

# Comments for Planning Application 3/23/1447/OUT

## Application Summary

Application Number: 3/23/1447/OUT

Address: Land East Of The A10 Buntingford Hertfordshire

Proposal: Outline planning for the development of 350 dwellings, with up to 4,400 sqm of commercial and services floorspace (Use Class E and B8) and up to 500 sqm of retail floorspace (Use Classes E) and other associated works including drainage, access into the site from the A10 and Luynes Rise (but not access within the site), allotments, public open space and landscaping

Case Officer: Amit Patel

## Customer Details

Name: Herts and Middlesex Wildlife Trust

Address: Herts and Middx Wildlife Trust, St Albans AL3 4SN

## Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection: The full biodiversity metric must be submitted not a summary.

The full biodiversity metric must be supplied not a summary. All habitats selected must be justified with survey evidence including species lists, relative abundances and quadrat data. All condition statements must be accompanied with condition sheets that are consistent with the survey data. The application cannot be decided without this.

The East Herts Sustainability SPD states:

'7.37 ... A biodiversity impact assessment calculation using the Defra (version 2 updated by Natural England, or as amended) biodiversity metric, unless advised otherwise by Herts Ecology and demonstrating a minimum 10% net gain in ecological units'

The provision of integrated bat boxes and swift boxes in all suitable buildings should be secured by condition. Swift boxes must be specified because these boxes will be used by other birds but sparrow boxes will not be used by swifts. A suitable condition is:

'No development shall commence until details of the model, and location of 350 integrated bat boxes and 350 integrated swift boxes has been supplied to and approved by the LPA. These should be incorporated into the brickwork of each dwelling, fully installed prior to occupation and retained as such thereafter.'

Reason: In accordance with EHLP policy NE3 VIII

