

**From:** Claire Westwood <claire.westwood@threerivers.gov.uk>  
**Sent:** 17 Feb 2025 03:00:49  
**To:** TR.EDMSmyemails@threerivers.gov.uk  
**Cc:**  
**Subject:** Land To North Of Little Green Lane Croxley Green WD3 3SP 24/2073/OUT  
**Attachments:**

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Dear

**RE: Land to the North of Little Green Lane Croxley Green WD3 3SP**

**Application Number 24/2073/OUT**

In write to you in response to the ecology comments provided by Hertfordshire County Council (HCC) on 10 February 2025, in respect of the above development proposal.

HCC has stated:

*'The ecologist has recommended that nesting bird surveys specifically for red kites should be carried out. If breeding is therefore confirmed onsite, further mitigation should be implemented which is listed in s4.10.2 of the ecology report. Given the size of the development and significant disturbance it would cause, I advise that the nesting bird surveys for red kites should be carried out prior to determination. The results should then be included in a report, with any appropriate mitigation measures included in the below CEMP to ensure no schedule 1 species are disturbed during the works'.*

In our EcIA submitted to inform the development proposal, Section 3.8.2 vii clearly states that red kites were identified as 'probably nesting' within Green Lane Wood LWS in 2024, located in the eastern portion of the site (also illustrated on Figures 8a-d). Whilst no direct evidence of an active nest was identified, a pair of red kites were observed exhibiting nesting behaviour over the Green Lane Wood LWS during each survey walkover, hence the 'probably breeding' classification.

Section 4.10.2 of our EcIA clearly identifies potential disturbance impacts to red kites because of construction but also concludes that the potential for disturbance to red kites and its relative magnitude would be significantly influenced by several variables, including the specific location of the nest site relative to construction activities. Our EcIA goes on to recommend pre-construction surveys for red kite to inform further mitigation measures (such as construction buffer zones), the detail of which should be captured in a CEMP and secured by planning condition '*when more detail would be known of likely construction start dates and the build programme*' my emphasis.

It is understood that construction is unlikely to start until 2027, therefore, undertaking red kite surveys in 2025 prior to determination, as requested by HCC, will have no merit in informing potential mitigation measures which will be required two years later. It is vital that the red kite surveys are as current as possible to accurately inform mitigation measures.

It is therefore my professional opinion that the red kite surveys as recommended by HCC are not required prior to determination, instead the detail of the pre-commencement survey requirements and associated mitigation measures should be secured by planning condition.

Please do not hesitate to contact me should you wish to discuss.

Your sincerely ,

**Steven Weber**  
Associate Ecologist



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