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Contact: Bernie Fleming
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Date: 17 March 2025

Dear Naomi,

24/02601/DOC

Details reserved by condition 20 (Updated Plan to Show Species-Specific Features Proposed Across the Site) of planning permission reference no 23/00743/RM granted 18.06.2024

Land Adjacent to Oaklea and South of Cowards Lane, Codicote, Herts SG4 8UN

ECOLOGICAL IMPLICATIONS

Overall Recommendation

- ☒ Condition 20 can be discharged in full

Supporting documents

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

- LEMP Plan Drawing (CH034-001B) – ilex Landscape Architects (3 February 2024)
- Management Responsibility Areas (CH034-0011) - ilex Landscape Architects (5 November 2024)
- Biodiversity and Landscape Management Plan (LEMP) (CH034-002B) - ilex Landscape Architects (7 February 2024)

Comments

Thank you for your letter of 24 January 2025 which refers, and for consulting Herts LEADS (Ecology); I apologise for the delay with this reply.

We have been consulted previously on this application to discharge Condition 20 (see Appendix1 for the wording) though in our reply of 31 December 2024, recommended that

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only a partial discharge could be granted. This was because although the LEMP and LEMP Plan satisfied the need to describe the type/design and location of the hibernacula, the integrated and free-standing bird boxes, and the free-standing bird box, it failed to show the location of either the integrated bat boxes or hedgehog fencing/gravel boards.

Regarding the information submitted this time, I note that although the LEMP Plan Drawing still has the same date, it has been amended (Rev: CH034-001B) to include the location of all the bird and bat boxes, hibernacula and hedgehog gravel boards.

I also note that amendments have been made to the LEMP (now Rev: CH034-002B) (though the date remains unchanged). Along with other changes, p36 'faunal enhancements' now shows details of the bird and bat boxes, hibernacula and gravel boards, further information on the latter suggested by Appendix G appear to be missing.

In contrast, the Management Responsibility Areas map appears to be unaltered from before.

Drawing this together, both the LEMP and LEMP Drawing now provide the necessary information and in turn, I consider the type, number and locations of these features to be adequate to satisfy the terms of the Condition. I say this even in the absence of the gravel board design. This is because these are a standard design and available off-the-shelf.

Accordingly, I can now recommend that Condition 20 can be discharged in full.

Yours sincerely,

Bernie Fleming

Ecology Advisor, Hertfordshire LEADS

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

Appendix 1

Condition. 20

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

- o integrated and free standing bird boxes (including swift boxes);
- o integrated and free standing bat boxes;
- o hedgehog holes
- o 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.

Reason: to ensure protected species issues are adequately considered in the design and management of the development site and in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031).