

From: Charlotte Bailey <charlotte.bailey@turley.co.uk>
Sent: 07 January 2026 16:47:08 UTC+00:00
To: "Nikki Paul" <Nikki.Paul@north-herts.gov.uk>
Cc: "Ben Glover" <Ben.Glover@north-herts.gov.uk>; "TSO Team" <TSO.Team@north-herts.gov.uk>
Subject: RE: 25/02064/OP - Land Adjacent to 10 Hambridge Way, Pirton
Attachments: DLL-ENQ-HERT-00045 - Land South of Hambridge Way Pirton - Countersigned IACPC with Annex 3 location map - 12.08.2025 MH.pdf

Hi Nikki,

Wishing you a very happy New Year!

Thank you for your email and apologies for my delayed response.

As requested, please find attached the redacted version of the countersigned document above or your reference.

Please let me know if you require any further amendments.

Many thanks,

Charlotte

Charlotte Bailey
Senior Planner

**Turle
y**

Mobile: +44 7557 265 689
Office: 01223 810990

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From: Nikki Paul <Nikki.Paul@north-herts.gov.uk>
Sent: 06 January 2026 16:23
To: Charlotte Bailey <charlotte.bailey@turley.co.uk>

Cc: Ben Glover <Ben.Glover@north-herts.gov.uk>; TSO Team <TSO.Team@north-herts.gov.uk>
Subject: FW: 25/02064/OP - Land Adjacent to 10 Hambridge Way, Pirton

Good afternoon

Please can you provide an unlocked version of the countersigned document or redact the below information/signatures/phone number/email.

unlocked, payable within 14 days of receipt

Basis of calculation of Conservation Payment:

0.9 compensatory ponds required at £20,200 each = £18,180.00 plus VAT = total £21,816.00 .

If a 1st Stage Conservation Payment is required, the Conservation Payment shall be split as follows: See 4.2 to 4.6, above

1st Stage Conservation Payment: £- plus VAT = total £- . See 4.5, above

2nd Stage Conservation Payment: £- plus VAT = total £- . See 4.6, above

Plus:

Administration fee for Impact Assessment and Conservation Payment Certificate £570 plus VAT = total £684 See 4.1, above

Fee payable on the issue of a licence £690 (no VAT) See 4.7, above

Date: 07/08/2025 See clause 5.11, below

Additional comments on the Conservation Payment:

A breakdown of the Conservation Payment per pond is given at Annex 2.

The Conservation Payment must be made in full before a licence under regulation 55 of the Conservation of Species and Habitats Regulations 2017 (as amended) may authorise activities that would otherwise breach Regulation 43 of those regulations.

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Annex 2

Breakdown of Conservation Payment per compensatory pond required

Habitat delivery (66%)	Compensatory pond creation or restoration*	£5,135 per pond, including cost of obtaining planning permission where necessary	Funds to be spent as soon as possible
	Contingency fund for replacement of compensatory pond	£900 per pond initially created	Funds to be pooled Spent on the creation of further ponds at Natural England's discretion, within 25 years
	Compensatory pond maintenance	£5,290 per pond initially created	Funds to be pooled Spent over 25 years
	Habitat facilitation, strategy provision and licence compliance	£2,200 per pond initially created	Funds to be pooled Spent over 25 years
Habitat monitoring (19%)	Monitoring	£3,590 per pond initially created	Funds to be pooled Spent over 25 years, including eDNA and HSI surveys
	Modelling and mapping updates	£210 per pond initially created	Funds to be pooled Spent at regular intervals over 25 years
Administration (15%)	Natural England: management and administration of scheme	£2,875 per pond initially created	Funds to be pooled Spent over 25 years

Plus VAT

Kind regards



Nikki Paul
Technical Support Officer
01462 474270

www.north-herts.gov.uk

From: Ben Glover <Ben.Glover@north-herts.gov.uk>
Sent: 05 January 2026 15:50
To: TSO Team <TSO.Team@north-herts.gov.uk>
Subject: 25/02064/OP - Land Adjacent to 10 Hambridge Way, Pirton

Hello,

Would it be possible to upload the attached documents to the website please and to reconsult the LLFA and Liz (Ecology).

I am unsure if the Countersigned IACPC document can appear on the website. Can we check please? If not, can we still upload it to NECDM please?

Many thanks,
Ben



Ben Glover MRTPI
Senior Planning Officer
Major Projects

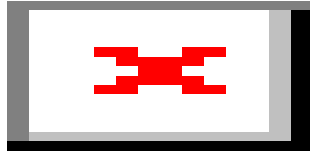
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