dear Michael,

6/2019/3024/MAJ

Demolition of office building and erection of 128 flats with associated car parking, landscaping, amenity space, bin and cycle storage, with alterations to existing and formation of new access on Broadwater Road and alterations to the existing access on Broad Court

29 Broadwater Road, Welwyn Garden City AL7 3BQ

Thank you your letter of 24 December 2019 which refers; I apologise for the delay with this reply.

The Hertfordshire Environmental Records Centre holds no records of notable ecological significance in the area that will be adversely affected by this development proposal. This opinion is largely supported by the accompanying Preliminary Ecological Appraisal (PEA) by TMA (July 2019) which accompanies this application.

The PEA concluded that the proposed development site only supported a restricted range of features of low ecological importance and although some benefitted from protection in law the proposed development would not have a significant impact. I have no reason to disagree with the conclusions made; the PEA was thorough, appropriate to the task and its appreciation of recreational pressure was welcomed; for the avoidance of doubt, we do not believe that measurable increases in the use of Sherrardspark SSSI and Local Nature Reserve will result from this proposals given the distances involved and the large population already present.

However, this positive outcome was dependent on the adoption of a series of avoidance, mitigation and enhancement measures described in (boxes in) Sections 7 and (in free text) in Section 8. These are reasonable, proportionate and adequate to meet the expectations of national and local policy and **should be secured by condition or similar in any consent.**

As suggested, the most appropriate tool for delivering these will be via a Landscape Management Plan (LMP). This should **be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development and should include the following:**

- a. A description and evaluation of the features to be managed.**
- b. Ecological trends and constraints on site that might influence management.**
- c. Aims and objectives of management.**
- d. Appropriate management options for achieving aims and objectives.**
- e. Prescriptions for management actions.**
- f. Preparation of a works schedule (including an annual work plan capable of being rolled forward over a five-year period).**

g. Details of the body or organisation responsible for the implementation of the plan.

h. Ongoing monitoring and remedial measures.

The LMP should also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.”

Provided these measures adopted, there will no other ecological constraints and the application can be determined accordingly. We will be happy to comment on the LMP when produced.

I hope these comments are helpful and given the delay in responding, are still able to influence this application.

Yours sincerely,

Bernie Fleming

Ecology Advisor

Hertfordshire Ecology