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Hertfordshire LEADS
Hertfordshire County Council
Farnham House, Six Hills Way,
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Contact: Helen Saunders
Email: ecology@hertfordshire.gov.uk
Date: 06/02/2024

Dear Andrew,

APPLICATION: [25/00215/DOC](#)

PROPOSAL: Details reserved by condition 24 (Landscape and Ecology Management Plan) of planning permission reference no 22/01842/FP granted 10.01.2023

ADDRESS: Barn To The West Of Lordship Farmhouse, Pirton Road, Holwell, Hertfordshire

ECOLOGICAL IMPLICATIONS

Overall Recommendation:

- ☒ Further information is required before Condition 24 can be discharged

Supporting documents:

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

- Landscape and Ecological Management Plan (CEMP) (RammSanderson, December 2024)

Condition 24

'No development shall take place (including demolition, ground works, vegetation clearance) until a Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall 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 (for example but not limited to enhancements such as bat and bird boxes (including for barn owls) and other features for fauna, native species planting and hedgerows, wildflower meadow and mixes, species of benefit for biodiversity, e.g. pollinators).*
- e. Prescriptions for management options.*
- f. Preparation of a works schedule (including an annual work plan capable of being rolled forward over a minimum five year period).*
- g. Management responsibilities; and*

h. Ongoing monitoring and remedial measures.

These works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the ecological impacts of the biodiversity present are properly addressed on this site and to demonstrate net gain can be achieved from the development.'

Comments:

The general principles, objectives and approach detailed in the Landscape and Ecological Management Plan (Ramm Sanderson, Dec 2024) are acceptable. However, the following amendments/clarifications are required:

- Prescriptions in the text regarding hand trimming and pruning the newly planted hedge during winter for the first couple of years have not been included in the Management Timetable and the Timetable only includes the removal of vegetation during the first year.
Management by trimming is acceptable, but brash should not be left in situ but removed / chipped or composted. Otherwise, it may be considered as too untidy and the hedges immediately over-managed for neatness and visual amenity purposes to avoid this.
- Prescriptions for the native scrub planting or grassland areas (including along the driveway) have not been provided.
- The LEMP references a review after 5 years but the mechanism and responsibilities for securing this have not been provided.
- The LEMP provides details for who will be responsible for delivery of the Plan during its implementation (construction) phase. However, information on who will be responsible for the ongoing management, maintenance and monitoring has not been included. Details should include:
 - Who has overall responsibility for ensuring the remedial and monitoring measures are achieved post-development and how will these measures be funded to enable delivery of regular maintenance.
 - Who has ongoing responsibility for the delivery of maintenance measures post-development.
 - The mechanism, timescales and responsibilities for compliance monitoring including reporting to the LPA.
 - Details of how the new residents will be informed about landscape and ecological features and required ongoing maintenance and monitoring especially in respect of the owl boxes.
- The LEMP states that "An inspection hatch will be incorporated to allow debris to be removed every 3-4 years to maintain internal depth and prolong barn owl use." This will need to be undertaken by a suitably qualified/licensed person.

Thank you for consulting this office on the above application.

I trust these comments are of assistance,

Regards,

Helen Saunders MCIEEM
Ecology Advisor, Hertfordshire LEADS

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