



Greenbanks Biodiversity Net Gain Statement

27th August 2026

Submission details

Date: 27.08.2026

Development Site Address: Greenbanks, London Road, St Ippolyts, Hertfordshire

Development description: Demolition of existing dwelling and outbuildings to facilitate the development of four three-bedroom dwellings with associated infrastructure.

Developer details

Applicant name: Gavin Nelson

Company name: Bonnel Homes

Address: 12 Woodland Way, Welwyn, AL6 0RZ

Email address: [REDACTED]

Telephone number: [REDACTED]

Responsible person details

Name: Alice Salisbury

Company name: Maydencroft Limited

Address: Maydencroft Manor, Maydencroft Lane, Gosmore, Hitchin, Hertfordshire, SG7 4QA

Email address: [REDACTED]

Telephone number: [REDACTED]

Qualifications and competency: BSc (Hons) MSc CEcol MCIEEM

Biodiversity Net Gain Baseline

Is the relevant date for the pre-development biodiversity value the same date as the planning application? Yes

Is there any evidence of habitat degradation that has taken place on site since January 2020? No

Does the site have any irreplaceable habitats? No

Has the statutory biodiversity metric tool been used? Yes – Greenbanks Metric

**Biodiversity net gain post development**

Confirm you have added post development details to the metric tool submitted with this application: Yes

Will the development have any negative impact on irreplaceable habitats? No

How will the 10% net gain be achieved?

The proposed development includes for the loss of vegetated garden, ruderal vegetation, ornamental shrubs, modified grassland and the removal of two trees to facilitate the development. To compensate this loss the frontage of the Site will be utilised as a greenspace with other neutral grassland and tree planting. The other neutral grassland will be maintained in a “moderate” condition and 23 small trees to be maintained in “moderate” condition will be planted within the area, forming a buffer along the road. A management company will be utilised to ensure the habitats are managed sensitively and achieve the conditions required.

The proposed development has been designed sensitively to retain a number of trees within the gardens as part of the development.

The above results in an 10.05% increase in habitat units for the Site. No hedgerows or watercourses are present on Site and as such, no units have been provided for these.

Declaration

By signing this declaration, I confirm that the information I have given is complete and correct.

Name: Alice Salisbury

Position: Principal Ecologist

Company: Maydencroft Limited

Signature:



Date: 27.08.26