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District: Hertsmere Borough Council
Planning and Regeneration
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10/09/2026

Application:

[26/1162/S62A](#)

Partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (class C3) and flexible commercial floorspace (class E) across 4 blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works (PINS reference S62A/2026/0159).

Maple House, 1 To 7 Princes Parade, 8-16 (evens), And 30 - 32 High Street Potters Bar Hertfordshire

Documents:

- Preliminary Ecological Appraisal (PEA), July 2025, The Landscape Partnership.
- Bat Survey Report (Bat Emergence Surveys), 05.09.25, TMA Environmental Consultants.
- Design & Access Statement, 05.08.26, AFK Studios.
- Existing Site Plan, 26.06.25.
- Site Location Plan, 30.07.25.
- Proposed Site Plan, 26.06.26.
- Statutory BNG Metric (competition date 18.6.26)

Consultancy:

- The Landscape Partnership
- TMA Environmental Consultants

Summary of Advice:

Application can be determined with Conditions and Informatives listed

Pre-determination

- [Protected species](#) – No further surveys required.
- [BNG](#) – Sufficient minimum information for determination.

Determination

- [BNG](#) - Enhancements are significant – LEMP advised.
- [Conditions and Informatives:](#)

1. Mitigation and Enhancement Compliance Condition
2. LEMP Condition

Post- Determination

- [BNG](#) - Guidance on the BGP stage.

Comments and recommended Conditions and Informatives:

Protected species

After carrying out a rapid assessment of this application using GIS and accessible HERC records, we have concluded that the proposals are unlikely to have any significant ecological impacts. An overview assessment of the supporting ecological documents has

also been carried out to ensure they do not identify any additional significant ecological constraints, including the submitted Preliminary Ecological Appraisal (PEA) and bat emergence survey report, detailing two emergence surveys carried out in which no emergences were identified. Based on this assessment and taking the conclusions of the professional ecological assessments included with the application on face value, we have concluded that the proposals are unlikely to have any significant ecological impacts. Any mitigation and enhancement measures of these reports can be secured by a compliance condition (see suggested wording [below](#)).

Additionally, I note that the PEA identified five of the trees at the boundary of the site as having potential roost features for bats. As the submitted baseline and proposed habitat maps show that these trees will be retained and the BNG condition and aforementioned mitigation/enhancement compliance condition will help to secure this, I would not consider any additional surveys with regards to bats required.

BNG – Pre-determination

1. **Habitat Assessment:** Sufficient information has been provided to allow the LPA to consider the UK habitat and habitat condition assessments provided. Based on this information, I advise that the LPA can be confident that the habitat assessment is sufficient to populate the biodiversity metric.
2. **Minimum BNG information pre-determination:** A baseline map has been provided which is consistent with the habitat assessment. The submitted metric containing the metric start page includes the completion date and the name of the person completing the metric. The metric calculation tool (statutory metric – dated 18.6.26) shows base line values of 3.39 habitat units. The baseline habitats are consistent with the baseline habitat map and outcomes of the botanical surveys submitted. As a result, I have no reason to doubt these values.
3. **Strategic Significance:** The values for the baseline habitats have been set as low in line with government LNRS guidance.

BNG – Determination

1. **Significant Onsite Enhancement (LEMP Condition):** The proposed BNG includes large areas of medium distinctiveness habitats. As a result, I advise that the on-site enhancements should be considered Significant Enhancement. Government guidance states that Significant Enhancement should be secured by Condition, S106 or Conservation Covenant for at least 30 years after the development is complete.

Given the scale and nature of these enhancements, in this case, it may be proportionate to secure these by condition requiring a Landscape Ecological Management Plan (LEMP) demonstrating how the habitat will be created/enhanced and maintained for 30 years (see suggested wording for LEMP condition [below](#)).

2. **An overall net gain greater than 10% that meets the trading rules has been shown to be possible.** This proposes to be achieved by delivering an onsite net gain of +0.59 habitat units resulting in a 17.53% increase.

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Whilst the biodiversity gain condition is a post-determination matter, the present information allows the LPA reasonable confidence that the general Biodiversity Condition will be discharged.

BNG – Post-determination

1. **LNRS & Post-Determination Strategic significance:** No areas of the application site are covered by mapped measures within the strategy. The final metric submitted at the BGP stage should score post-determination habitats as having a low strategic significance, as is the case for the current submitted version of the metric.
2. **Biodiversity Gain Plan:** I advise this is completed using the government template. In order for the Biodiversity Gain Plan to be discharged, it should be submitted with the following minimum information either within the body of the plan or as supporting information:
 - A completed metric tool calculation that demonstrates:
 - a minimum 10% net gain achieved within the trading rules and consistent with the figures quoted within the Biodiversity Gain Plan.
 - a fully completed start page, including project details and the date that the final version of the metric was completed.
 - where off-site units are being used, these should be shown in the appropriate tab of the metric, and the off-site gain site summary should be completed.
 - Pre-development and post-development plans (showing the location of on-site habitat, the direction of north and drawn to an identified scale). Post-development plans should be sufficient to record the location of the post determination habitats within the final metric submitted to discharge the BGP.
 - A compensation plan if the development affects irreplaceable habitats.
 - If off-site units are being used, the biodiversity net gain register reference number will be required for a completed BGP.
 - Proof of purchase if they're buying statutory biodiversity credits.
 - A description of how they will manage and monitor significant on-site gains

Conditions and Informatives

1. **Mitigation and Enhancement Compliance Condition:** *"The development shall be completed in strict accordance with the mitigation and enhancements measures within the ecological reports as submitted with the planning application. All the biodiversity mitigation and enhancement measures shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the local planning authority, and all mitigation features shall thereafter be permanently retained for the stated purposes of biodiversity conservation."*
2. **Landscape and Ecology Management Plan (LEMP) Condition:** *"No development shall take place (including demolition, ground works, vegetation clearance) until a Landscape and Ecology Management Plan (LEMP) has been submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The LEMP should include the following:*

a. A description and evaluation of the features to be managed.

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- b. Ecological trends and constraints on site that might influence management.*
- c. Aims and objectives of management.*
- d. Appropriate management options for achieving aims and objectives.*
- e. Prescriptions for management options.*
- f. Preparation of a works schedule (including an annual work plan capable of being rolled forward over a five year period).*
- g. Details of the body or organisation responsible for the implementation of the plan.*
- h. Ongoing monitoring and remedial measures.*

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the ecological impacts of the habitats and species present are properly addressed on this site.”

I trust these comments are of assistance and kind regards.

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Assistant Ecology Advisor, Hertfordshire LEADS