

Hertfordshire LEADS (Ecology)
Farnham House
Six Hills Way,
Stevenage
SG1 2F



PO: Thomas Howe
District: North Hertfordshire District
Council, Development &
Conservation
planning.control@north-herts.gov.uk

ecology@hertfordshire.gov.uk

10/06/2026

Application

26/00744/DOC

Land To The West Of Lucas Lane And East
Of Headlands Grays Lane Hitchin
Hertfordshire SG5 2HR

Details reserved by condition 8
(Biodiversity and Landscape Management
Plan) of planning permission reference no
22/00516/FP granted 18.09.2023.

Documents;

- Detailed Hard and Soft Landscape Proposals (Drawing), May 2026, James Blake Associates.
- Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (LEMP), June 2025 (Rev A – December 2025), James Blake Associates..

Summary of Advice:

Condition 8 can be discharged.

Condition 8:

8. Prior to the commencement of any landscaping works, a Biodiversity and Landscape Management Plan (Landscape Ecological Management Plan) which details how the ecological units shown in the approved biodiversity metric will be delivered as the part of the development shall be submitted to and approved in writing by the Local Planning Authority. It should address the aspirations of NPPF in achieving overall net gain for biodiversity, along with details on how it is planned to incorporate biodiversity as part of the development scheme, how the habitats within the site boundary will be managed to maintain long term biodiversity objectives, and if possible, who will have the management responsibilities. As such the plan shall include the following:

- a) aims and objectives of management;
- b) location, area and species composition of the habitats shown within the approved metric to be retained, enhanced and created; (which may include the area offsite to the north)
- c) appropriate management options for achieving target condition for habitats, as described in the approved metric;
- d) prescriptions for management actions, only definitive measures are acceptable;
- e) preparation of a work schedule capable of being rolled forward in perpetuity),

clearly marked on plan; and

f) ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.

g) Details and number of integrated swift boxes and integrated bat boxes (make, model and location), and hedgehog highways.

h) the body or organisation responsible for implementation of the Plan and monitoring and remedial measures of the Plan. The plan shall be implemented in accordance with the approved details and the programme as approved and the measures shall be maintained and retained thereafter.

Reason: To ensure that the agreed landscaping and biodiversity gains are delivered and maintained in the interests of local biodiversity, ecology and the visual amenity of the site.

Comments:

I can not locate a biodiversity metric within the documents approved with application 22/00516/FP or the condition 26/00744/DOC. Nevertheless, the Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (LEMP) references a metric which achieved a net gain in hedgerows alone – Since this application predates mandatory BNG the requirement achieves a net gain in all broad habitat groups present is not required.

The plan provides specific, measurable prescriptions and a Schedule of Maintenance Operations. Monitoring is clearly defined for Years 1, 5, 10, 20 and 30.

Details of integrated swift boxes and integrated bat boxes and hedgehog highways are provided within the Detailed Hard and Soft Landscape Proposals.

Consequently, I advise that the requirements listed by **Condition 8 can be discharged** and that the submitted Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan (LEMP), 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.

Signature

Hertfordshire LEADS