



Naomi Reynard

Development & Conservation
North Hertfordshire District Council,
PO BOX 10163, Nottingham, NG6

Hertfordshire LEADS
Hertfordshire County Council
County Hall, Pegs Lane
Hertford, Herts, SG13 8DF

ecology@hertfordshire.gov.uk

16/12/2024

Dear Naomi

Details reserved by condition 19 (Updated Management Strategy) of planning permission reference no 23/00743/RM granted 18.06.2024.
24/02600/DOC
Land Adjacent To Oaklea And South Of Cowards Lane Codicote Hertfordshire SG4
8UN Land Adjacent To Oaklea And

Overall Recommendation:

The Conditions can be partly discharged.

Supporting documents:

- Biodiversity and landscape management plan (lemp), by ilex, 7/02/2024.
- Management responsibility areas ch034-0011, 05/11/24.
- Lemp plan drawing, ch034-001a.03/02/24.

I have made use of the following documents in providing this advice:

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

The Landscape and Ecological Management Plan demonstrates how an overall net gain for biodiversity will be delivered, gives the details of species-mix proposed for the planting, and aligns management prescriptions with the condition statements that need to be met to achieve the proposed biodiversity uplift. This includes details of what to do with grass cuttings. The document also outlines who will have responsibility over the differing stages of the development and the location of the species enhancement are shown on the Landscape and Ecological Management Plan Drawing. However, although over all the submitted Landscape and Ecological Management Plan meets much of the requirements of the conditions, there are two points that need clarification.

1. The mitigation state that the maintenance of a varied sward height will be achieved through the annual cut. The proposal for that cut is to restrict the depth of the cut to no more than 15cm. Further details are required as to how condition assessment criteria 2 will be afully chieved.

2. Condition 20 requires the provision of hedgehog holes, these are not mentioned in the documents.

Consequently, these matters should be addressed prior to these conditions being fully discharged.

I trust these comments are of assistance,

Regards

Simon Richards
Senior Ecologists, Hertfordshire LEADS

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.

Appendix – Conditions

Outline Application 17/01464/1, Condition 15;

‘Prior to the commencement of development and any landscaping works, a Biodiversity and Landscape Management Plan (Landscape Ecological Management Plan) which details how the ecological units will be delivered as the part of the development shall be submitted to and approved in writing by the Local Planning Authority. It should address the aspirations of NPPF in achieving over all net gain for biodiversity, along with details on how it is planned to incorporate biodiversity as part of the development scheme, how the habitats within the site boundary will be managed to maintain long term biodiversity objectives, and if possible who will have the management responsibilities. As such the plan shall include the following:

- aims and objectives of management
- existing and proposed features to be managed, including specific reference to improvements to retained hedgerows
- species composition of habitats to be enhanced and created
- a programme for implementation
- the body or organisation responsible for implementation of the plan, and
- monitoring and remedial measures of the plan

Reserved Matters Application 23/00743/RM, condition 19;

‘Prior to commencement of any above ground construction works an updated Management Strategy to reflect management details to include:

- Removal of cuttings in order to maintain species-rich grasslands
- Details of species-mix proposed for the planting species-rich wildflower grasslands.

Shall be submitted and approved in writing to the Local Planning Authority. The approved updated Management Strategy shall be complied with on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.’

Reserved Matters Application 23/00743/RM, condition 20;

‘Prior to commencement of any above ground construction works an updated plan to show species-specific features proposed across the site:

- integrated and free standing bird boxes (including swift boxes);
- integrated and free standing bat boxes;

- hedgehog holes
- reptile / amphibian hibernacula

Shall be submitted to and approved in writing by the Local Planning Authority.
The approved details shall be implemented on site prior to occupation.'