



Crossland
Ecology

Biodiversity Gain Plan

Site: Ramridge Farm, Luton Road, Kimpton,
Hitchin

Client: F C and D Manning

Date: April 2025



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Site assessments / surveys (where required) have been restricted to a level of detail required to achieve the stated objectives of the work.

Due to the temporal nature of ecology, the findings of this report should not be relied upon if a significant amount of time has passed, as defined by the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

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1.0 Summary

- 1.1** This Biodiversity Gain Plan (BGP) incorporates the findings and recommendations of the approved Statutory Biodiversity Metric (completed by ACJ Ecology on 10.02.2025) and associated Biodiversity Assessment (Andy May, 2025) carried out for Ramridge Farm, Luton Road, Kimpton, Hitchin (the Site).
- 1.2** The Site was approximately 0.4ha in extent and comprised modified grassland with a section of species-poor native hedgerow along the western and southern boundaries.
- 1.3** With the inclusion of the measures set out in this report, the on-site proposals result in a net gain of 13.03% (0.10) habitat units and 11.95% (0.02) hedgerow units. As such, the development overall produces a 10% net gain for each unit category in line with current local and national planning policy.
- 1.4** It is deemed that there will not be a requirement for a HMMP due to the provision of habitats at their lowest condition (poor), with no particular management or maintenance measures required over and above the initial creation actions.
- 1.5** It is considered that if the on-site measures are implemented, the Site can deliver BNG and adhere to both local and national current planning policy and the Environment Act (2021).

2.0 Introduction

Purpose of this Report

- 2.1** Crossland Ecology was commissioned by F C and D Manning to produce a Biodiversity Gain Plan (BGP) for land at Ramridge Farm, Luton Road, Kimpton, Hitchin (the Site). A plan showing the proposals is provided in Appendix 1.
- 2.2** This BGP incorporates the findings and recommendations of the approved Statutory Biodiversity Metric (completed by Andy May on 10.02.2025) and associated Biodiversity Assessment (ACJ Ecology, 2025).
- 2.3** The Site baseline ecological valuation has been based on the above Biodiversity Assessment and the previous Preliminary Ecological Appraisal (PEA) of the Site, carried out by ACJ Ecology on 18th October 2024 (ACJ Ecology, 2024). The UK Habitat Classification (UKHab) baseline survey map from the PEA has been digitised (Appendix 3).
- 2.4** The Site post-development ecological valuation has been based on the proposed development scheme (Appendix 4).
- 2.5** Calculations of the proposed development were based on the approved scheme shown in Appendix 1. These calculations have been used to guide the proposals design and determine the level of biodiversity net gain (BNG) change as a result of the development and to identify any necessary mitigation measures.

Aims and Objectives

- 2.6** The aims of this report are to:
- Calculate the baseline conditions as biodiversity units;
 - Inform the proposed development design (where possible):
 - Calculate changes to biodiversity units as a result of the proposed development; and
 - Calculate proposed mitigation measures (as far as possible) and enhancement opportunities where appropriate to demonstrate a net gain for biodiversity.
 - Demonstrate the deliverability of 10% biodiversity net gain from the proposals.

Site Description

- 2.7** As described in the PEA, the Site was approximately 0.4ha in extent and comprised modified grassland with a species-poor native hedgerow along the western boundary.

Condition assessment limitations

- 2.8** The Site was assessed under the DEFRA Statutory Metric. The PEA (ACJ Ecology, 2024) stated that:

“ The survey was undertaken during the sub-optimal survey season.10 Given the nature of the site, an accurate record of the habitats and species present was recorded. It

may be that additional plant species were present, which were not visible at the time of the survey. Notably, species diversity and dominant plant assemblages may increase or change throughout the season. Whilst every effort has been made to provide a comprehensive description of the site, no single investigation could ensure the complete characterisation and prediction of the natural environment. However, the survey provides a general assessment of the potential nature conservation value of the site and needs to include a definitive list of plant species.”

Proposed Project Description

- 2.9** The proposals for the Site are for erection of a livestock agricultural barn (‘the Proposed Development’), as per Planning Approval 24/02745/FP.

Planning Policy and Legislation

2.10 This BGP has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England including:

- The Environment Act (2021);
- UK Government's 25 Year Environmental Plan (DEFRA, 2018);
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011);
- National Planning Policy Framework (NPPF) (MHCLG, 2024);
- The Natural Environment and Rural Communities (NERC) Act (HMSO, 2006); and;
- The North Hertfordshire Local Plan 2011 – 2031 (North Herts Council, 2022).

2.11 Relevant local policies are outlined in Appendix 2. Of note, no specific percentage net gain in ecological units is outlined. As such, the minimum requirement is therefore set by that outlined within the Environment Act 2021 (i.e. 10%).

3.0 Methods

General

- 3.1** BNG is an approach to development that leaves biodiversity in a better state than before, whereby the development attempts to achieve a positive net outcome for biodiversity on the Site, post development. This assessment identifies opportunities for ecological enhancement at the Site, aiming to provide a net gain for biodiversity, based upon enhancing the current ecological resource, and creating new habitat where habitat losses have occurred.

Data sources

- 3.2** Several data sources informed the BNG assessment:
- The DEFRA Statutory Biodiversity Metric completed by Andy May on 10.02.2025;
 - Publicly available Open-Source Natural England datasets for Habitats of Principal Importance (HPI), ancient woodland (classed as irreplaceable habitat), and statutory designated sites for nature conservation; and
 - The proposed scheme (Appendix 1) and digitised into GIS (Appendix 5) for use in BNG calculations.

BNG Assessment

- 3.3** Data for habitat and hedgerow were entered into the Statutory Biodiversity Metric calculation tool (an Excel workbook) (DEFRA, 2024) by ACJ Ecology as approved under 24/02745/FP to calculate the ecological baseline for the Site. This information creates the numerical parameters by which the number of Biodiversity Units are calculated. A brief explanation of these factors is provided below.

Area / length

- 3.4** The metric assesses linear habitats, such as watercourses or hedgerows separately from other habitat parcels. Linear habitats are measured in kilometers (km), non-linear habitats are measured in hectares (ha). Areas and lengths were all calculated using measurement tools within QGIS.

Distinctiveness

- 3.5** Each habitat in the UK Habitat Classification (UKHab Ltd., 2023) is automatically assigned a score for distinctiveness within the metric. Distinctiveness recognises the different characteristics of habitats in relation to their capacity for supporting species richness, their tendency to support species found rarely in other habitats, and the rarity of the habitat itself.
- 3.6** It should be noted that irreplaceable habitats (such as ancient woodland) are not adequately measured by the metric and will require separate consideration which must comply with existing national and local policy and legislation. Data relating to these can be entered into the metric, so as to give an indicative picture of the

biodiversity value of the habitats present on a site, but this should be supported by bespoke advice.

Condition

- 3.7** The condition of each habitat is assessed separately using the methods set out in the Statutory Biodiversity Metric User Guide (DEFRA, 2024). This approach details condition criteria for each habitat type, and then applies thresholds for how many of these criteria are met to establish the condition score of the habitat. This requires detailed assessment of the habitat prior to completing the metric. Habitats at the bottom end of distinctiveness do not have a specific approach to condition assessment and are instead given a standard condition score. Scores assigned to condition are given as Good = 3; Moderate = 2; Poor = 1; Not Applicable = 0.

Strategic significance

- 3.8** This element is to assess the habitats on-site in relation to the geographical location in which they are found. Information to determine the significance of a habitat within a specific landscape can be found in a variety of sources that include: local plans, local biodiversity records and National Character Areas. The strategic significance is based on three categories which equates to a different score, which are as follows: High = 1.15; Medium = 1.1 and Low = 1.

Risk factors

- 3.9** The metric includes two risk factor multipliers that reflect the difficulties in creating certain habitat types in a way that achieves significant biodiversity benefits. These are “Time to target condition” and “Difficulty of creation”. These recognise that different habitats attain degrees of maturity at different rates and that the successful creation of some habitats is not certain, due to various environmental and human factors.
- 3.10** Thus, the planned creation of a habitat that will take a substantial amount of time to reach target condition, such as woodland, or that is considered difficult to achieve, such as lowland fen, would equate to fewer Habitat Units than an existing area of the same habitat. The metric contains standard multipliers for each habitat class.

Application of the metric

- 3.11** The Proposed Site Plan which illustrates the footprint of the Proposed Development has been used to assess and quantify the loss of habitat, and calculate the areas of habitat to be retained. These were entered into the metric by ACJ Ecology to provide a value for the habitat, hedgerow and watercourse units to be lost as a result of the development.
- 3.12** The Proposed Site Plan was then used to calculate the extent of each habitat type that is to be created and this information was entered into the Site Habitat Creation section of the tool, along with values for the equivalent parameters as described above, to give a post-intervention value. Where detailed plantings schemes have not

been provided, an informed assumption on likely habitat to be created has been made, suitable for the location and use of the land.

- 3.13** A comparison of the baseline and the post-intervention unit figures then provides the percentage net change in Biodiversity Units, positive or negative.

Assumptions and Limitations

- 3.14** The design documents were used to interpret landscape detail. However, it is considered that the degree of accuracy of the assessment is acceptable to be able to demonstrate the proposals loss or gain of biodiversity value as put forward within the current site plans.
- 3.15** It should be noted that the metric does not use species explicitly. Instead, it uses broad habitat categories as a proxy for the biodiversity 'value' of the species communities that make up different habitats. The metric does not affect the legal obligations associated with protected species and this is beyond the scope of metric.
- 3.16** The Statutory Biodiversity Metric has been used in this report to demonstrate BNG as approved under 24/02745/FP. It is a useful tool to help inform plans and decisions to benefit biodiversity. However, it is important to be aware of its limitations. For BNG to be used appropriately and to be successfully implemented (i.e. achieving a BNG), the Good Practice Principles for Development established by Baker *et al.* (2019) must be adhered to. These principles have been developed by the Construction Industry Research and Information Association (CIRIA), the Chartered Institute for Ecology and Environmental Management (CIEEM) and the Institute of Environmental Management and Assessment (IEMA).
- 3.17** The metric does not override existing planning policy or legislation, including the mitigation hierarchy, which should always be considered as the metric is applied. The mitigation hierarchy states that action must first be taken to avoid any adverse impact to biodiversity, to mitigate (on-site) any impacts that cannot be avoided and, only as a last resort, to compensate (off-site) for any remaining impacts.
- 3.18** The outputs of the metric are not absolute values but, instead, they provide proxy for the relative biodiversity worth of the Site before and after intervention. The quality and reliability of outputs will depend on the quality of the inputs. Like for like habitat or better should be the aim and one habitat should not be replaced with another where possible.
- 3.19** It is important to emphasise that, while the metric provides a useful tool to demonstrate BNG, it does not remove the need for professional judgement by a suitably competent ecologist. Ecological functionality is important to underpin the assessment and the Site's design should ultimately be based upon the Good Practice Principles. The metric should also not be a reason to miss opportunities to benefit key species through biodiversity net gain where they are not directly accounted for within the metric.

4.0 **BNG Good Practice Principles for Development**

- 4.1** The metric is a tool that can be used to help inform plans and decisions. It is important, however, to be aware of its limitations and to conduct assessments in accordance with the following principles and rules. The key principles and rules (as set out below) have therefore been considered as part of this assessment with justification provided as to how each BNG principle has been applied.
- 4.2** Table 1 outlines the BNG principles and provides a statement of how these were each considered during the assessment.

Table 1: BNG Good Principles for Development (Baker *et al.*, 2019)

Principle No.	Description	Statement of consideration
1	Apply the mitigation hierarchy.	The mitigation hierarchy has been applied to avoid and minimise impacts to the Site's key features. Loss of some of the modified grassland cannot be avoided in order to deliver the scheme. On-site compensation measures will ensure there is an overall net gain in biodiversity units.
2	Avoid losing biodiversity that cannot be offset elsewhere.	No priority habitats or habitats of medium/high distinctiveness will be lost.
3	Be inclusive and equitable.	Every effort has been made to record accurately and map to a scale that is appropriate for the Site. A precautionary approach has been considered to the value of the habitats to ensure the most accurate number of biodiversity units are afforded to each habitat type recorded on-site. Based on this approach it is considered that although the values are only relative, the best outcome for each habitat on-site has been calculated.
4	Address risk	Adequate information has been recorded on-site to determine the associated 'typical' habitats on-site.
5	Make a measurable net gain contribution	A measurable net gain will be achievable through on-site compensation.

Principle No.	Description	Statement of consideration
6	Achieve the best outcomes for biodiversity	The ecological principles – such as the mitigation hierarchy have been considered throughout the stages of development.
7	Be additional.	Additionality will be sought through on-site compensation.
8	Create a net gain legacy	If on-site gains are implemented, the proposed development will lead to an overall net gain in biodiversity despite areas of habitat loss.
9	Optimise sustainability	The scheme has been designed to provide opportunities for biodiversity e.g. tree habitats.
10	Be transparent	The commitment to BNG delivery is stated within this report. Through the management/monitoring lifetime of the proposals, monitoring/auditing reports will be made available to the Local Planning Authority (if required) to evidence delivery in accordance with the approved scheme.

5.0 Baseline Conditions

5.1 In total, two habitat types were identified within the Statutory Metric, mapped, classified and measured by area (m²) and length (km). The habitats present at the baseline and as shown within Appendix 3 are:

- g4 – Modified grassland
- h2a – Native hedgerow

5.2 The habitats were recorded by ACJ Ecology (2024) in accordance with the UKHab classification (UKHab, 2023) and mapped using GIS (Appendix 3). The UKHab classifications were utilised as this is deemed compatible with the Statutory Biodiversity Metric. Each of the additional factors have also been assessed and included within the Statutory Biodiversity Metric workbook.

5.3 Detailed calculations are displayed within the Statutory Biodiversity Metric workbook (Ramridge Farm, Kimpton Road, Hitchin, SG4 8HB, 10/02/2025). The relevant date is considered to be the site visit date of 18/10/24. The baseline results are summarised in Table 3 and Table 4 below.

6.0 Proposed Design

Impact Assessment

- 6.1** The Proposed Site Plan and Proposed Habitat Plan used to assess the impact of the development and calculate the elements of habitat creation are shown in Appendix 1 and Appendix 5.
- 6.2** The following assumptions have been made for the Proposed Development plan as shown in Appendix 5 and in accordance with the Biodiversity Assessment (ACJ Ecology, 2025):
- 1) The existing boundary hedgerows will be retained with a section (0.01km) to be enhanced.
 - 2) 15 no. small trees will be planted.
 - 3) Modified grassland outside of the building footprint will be retained.
- 6.3** Based on the information provided in the Proposed Site Plan and the Biodiversity Assessment (ACJ Ecology, 2025), the following assumed habitats (classified using DEFRA 2024) have been made and redrawn (Appendix 5). This information was used to input into the Metric to assess the post development BNG calculations.

Table 2: Translation table between Proposals Plan and BNG Habitats

Proposed Site Plan Habitats	BNG Habitats
Building	Developed land; sealed surface
Modified grassland	Modified grassland
Small tree	Rural tree
Hedgerow	Native hedgerow
Hedgerow	Species-rich native hedgerow

BNG Hierarchy

- 6.4** The BNG hierarchy has been adhered to through the design of the proposals by retaining on-site habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric) in the first instance. There were no medium, high and very high distinctiveness habitats present on-site.
- 6.5** Subsequently for all on-site habitats which are adversely affected by the Proposed Development, the adverse effect has been compensated by prioritising in order, where possible, the enhancement of existing on-site habitats, creation of new on-site habitats (e.g. tree planting) such that allocation of registered off-site gains or the purchase of biodiversity credits are not required.

On-site Habitat Creation

- 6.6** Proposals provide an opportunity for individual tree planting.

Trees

6.7 Specimen tree planting will be provided. The approved Statutory Metric included this habitat at 'poor' condition. With the following specific condition criteria are expected/required to be met:

- Tree canopy is continuous (individual trees automatically pass)
- More than 20% of the canopy is oversailing vegetation beneath

6.8 Table 3, Table 4 and Table 5 provide a summary for the post development biodiversity values for the Site.

Table 3: On-site change by broad habitat type

	Baseline		Post-development on-site		On-site change	
Habitat group	On-site existing area	On-site existing value	On-site proposed area	On-site proposed value	On-site area change	On-site unit change
Grassland	0.40	0.80	0.36	0.72	0.04	-0.08
Individual trees	0.00	0.00	0.06	0.19	0.06	0.19

Table 4: On-site change by hedgerow type

	Baseline		Post-development on-site		On-site change	
Hedgerow type	On-site existing length	On-site existing value	On-site proposed length	On-site proposed value	On-site length change	On-site unit change
Native hedgerow	0.07	0.14	0.06	0.12	-0.01	-0.02
Species-rich native hedgerow	0.00	0.00	0.01	0.04	0.01	0.04

6.9 With the inclusion of the measures set out above, the on-site proposals result in a net gain of 13.03% (0.10) habitat units and 11.95% (0.02) hedgerow units. As such, the development overall produces a 10% net gain for each unit category in line with current local and national planning policy.

Table 5: Summary of the BNG results

Ramridge Farm, Kimpton Road, Hitchin, SG4 8HB

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	0.80			
	Hedgerow units	0.14			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.90			
	Hedgerow units	0.16			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	0.10	13.03%		
	Hedgerow units	0.02	11.95%		
	Watercourse units	0.00	0.00%		
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.10			
	Hedgerow units	0.02			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.10			
	Hedgerow units	0.02			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	13.03%			
	Hedgerow units	11.95%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.80	0.88	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.14	0.15	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

7.0 Off-site Provision

7.1 No off-site provision is required.

8.0 Implementation, Construction, Management and Monitoring Plans

- 8.1** The proposed habitats on-site will be retained and/or provided at their lowest condition (poor) and therefore, no particular management or maintenance measures will be required, over and above the initial habitat retention or creation activities. No Habitat Management and Monitoring Plan (HMMP) is therefore considered necessary.
- 8.2** Due to the common and low distinctiveness habitats present on-site a Construction Environment Management Plan (CEMP): Biodiversity for on-site habitat is not considered necessary. Arboricultural recommendations with regards to hedge protection during construction should be followed as required.
- 8.3** Implementation will be managed by the Site Biodiversity Champion who will be the lead to ensure compliance with all ecological strategies for the Site.

9.0 Conclusions

- 9.1** The Site was approximately 0.4ha in extent and comprised modified grassland with species-poor native hedgerows along the western and southern boundaries.
- 9.2** With the inclusion of the measures set out in this report, the on-site proposals result in a net gain of 13.03% (0.10) habitat units and 11.95% (0.02) hedgerow units. As such, the development overall produces a 10% net gain for each unit category in line with current local and national planning policy.
- 9.3** It is deemed that there will not be a requirement for a HMMP due to the provision of habitats at their lowest condition (poor), with no particular management or maintenance measures required over and above the initial creation actions.
- 9.4** It is considered that if the on-site measures are implemented, the Site can deliver BNG and adhere to both local and national current planning policy and the Environment Act (2021).

10.0 **References**

ACJ Ecology (2025) *Biodiversity Assessment. Ramridge Farm, Kimpton Road, Hitchin, SG4 8HB.*

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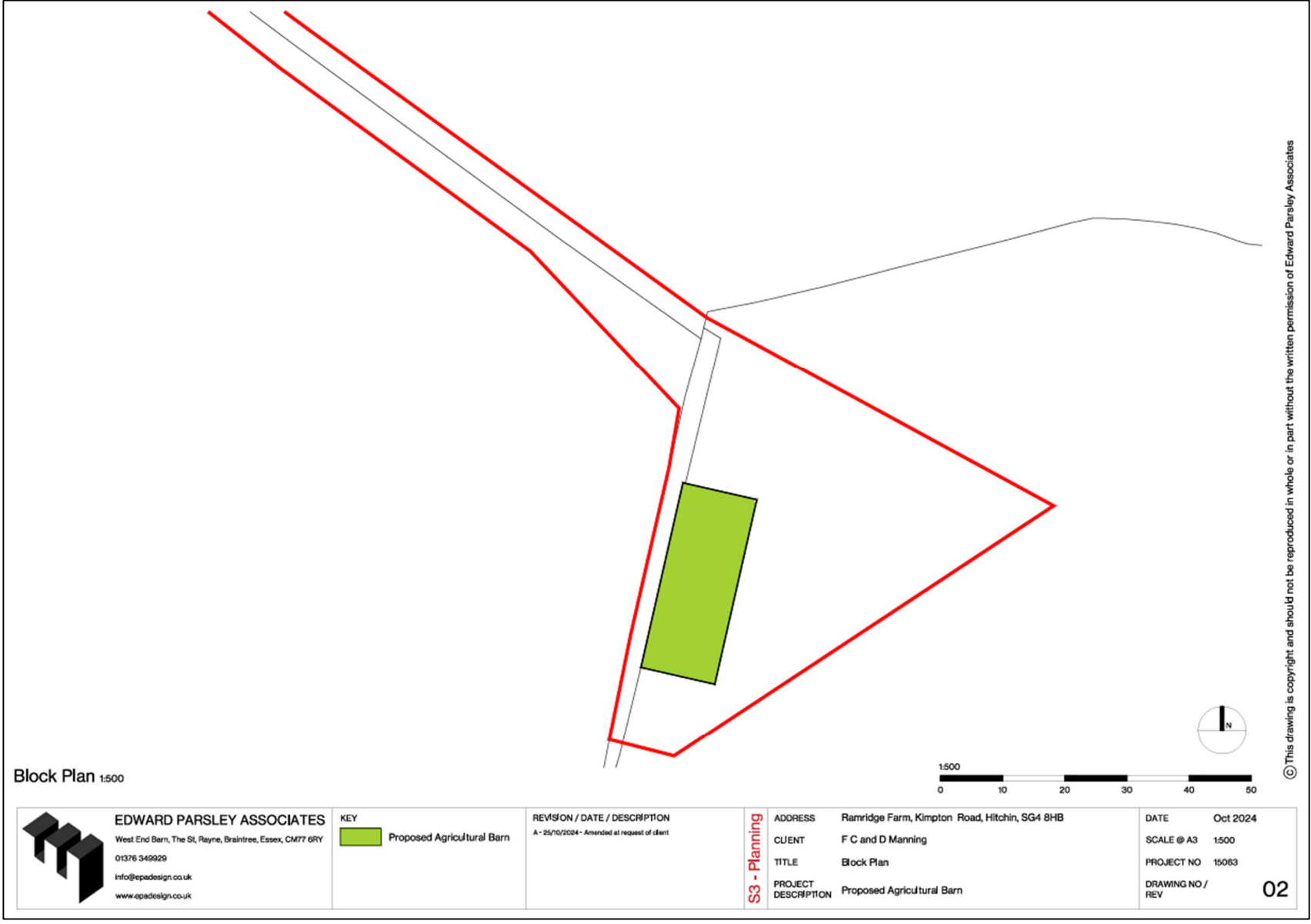
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Appendix 1: Proposed Site Plan



Appendix 2: Relevant local planning policies

This document has not been prepared by a legal or planning professional and should be read as an interpretation of relevant statutes and planning policy guidance only. The information presented within this document has been reported in good faith and are the genuine opinion of Crossland Ecology on such matters. Crossland Ecology does not accept any liability resulting from outcomes relating to the use of this information or its interpretation within this document.

The North Herts Local Plan 2011 – 2031 policies are relevant with respect to biodiversity:

Policy SP1: Sustainable development in North Hertfordshire

This Plan supports the principles of sustainable development within North Hertfordshire. We will:

- a) Maintain the role of key settlements within and adjoining the District as the main focus for housing, employment and new development making use of previously developed land where possible;
- b) Ensure the long-term vitality of the District's villages by supporting growth which provides opportunities for existing and new residents and sustains key facilities;
- c) Grant planning permission for proposals that, individually or cumulatively:
 - i. deliver an appropriate mix of homes, jobs and facilities that contribute towards the targets and aspirations in this Plan;
 - ii. create high-quality developments that respect and improve their surroundings and provide opportunities for healthy lifestyle choices;
 - iii. provide the necessary infrastructure required to support an increasing population;
 - iv. protect key elements of North Hertfordshire's environment including biodiversity, important landscapes, heritage assets and green infrastructure (including the water environment); and
 - v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; and
- d) Support neighbourhood plans and other local planning initiatives where they are in general conformity with the strategic policies of this Local Plan.

Policy SP12: Green infrastructure, landscape and biodiversity

We will accommodate significant growth during the plan period whilst ensuring the natural environment is protected and enhanced. We will:

- a) Protect, identify, manage and where possible enhance a strategic multi-functional network of green infrastructure;
- b) Consider and respect landscape character, scenic beauty and locally sensitive features, particularly in relation to the Chilterns Area of Outstanding Natural Beauty;
- c) Protect, enhance and manage designated sites in accordance with the following hierarchy of designations and features:
 - Internationally designated sites
 - Nationally designated sites
 - Locally designated sites;
 - Non-designated sites that include important habitats and species
- d) Protect, enhance and manage biodiversity networks including wildlife corridors, ancient woodlands and hedgerows, wetland and riverine habitats, Local Geological Sites, protected species, priority species and habitats, and non-designated sites of ecological value and ensure measurable net gains for biodiversity; and
- e) Protect other open spaces and support provision of new and improved open space.

Policy NE4: Biodiversity and geological sites

Planning permission will only be granted for development proposals that appropriately protect, enhance and manage biodiversity in accordance with the hierarchy and status of designations and features listed in Policy SP12.

All development should deliver measurable net gains for biodiversity and geodiversity, contribute to ecological networks and the water environment, and/or restore degraded or isolated habitats where possible.

Applicants should, having regard to the status of any affected site(s) or feature(s):

- a) Submit an ecological survey that is commensurate to the scale and location of the development and the likely impact on biodiversity, the legal protection or other status of the site;
- b) Demonstrate that adverse effects can be avoided and / or satisfactorily minimised having regard to the hierarchy of protection below:
 - i. locating on an alternative site with a less harmful impact;
 - ii. providing adequate mitigation measures; or
 - iii. as a last resort compensated for.

The acceptability of approach(es) to avoidance, mitigation and compensation will be commensurate with the status of the asset(s) likely to be affected by the application; Compensation is unlikely to be an appropriate solution for proposals affecting nationally or internationally designated sites other than in the most exceptional circumstances.

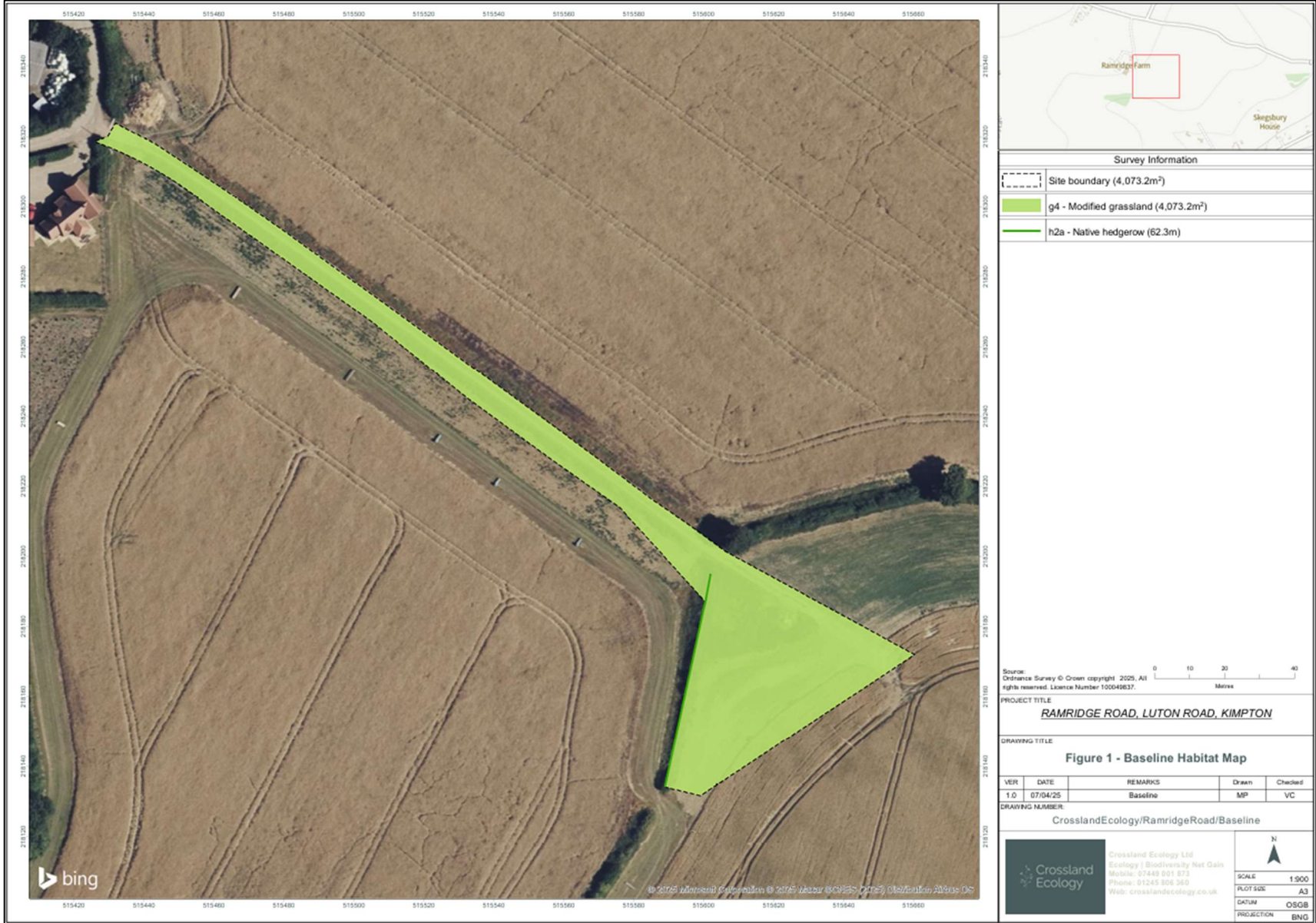
- c) Include appropriate measures to manage construction impacts by demonstrating how existing wildlife habitats supporting protected or priority species will be retained, safeguarded and managed during construction;
- d) Integrate appropriate buffers of complimentary habitat for designated sites and other connective features, wildlife habitats, priority habitats and species into the ecological mitigation and design. The appropriateness of any buffers will be considered having regard to the status of the relevant habitat. 12 metres of complimentary habitat should be provided around wildlife sites

(locally designated sites and above), trees and hedgerows. It may be necessary to exceed this distance for fragile habitats such as ancient woodland or to provide appropriate root protection for mature trees; and

- e) Provide a long-term management and monitoring plan including mitigation measures as necessary.

Local Geological Sites are ratified by the Herts & Middlesex Wildlife Trust (HMWT) and are afforded the same protection as Local Wildlife Sites.

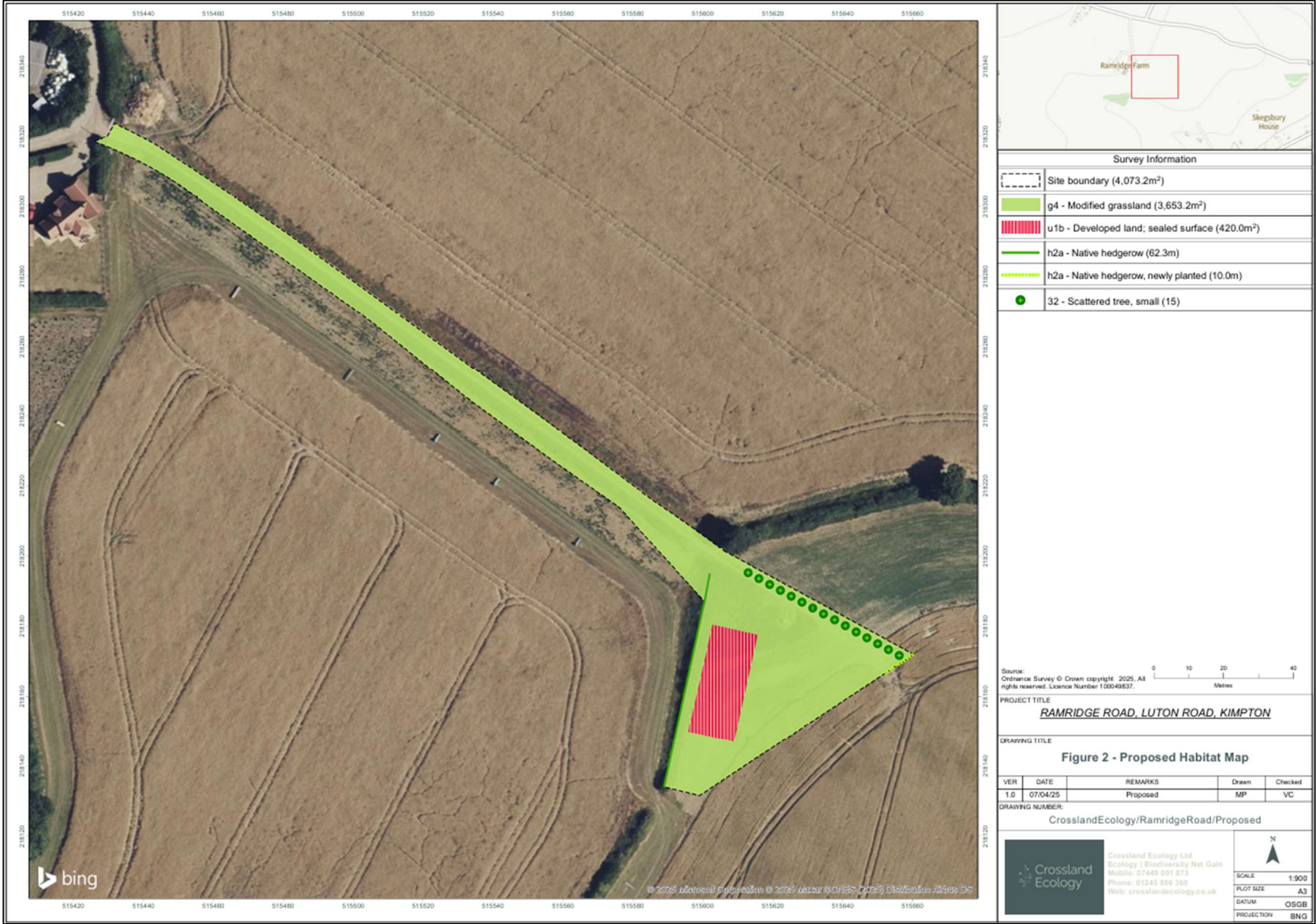
Appendix 3: Baseline Habitats Plan (re-digitised from ACJ Ecology)



Appendix 4: Condition Assessment Forms

See Biodiversity Net Gain documents approved under Planning Permission 24/02745/FP produced by ACJ Ecology (2025).

Appendix 5: Proposed Habitats Post-development



Appendix 6: Statutory Biodiversity Metric (appended separately)