

Officer Liz Anderson – Ecologist

Date 14/07/2026

Ref: 26/01412/FP

Att: Saffron Loasby

Land On The East Side Of, London Road, St Ippolyts, Hertfordshire,

Erection of 9 dwellings following demolition of the existing stables and structures with including soft and hard landscaping, parking and Alterations to existing access off London Road.

Consultee comments;

Thank you for consulting me, having looked at the submitted documents I would have no ecological objection to the proposal.

The Statutory Metric provided identifies the site baseline as 0.92 habitat units with post development values being 0.83 units resulting in a net loss of 9.8%. The proposal fails to meet the required 10% net gain on site which is acknowledged in the May 2026 Biodiversity Net Gain Assessment advising this can be resolved at the Biodiversity Gain Plan stage through the purchase of off-site units.

The Metric identifies medium distinctiveness habitats to be created post development. As a result, as described on the North Herts Council website, a Habitat Management and Monitoring Plan (HMMP) is required. To ensure the BNG is secured on site for 30 years and managed in an appropriate manner, the following condition is advised;

Habitat Management and Monitoring Plan

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including;

- (a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- (c) the planned habitat creation and enhancement works in accordance with the approved Biodiversity Gain Plan;*
- (d) 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;*
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.*

The agreed measures are to be implemented on site prior to the first occupation of the first dwellinghouse hereby approved and the habitats shall be managed and maintained in accordance with the approved HMMP for a period of no less than 30 years following completion of the development.

In addition to mandatory BNG the North Herts Local Plan also advises development should consider the inclusion of integrated features in the built fabric of dwellings such as bird and bee bricks. Taking this into account the following condition is advised;

Ecological Enhancements

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat or bee boxes in the building has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

The case officer should note Biodiversity Gain condition wording should be added to the decision notice, the biodiversity gain condition is a pre-commencement condition having its own separate statutory basis and is deemed to apply to every planning permission granted for the development of land in England. To ensure the applicant is clear about this distinction the biodiversity gain condition should not be included in the list of conditions imposed in the written notice when granting planning permission but should remain separate.

Biodiversity Net Gain

*The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that **development may not begin** unless:*

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Herts Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.