environmental business solutions

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Management Plan to Enhance and Restore Water Course Adjacent to Cheshunt Football Club, The Stadium, Theobalds Lane, Cheshunt, Herts, EN8 8RU

Planning Permission is sort for the development of Cheshunt Football Club, The Stadium, Theobalds Lane, Cheshunt, Herts, EN8 8RU. Part of this process involved consulting The Environment Agency.

In the Environment Agency's (EA) response Ref' NE/2018/128704/01-L01 dated 22 June 2018, they state -

" We object to the proposed development due to the ecplogical appraisal failing to acknowledge the presence of the Trinity Marsh Ditch which is designated a main river and provide enhancements as part of the development.
Objection – Opportunity missed for watercourse restoration/enhancement.
We object to the proposed development as submitted due to the failure to restore the ecological value of the watercourse and river corridor, and recommend that planning permission should be refused on this basis".

It should be noted that at the time of the ecological appraisal conducted in 2015 (revised Feb 2017) by Environmental Business Solutions (EBS), Trinity Marsh Ditch (referred to as Thebald's Brook by EBS) was approximately 25m outside of the proposed developments redline boundary, however it does fall within the footprint of the developers (LW Developments Ltd) remit.

The EA go on to state –

"Overcoming our objection
It may be possible to overcome this objection if a scheme is submitted by the applicant demonstrating how the watercourse will be restored and enhanced to a more natural state and maintained as such thereafter".

Due to this objection and advice, LW Developments Ltd have commissioned EBS to assess Trinity Marsh Ditch and its immediate surroundings and to construct a scheme to satisfy the EA's concerns.

Background.

EBS first conducted an Ecological Appraisal report of the site known as; Cheshunt Football Club, The Stadium, Theobalds Lane, Cheshunt, Herts, EN8 8RU during the summer of 2015. At that time, the redline boundary of the Site omitted Trinity Marsh Ditch / Theobald's Brook and was therefore over-looked. As the planning process proceeded an objection was raised by the Environment Agency due to the ditch not being considered and requesting that a scheme be submitted by the applicant demonstrating how the watercourse will be restored and enhanced to a more natural state and maintained as such thereafter. LW Developments Ltd therefore commissioned EBS to assess Trinity Marsh Ditch / Theobald's Brook and its immediate surroundings and to construct a scheme to satisfy the EA's concerns.

EBS revisited the Site during July and August 2018 to assess the current state of the ditch and its immediate surroundings. Using these findings a management plan for the area was agreed between EBS and LW Developments Ltd.

Assessment.

The area of concern is a wooded area of approximately 0.50ha of deciduous woodland dominated by mature Sycamore (*Acer pseudoplatanus*) with areas of Beech (*Fagus sylvatica*) and Oak (*Quercus robur*). The ground flora is dominated by Bramble (*Rubus fruiticosus*), Common Nettle (*Urtica dioica*), Ground Ivy (*Glechoma hederacea*) and grasses with occasional Cuckoo Pint (*Arum maculatum*) and Wood Avens (*Geum urbanum*) ect. The density of the trees is currently cutting off light to allow ground flora to establish.

Theobald's Brook runs west to east for about 220m along the southern boundary of the Site. The brook is in the main in good condition with established banks and free flowing water.

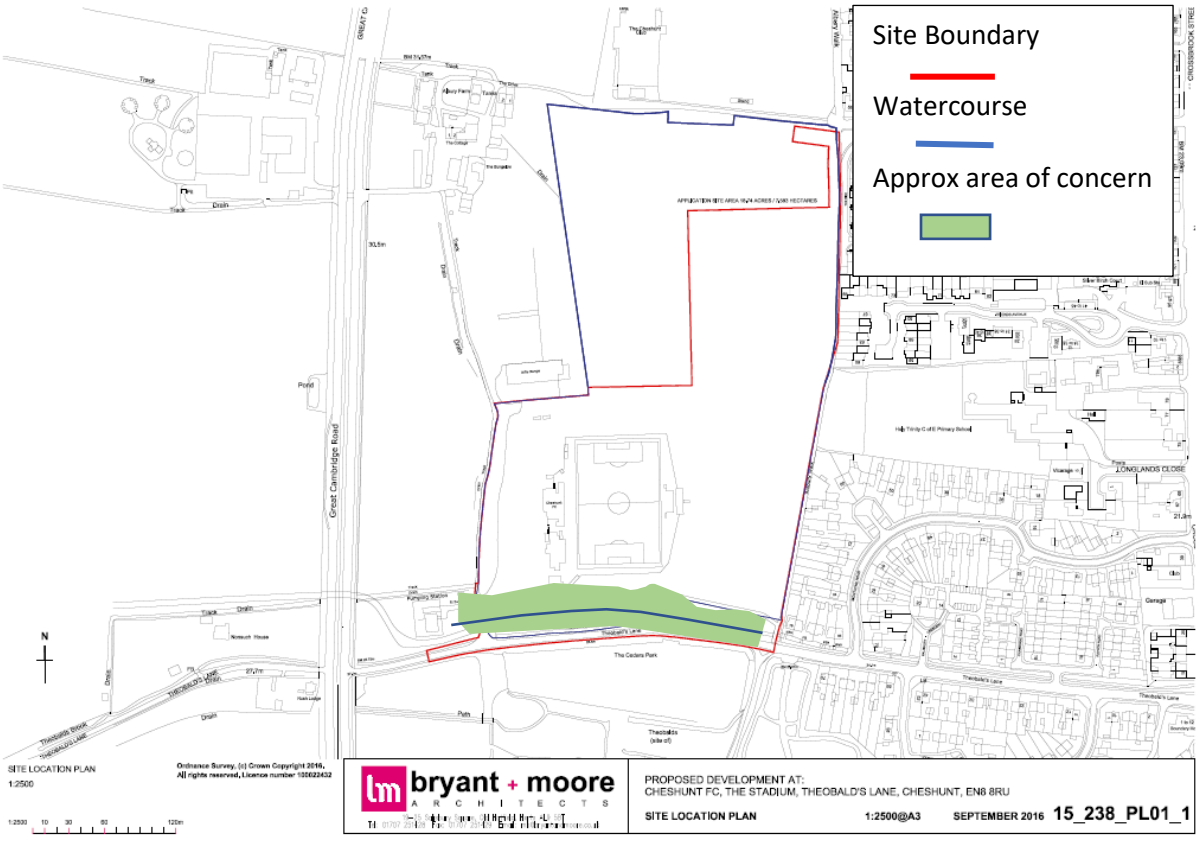
Negative notes;

- The brook is littered in parts with general household waste. The majority of littering appears to come from the road verge (No major objects are present and the brook runs freely).
- Woodland is dominated by invasive Sycamore
- Little light getting to woodland floor or brook banks

Positive notes;

- Free flowing brook
- Established intact banks
- Mature well established woodland
- Signs of potential woodland flora

Fig 1. Area of concern in relation to Site.



Management Plan.

Action	Timing	Frequency	Reasoning	Outcome
Sycamore saplings (less than 75mm DBH) to be removed. Areas of clearance to be identified prior to commencement by a suitably qualified ecologist	March / April -	Annually	Trees are easily identified and will be removed prior to seeds being disbursed	Foliage reduced allowing more natural sunlight to penetrate woodland / brook floor. Allowing native flora to succeed. Greater access to water course.
Bramble and Ivy to be reduced. Areas of clearance to be identified prior to commencement by a suitably qualified ecologist	March / April - Annually	Annually	Plants are easily identified and will be removed prior to seeds being disbursed	Foliage reduced allowing more natural sunlight to penetrate woodland / brook floor. Allowing native flora to succeed. Greater access to water course.
Litter removal	March/April and Sept / Oct	X2 Annually	Reduce potential harm to wildlife and reduce pollution / blockage to watercourse	Free flowing stream, less harm to wildlife. Esthetical appearance to site. Greater access to water course.
Assessment of area by suitably qualified ecologist	Mid-Summer	Annually	Calculation of improvement to biodiversity of area.	Ongoing management analysis of site. Ability to adjust ongoing management.
Planting Scheme	End of first	Ongoing	Increase of native	Improvement to

	year assessment		species	biodiversity
All the above actions are subject to change reference to annual assessment of area by a suitably qualified ecologist				

Conclusions.

The above actions will allow the area and the brook to re-establish itself to a more natural state. Clearance of dense foliage and invasive sycamore trees will allow more native ground flora to become established both in wooded areas and along the brook itself. Litter removal will reduce possible structural damage to the brook, reduce un-natural blockages occurring and reduce pollution. The annual assessment will allow the calculation of biodiversity improvement and permit a planting scheme to be designed to enhance the ecology of the area.

The above management plan will produce a net biodiversity gain to the immediate and wider area. It will also allow better access to the watercourse for any possible future works.

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