

Hertfordshire LEADS (Ecology)  
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24/10/2025

**Application**

Details reserved by BNG condition 19  
(Biodiversity Net Gain Management) of  
planning permission reference  
19/01669/FP granted 11.02.2025.  
[25/00482/DOC](#) Land OnThe South West  
Side Of Stevenage Road St Ippolyts  
Hertfordshire

**Documents:**

- Biodiversity Net Gain Management Plan, November 2024.
- Biodiversity Metric 3.1v, no completion date.

**Consultancy:** JM Ecology

**Summary of Advice:**

**Condition can only be partially discharged.**

The planning officer should:

1. Request further information from the applicant and re-consult the Ecology Service (LEADS) when it is furnished

**Comments and recommended Conditions and Informatives:**

A metric has been provided showing the bu values required consistent with those quoted in the condition. However, the start page has not been completed, **as a minimum the completion date and iteration number and site name should be completed.**

The biodiversity net gain management plan (BNGMP) includes Heathland and shrub – Mixed scrub within the habitats to be created however this is not listed within creation tab of the submitted metric. Description and evaluation of habitat parcel to be managed do not appear to be cross referenced to individual lines in the metric.

The habitat map shows two areas of other neutral grassland with different colour codes. The different colours appear to relate to:

- The darker yellow - areas of Existing grassland to be retained and areas of bare soil to be seeded with the shaded grassland.

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

- The brighter yellow Proposed shaded grassland, to be seeded with EG9 Grass and areas Mix for Hedgerows and Woodland as supplied by Emorsgate and sown at 5g/m<sup>2</sup>, or similar and proposed infiltration basin grassland, to be seeded with EP1 Pond Edge Mix and the Proposed wildflower meadows, to be seeded with EM1 Basic General-Purpose Meadow Mix'

The other neutral grassland is shown on a single row of the metric for an area with a target condition of Good. It seems unrealistic to suggest that the shaded grassland an area, within

a SUDs basin and an area marked as LAP can all be managed to achieve this condition. In particular with the cutting to be undertaken late summer and leaving areas of tussock y grassland seems unlikely to be maintained in the LAP area.

The funding of the management is to be secured by a s106 with Talbot Homes. A monitoring and reporting schedule is shown in section 5.4, ideally this should be laid out in the106 and an allowance provided to offset the costs to the LPA of assessing the resulting monitoring reports.

I advise that the requirements listed by **Condition 19 can only be partially discharged** and that until the matters raised listed are satisfactorily resolved the submitted BNGMP is not 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.

Simon Richards

Senior Ecologists, Hertfordshire LEADS