

Claire Westwood
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL

20 March 2024

Our Ref: HP/5313

Dear Ms Westwood

APPLICATION NO: 20/2783/DIS
FORMER LITTLE FURZE SCHOOL GOSFORTH LANE SOUTH OXHEY

**APPLICATION FOR NON-MATERIAL AMENDMENT: CONDITION 14 WOODLAND
MANAGEMENT PLAN**

Planning portal reference: PP-12883631

A planning application (ref 20/1677/FUL) under Section 73 (Town and Country Planning Act 1990) was granted planning consent on 22 October 2020 for the erection of up to 70 dwellings (Use class C3) and a 75-bed care home (Use Class C2) with associated new access (appearance, landscaping, layout, and scale reserved) to allow the phasing of development.

The consent was subject to pre-commencement Condition 14 which required that:

No development shall take place until a Woodland Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Woodland Management Plan shall include measures for coppicing part of the adjacent woodland owned by Hertfordshire County Council to offset ecological impacts arising from the proposed development. The woodland shall be managed in accordance with the Woodland Management Plan.

A Woodland Management Plan was prepared in October 2020 and submitted on 22nd December 2020 under application ref: 20/2783/DIS to discharge Condition 14 Woodland Management Plan. Condition 14 was fully discharged when consent was granted on 19th February 2021.

The approved Woodland Management Plan discharged under Condition 14 is dated 2021-27. All works contained in the Woodland Management Plan are required for completion across this period and specific works were required in 2021 as part of the Year 1 requirements (page 8) comprising:

Re-coppice hornbeam, remove cherry laurel, monitor and remove cherry laurel regeneration.

Since the implementation of the woodland management plan slipped by a year, an application for a non-material amendment was submitted and approved an amendment to the wording of condition 14 (20/2783/DIS) as follows:

The woodland shall be managed in accordance with the Woodland Management Plan (Woodland Management Plan Revision 2 – April 2022).

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Due to number of factors including site conditions, the Council's ecological consultant was not able to complete the entirety of coppicing in Compartment 1, during Year 1 of the Woodland Management Plan. Three trees remain to be coppiced. It was intended to complete the remaining works in the autumn/winter of 2023 as it was considered that this would not result in a noticeable difference in re-coppice regeneration structure and was consistent with the strategy for Compartment 1.

The Year 2 works were commenced in winter 2023 and the other activities within the Woodland Management Plan were completed. However, due to adverse weather conditions saturating the ground, coppicing of the remaining three trees could still not take place in the scheduled window. It is now intended to complete coppicing of these remaining three trees in Compartment 1 this winter, in Year 3 (Winter 2024/2025).

Completion of the final three trees in compartment 1 in Year 3 is not considered to have any adverse impact on the successful delivery and outcome of the approved Woodland Management Plan. The Woodland Management Plan has been amended to record this minor variation to the timetable and is included as part of this application for a non-material amendment.

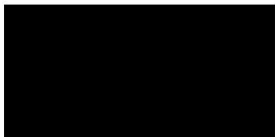
We would propose condition 14 be amended as follows:

The woodland shall be managed in accordance with the Woodland Management Plan (Woodland Management Plan Revision 3 – April 2024).

If you require any further information or clarification, please do not hesitate to contact the undersigned.

Thank you very much.

Yours sincerely,



HANNAH PHILP
PLANNING ASSISTANT
FOR VINCENT AND GORBING



CC:

John Evans HCC
Helen Pardoe HCC

