



Hertfordshire LEADS
Hertfordshire County Council

Melissa Tyler
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Contact: Chloe Weingarten
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Date: 08/05/2025

Dear Melissa,

Application: Erection of stable block

Address: Land Adjacent To Ashley Lodge Rabley Heath Road Codicote Hertfordshire
AL6 9UB

Application No: [24/01120/FP](#)

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Overall Recommendation:

- ☒ Application can be determined with no ecological objections (with any informative/conditions listed below).

Supporting documents:

- Updated biodiversity metric (March 2025).
- UKHab 2.0 Survey Report (March, 2025).

Comments:

An updated biodiversity metric and UKHab 2.0 Survey Report have now been submitted (Daniel Ahern Ecology, March 2025).

The baseline in the metric is now solely displaying the habitats within the redline boundary as opposed to the blueline boundary as well. To reach the required 10% net gain, offsite enhancements are required, and the other neutral grassland present within the blueline boundary (0.96ha) will be enhanced from poor-moderate condition.

The biodiversity gain condition will apply to this application, whereby a biodiversity gain plan will be submitted as part of this condition. We advise that the government template for the biodiversity gain plan should be used, and a metric which corresponds with the gain plan should be submitted alongside this gain plan.

To achieve a biodiversity net gain for this development, offsite BNG is required. Therefore, if the LPA were minded granting permission, a Habitat Management and Monitoring Plan (HMMP) should be added as a Condition of approval. This shall demonstrate how the habitat enhancement and creation, and subsequent target habitat conditions on-site will be created, enhanced, and monitored over 30 years following the completion of the capital works required to create them. It is recommended that the HMMP should be in line with the HMMP template produced by DEFRA. Considerations should also be given within any legal agreement to secure resources to allow adequate monitoring over the 30-year period.

“The development shall not commence until a Habitat Management and Monitoring Plan (HMMP) aligning with the HMMP template produced by DEFRA and prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- 1. a non-technical summary;*
- 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.*

The created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP]”.

I trust these comments are of assistance,

Regards,

Chloe Weingarten
Assistant Ecology Advisor, Hertfordshire LEADS

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