

Mr James Walkington
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United Kingdom

Our Ref: 25/03210/DOC

Contact: Ben Glover
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Date: 19 March 2026

Dear Sir/Madam

**Details of Condition : Details reserved by BNG Condition of planning permission reference 24/02455/FP granted 28.07.2025.
Land Opposite Wymondley Grid Station And To The South Of, Sperberry Hill, St Ippolyts, Hertfordshire, ,**

Please quote the following reference: 25/03210/DOC on all correspondence.

I refer to your application received on **19 December 2025**, which seeks approval of details for the above site pursuant to Biodiversity Net Gain Condition 1 of the planning permission reference number **24/02455/FP**.

Following consultation with the North Herts Senior Ecologist, I can confirm that the documents received on 19 December 2025 are considered acceptable and hereby approved. For the avoidance of doubt, the documents hereby approved are as follows:

1. Biodiversity Gain Plan
2. Habitat Monitoring and Management Plan by Avian Ecology Ltd.
3. Biodiversity Metric Calculation: Sperberry Hill Resubmission Scheme v3
4. Ecological Assessment Report Figure 4: UK Habitat Survey Plan
5. Landscape Masterplan 3731-01-12 Rev H

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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