

Hertfordshire LEADS (Ecology)
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15/09/2025

Application

Variation of condition 2 (revised plans) and condition 10 (Flood Risk Assessment) of planning permission 22/03092/FP granted 15.03.2024 for Residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Grays Lane (as amended)
[25/01745/S73](#)
Land To The East Of Foxholes And Gainsford And On The West Side Of Crow Furlong Hitcham Hertfordshire

Documents:

- Biodiversity Net Gain - Landscape And Ecological Management and Maintenance Plan, Rev C – 20.10.2025.

Consultancy: James Blake Associates, Aspect Ecology.

Summary of Advice:

Condition 7 Can Be Fully Discharged.

Over all changes to the design to the permitted development:

Updated response to that provided on the 15/09/2025 regarding Condition 7. The advice given previously relating to bats, other protected species, condition 8 and condition 28 (lighting) still stands.

Condition 7

	Development shall not commence until a biodiversity net gain management plan (BNGMP) has been submitted to, and approved in writing by, the local planning authority.	Sufficient information	Additional comment
aa)	The content of the BNGMP shall ensure the delivery of the agreed	Yes	No

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

	number of habitat and hedgerow units as a minimum (+0.47 habitat units, +0.64 hedgerow units) to achieve a net gain in biodiversity and include the following		
a)	Description and evaluation of habitat parcels to be managed, cross referenced to individual lines in the metric.	Yes	Yes
b)	Appropriate management options for achieving target condition for habitats as described in the approved metric.	Yes	Yes
c)	Preparation of an annual work schedule for each habitat parcel (including a 30 year work plan capable of being rolled forward in perpetuity).	Yes	No
d)	Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.	Yes	Yes
e)	Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.	Yes	No
f)	Reporting plan and schedule for informing LPA of condition of habitat parcels for 30 years.	Yes	No

- a) The excel spreadsheet version of the metric has now been supplied which confirms that only a single condition target is being set for each type of habitat. Given this the need to reference individual parcels is not required.
- b) The advice on cutting the hedges has now been amended to state throughout the document that it should be carried out outside of the bird nesting season.
- d) A suitable seed mix for the wildflower areas I has now been specified.

I advise that the requirements listed by **Condition 7 can be discharged** and that the submitted Biodiversity Net Gain - Landscape and Ecological Management and Maintenance Plan, **Rev C** – 20.10.2025 is suitable to be used as the reference document to discharge the onward actions of the Condition.

I trust these comments are of assistance and kind regards.

Simon Richards

Senior Ecologists, Hertfordshire LEADS