



**BOROUGH OF  
BROXBOURNE**

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# **Biodiversity Report**

**March 2026**

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# 1. Introduction

The Environment Act 2021 requires local authorities to publish a biodiversity report, which sets out how the authority has actively conserved and enhanced biodiversity in the Borough. This requirement came into force on 1 January 2023 following the Environment Act 2021<sup>1</sup> being given Royal Assent.

As set out in the Environment Act 2021, the reporting period must begin on the day the act comes into force, and end on 1 January 2026. Therefore, the reporting period for this report is **1 January 2023 – 1 January 2026**.

Going forward, local authorities must publish a biodiversity report every five years. The next report will be published in March 2031, covering the period 2 January 2026 – 1 January 2031. It is anticipated that the next report will be published by the authority formed as part of the Local Government Reorganisation process, rather than the Borough of Broxbourne.

Published guidance<sup>2</sup> explains that the role of a biodiversity report is to:

- Summarise the action taken to comply with the biodiversity duty
- set out how the Council plans to comply with the biodiversity duty in the next monitoring period
- include information the Council considers appropriate
- report on actions the Council has taken to meet Biodiversity Net Gain (BNG) obligations
- report on details of BNG resulting from approved biodiversity net gains
- explain how the Council plans to meet BNG obligations in the next period
- where possible, include information on the authority's top biodiversity achievements, information on local nature recovery, engagement with the community, and biodiversity highlights

The first half of this report focuses on general biodiversity actions the Council has taken, local planning policies and Hertfordshire County Council biodiversity and nature policies/actions. This section will also cover biodiversity highlights that have occurred within the reporting period, and how the Council plans to act with biodiversity in mind going forward.

The second half of the report will cover biodiversity net gain specifically, including quantitative data on approved planning applications, and biodiversity net gain action plans that have been approved.

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<sup>1</sup> [Environment Act 2021](#)

<sup>2</sup> [Complying with the biodiversity duty - GOV.UK](#)



For national sites, the policy encourages the refusal of developments which would harm the nature conservation or geological interest of a nationally important wildlife site, unless it is required in connection with the management or conservation of the site, or the development provides appropriate avoidance/mitigation measures or financial offsetting.

For local sites, development which negatively affects Local Wildlife Sites or a Local Nature Reserve will not be permitted, unless the local development needs significantly outweigh the nature conservation value of the site, or the development provides appropriate avoidance/mitigation or financial offsetting.

### ***Policy NEB3: Green Infrastructure***

Policy NEB3 focuses on the Local Plan aiding and enabling the creation of a diverse, linked network of multi-functional green infrastructure. The policy aims to achieve this by requiring that development proposals avoid the loss, fragmentation or functionality of any component of the green infrastructure network, maximise opportunities for extensions, additions and improvements to the green infrastructure network, maximise opportunities for urban greening, and consider opportunities to enhance connections and extensions to footpaths, bridleways or rights of way where appropriate.

Additionally, it states that contributions will be sought where appropriate for local green infrastructure projects, and applicants must detail up front how it will be maintained in the long term.

### ***Policy NEB4: Landscaping and Biodiversity in New Developments***

Policy NEB4 requires proposals to include details on how existing landscape will be protected, enhanced and integrated into the development. Additionally, it requires that new landscaping must be well planned and take a number of biodiversity positive factors into account, as well as requiring landscape schemes to ensure that there is no residual land in which no one takes responsibility for.

In terms of biodiversity, this policy requires that new developments must make connections to biodiversity features and habitat networks outside of the site, through the use of a strong landscape framework and green infrastructure. It also requires that landscaping schemes should maximise their benefits to biodiversity by using locally appropriate native species where possible, and to include integrated features for wildlife (swift, house martin and bat boxes) where suitable.

### ***Policy NEB5: Ancient Woodland, Protected Trees and Hedgerows***

The final biodiversity focused policy as part of the Local Plan focuses on the prevention of loss or deterioration of ancient woodland. It does so by requiring that proposals which result in the loss or deterioration of ancient woodland will not be permitted unless the need for development in that location is exceptional. Additionally, the policy requires that applicants who propose to fell, top or lop

protected trees or remove protected hedgerows should demonstrate that the tree or hedgerow is dead, or is essential for the development of a site. Further, the policy states that replacement planting is required if permission is granted to fell protected trees or hedgerows. This would be planting which is equivalent size and of similar species, in the same or most suitable location, and with sympathy to local landscape character.

### ***Future Actions***

1. The Borough of Broxbourne will continue to apply policies from the Local Plan in the consideration of planning applications, and where these policies have been superseded by national planning policies, apply those where applicable.
2. The Local Plan is now considered to be out of date, and the Council has commenced the early stages of production for the new Local Plan. When producing the new Local Plan, the Council will be conscious of biodiversity, and aim to enhance existing biodiversity policies, as well as potentially creating new policies. The Council undertook a Call for Sites between November 2025 and January 2026, and received 32 submissions. One of these sites includes a proposal for biodiversity net gain offsetting, or nature recovery purposes.
3. When considering sites for inclusion in the Local Plan, the Council will assess their status as part of the Local Nature Recovery Strategy, and consider biodiversity and nature recovery options when allocating sites.
4. Following the Environment Act 2021, the Council will continue to ensure that proposals which trigger the biodiversity net gain requirement provide at least 10% biodiversity net gain, on-site where possible, and seek opportunities for biodiversity offsetting.

### 3. Borough of Broxbourne Biodiversity Policies and Highlights

#### ***Waltham Cross Green Wall***



In January 2023, it was announced that the Borough of Broxbourne had secured £14.3 million from the Levelling Up Fund (LUF) for Waltham Cross.. One of the recognised key areas of spend was for town centre improvements in the Waltham Cross area.

In January 2024, the installation of a 'living wall' was completed in Waltham Cross, on the back of an existing shopping centre's bare brick wall. Biotecture (a company that specialises in the installation of green walls) delivered the project, using revolutionary plant boxes which are 100% recyclable.

Whilst the living wall has aesthetic benefits, it also carries a number of biodiversity and environmental benefits due to the wall featuring 6,500 plants covering a total area of 200 square metres. This will improve air quality, and is expected to extract a total of 640kg of CO<sub>2</sub> per year, and produce 340kg of oxygen. The wall also has biodiversity benefits, and will become a habitat and feeding ground for birds, bees, insects and invertebrates.

#### ***New Wormley Allotments***

Following plans to remove existing allotments at Halfhide Lane to make way for the Brookfield Riverside and Garden Village project, the Council approved plans in April 2025 for the siting of new allotments at an alternative site in Wormley.

The allotments will comprise up to 45 individual plots, with improved landscaping and parking. Additionally, the site will feature a large area of open space, which will remain undisturbed to protect and enhance biodiversity. A sustainable drainage system will also be installed, which will manage surface water and enhance local wildlife habitats. Construction is expected to be completed in early spring 2026.

Whilst the allotment has clear sustainability benefits, the site will provide new habitats and food sources for wildlife, which should result in improvements to biodiversity on-site.

### ***Wildflower Planting***

The Environmental Sustainability Panel supported landscape changes at Legra Avenue and Burford Street. The changes involved tree planting and the laying of specialist wildflower turf and bulbs. Some of the species used include Autumn Hawkbit, Betony, Birdsfoot Trefoil, Bladder Campion, Cat's Ear, Common Knapweed, Sorrel, Vetch, Cowslip, Dutch Garlic, Gladioli amongst other species.

A similar project was also undertaken on one of the banked areas of the Waltham Cross Underpass (by KFC).

The planting across the three sites initially thrived but due to the record-breaking heatwave/drought the turf was cut and collected early in the season similar to other conservation grassland across the Borough.



## **Broxbourne Borough Council Environmental Sustainability Strategy and Action Plan<sup>4</sup>**

In July 2021 Broxbourne Borough Council adopted an Environmental Sustainability Strategy for 2021-2025. The accompanying strategic action plan contained 71 actions of which the following related to biodiversity and were implemented by a variety of teams across the local authority.

- Action 1.8 - Green Wall created on Monarch's Way in Waltham Cross
- Action 3.4 - switch to use of non-chemical cleaning products at Council facilities
- Action 4.3 – a total of 15,237 trees planted by the Council in the Borough between 2021 and 2024, exceeding corporate target of 10,000 trees
- Action 5.1 - The sustainability checklist and Local Plan water efficiency policies are both in use in the processing of planning applications.
- Action 5.2- Environmental Stewardship programme at Cheshunt Park extended to 2028.
- Action 5.3 – Ongoing wildflower planting/seeding at Cedars Park to help with bee hives. Beehives established at Cheshunt cemetery. Reduction in use of pesticides.
- Action 5.4 - Climate Café held at Wormley with Buglife, a charity dedicated to saving pollinators.
- Action 5.5 – articles about local flora and fauna, and how to promote biodiversity in gardens published in *Our Broxbourne* residents magazine. Seed giveaways.
- Action 6.1 – successful bid to the Government's Urban Tree Challenge Fund
- Action 6.3 – annual participation and investment in the countywide *Your Tree, Our Future* tree giveaway which has seen 5,000 trees per annum claimed by Broxbourne residents and businesses.
- Action 6.4 – additional planting in Borough's parks and town centres including biodiversity improvements in Hoddesdon Town Centre (Burford Street, Legra Avenue) which include wildflower planting and additional trees. Additional planting at Cedars Park, Whithern Park and Barclay Park
- Action 6.5 – investment into open space at Grundy Park
- Action 9.1 – delivered / facilitated programme of community events as part of Great Big Green Week with over 17 events in 2024 and 18 in 2025.
- Action 9.7 – support to community partners to establish community gardens at Shirley Close (Harmony Garden), Rosedale Community Church, Peace Cottage and Broxbourne Railway Station.

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<sup>4</sup> [environmental-sustainability-strategy-and-action-plan-2021-2025](#)

Progress on implementing the Environmental Sustainability Strategy Action Plan was reported to Cabinet on an annual basis and to the Environmental Sustainability Panel on a twice yearly basis.

In March 2026 the Council's Cabinet approved a new Environmental Sustainability Strategy to cover the period to 2028 when Local Government Reorganisation takes place. The new action plan has 83 actions across 12 themes. Those relating to biodiversity are:

<b>Task Number / Task</b>	<b>Target</b>
1.8 Deliver programme of climate change training for staff.	Climate change e-learning package to be rolled out.
5.1 Aim to achieve a net increase of at least 10% in biodiversity in all relevant developments through extensive planting of trees, shrubs and plants and grassland enhancement	Percentage increase in each relevant development.
5.3 Ensure Council fulfils all requirements of the Biodiversity Duty as of the Environment Act 2021.	In line with the strengthened biodiversity duties introduced by the Environment Act 2021, the Council will review the actions it can take to conserve and enhance biodiversity and periodically publish a report detailing progress.
5.4 Ensure planning permission for new buildings seek to secure ecological enhancements.	Review of planning applications to include ecological enhancement through use of Sustainability Checklist.
5.5 Seek opportunities to create, restore and enhance wildlife habitats.	Work with Friends groups to create shelters for wildlife in parks.
5.6 Seek opportunities to create, restore and enhance wildlife habitats.	Prioritise planting of native plants.
5.7 Seek opportunities to create, restore and enhance wildlife habitats.	Identify locations for creation of wild flower meadows.
5.8 Seek opportunities to create, restore and enhance wildlife habitats.	Work with RSPB to install swift boxes and other habitat on Council facilities
5.9 Continue environmental stewardship programme in Cheshunt Park.	Work with RSPB to install swift boxes and other habitat on Council facilities.
5.10 Continue land management to support bees and other pollinators.	Increased habitats for bees and other pollinators. Increase plantings to attract pollinators. Minimise use of pesticides, avoiding neonicotinoids completely. Beehives introduced to at least one park or open space Explore potential for cemeteries to act as havens for wildlife.
5.11 Provide information to residents about local flora and fauna to encourage them to support protection of	Information available on Council website along with social media posts and articles in Our Broxbourne.

local biodiversity including in their own gardens.	
5.12 Review potential to expand introduction of retrofitted Sustainable Urban Drainage Systems (SUDS) on Council land to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.	Establish mechanisms for review in conjunction with Hertfordshire Climate Change and Sustainability Partnership water sub-group and neighbouring authorities. Delivery of SUDS where appropriate on Council land subject to affordability.
5.13 Review the finalised version of the Hertfordshire Local Nature Recovery Strategy to identify if there are opportunities to contribute to the priorities identified.	Establish potential actions by the end of 2026.
5.14 Work with colleagues from social housing providers to find opportunities to incorporate nature-positive actions into their properties	Installation of swift boxes, development of nature patches etc
6.1 Engage with local public sector and charitable landowners and with schools to encourage planting of trees and greenery on their land, and provide advice if required.	Evidence of more trees and greenery planted by others in the Borough.
6.2 Deliver the new open spaces set out within the Local Plan.	Masterplan for Newgatestreet Road communal green. Application for major parkland areas at Rosedale Park.
10.1 Provide community leadership on promoting sustainable lifestyles.	Facilitate a Borough-wide programme of events and workshops as part of Great Big Green Week or similar. Organise annual Big Green Festival event.
10.7 Work with registered social landlords to develop further community gardens, projects to enhance access to green space and rewilding initiatives.	Projects developed with B3Living and Peabody.
10.8 Provide grants to support local community organisations to develop and deliver programmes and events to improve the environment.	Deliver Google Community and Environmental Engagement Programme.

## ***Broxbourne Council Environmental Sustainability Panel***

In July 2019 the Council agreed a motion to establish a Panel of members to consider a range of detailed work streams to address Environmental Sustainability including:

- the Council's own carbon footprint
- the production of a Sustainability Strategy
- an extensive tree planting programme
- the creation of new networks of biodiversity including supporting natural habitats, creating meadows and pollination in parks and open spaces
- improving air quality across the Borough
- rolling out our Cycling and Walking Infrastructure Plan
- enabling the use of new technology to reduce the impact of vehicle emissions.”

The Panel came into existence in the 2019/20 municipal year, and meets quarterly. In addition to the review of the Environmental Sustainability Strategy Action Plan, topics discussed that relate to biodiversity have included:

- Tree Planting update (June 2021)
- Biodiversity initiatives including biodiversity audits (June 2021)
- Plants and habitats (September 2021)
- Sustainable Broxbourne (community group) (January 2022)
- Friends of Cedars Park and the role of pollinators (January 2022)
- Hertfordshire Beekeepers Association (March 2022)
- Tree Planting Update (March 2022)
- Great Big Green Week review (October 2022)
- Sustainability Supplementary Planning Document (January 2023)
- Light Pollution (March 2023)
- Harmony Community Garden (community group) (July 2023)
- Green Flag awards (October 2023)
- Friends of Barclay Park (January 2024)
- Great Big Green week review (July 2024)
- Hertfordshire Sustainable County mission (July 2024)
- Hertfordshire Local Nature Recovery Strategy (October 2024)
- Biodiversity on Council owned land (January 2025)
- Swift boxes / work of the RSPB (July 2025)
- Friends of Cedars Park and beekeeping (July 2025)
- Nature Patches in housing estates (October 2025)
- Light pollution (October 2025)

### ***Other Initiatives (not mentioned above)***

- Funding provided to RSPB to establish swift boxes in Wormley and Turnford. Discussion with Facilities Manager to install 20 swift boxes at Bishops College.
- Liaison with Hertfordshire County Council in November 2025 to plant trees along Wormley High Road to provide shade, improve air quality, assist biodiversity.
- Ongoing support to Cedars Nature Centre

### ***Future Actions***

The Borough of Broxbourne will continue to support the protection and enhancement of biodiversity wherever possible. This will mainly be achieved through Council-led projects, as well as through new biodiversity policies and by encouraging local initiatives.

The Council will continue to recognise opportunities to enhance and protect biodiversity and ensure that projects already completed or underway are properly maintained. The Council remains in regular contact with other Hertfordshire authorities and will take an active role in sharing ideas and identifying opportunities for cross-boundary biodiversity projects.

## 4. Hertfordshire County Council

### *Local Nature Recovery Strategy<sup>5</sup>*



#### Hertfordshire Local Nature Recovery Strategy



Hertfordshire Nature Recovery Partnership  
is governed by Hertfordshire County Council



In November 2025, Hertfordshire County Council published the Hertfordshire Local Nature Recovery Strategy ('LNRS'), which subsequently formally launched in January 2026. The production of the LNRS took a number of years, and the Borough of Broxbourne attended engagement sessions held by Hertfordshire County Council throughout the process. Officers attended the in-person launch of the strategy in January 2026.

Local Nature Recovery Strategies are a legal requirement as part of the Environment Act 2021. Responsible authorities are required to identify priorities, and map proposals for creating, improving and connecting natural habitats to benefit biodiversity. The identified priorities and proposals should be considered by the Council when making planning decisions, as well as when the Council allocates sites for development through the Local Plan process. For example, a planning application should demonstrate how the LNRS has been considered, and how the LNRS helped to shape the plans for the site.

The strategy comprises two parts, a local habitat map and a written statement of biodiversity priorities. Both parts of the strategy will be considered by the Borough of Broxbourne when making planning decisions, and when producing a Local Plan. The Government has stated that they will advise when it requires an update to the LNRS, which at time of publication this report, has not yet been confirmed.

#### ***Hertfordshire County Council Biodiversity Net Gain Single Point of Contact Monthly Meetings***

The ecology team at Hertfordshire County Council hold a monthly Biodiversity Net Gain ('BNG') Single Point of Contact meeting, held via Microsoft Teams. These meetings are open to all Hertfordshire authorities. The meetings focus on BNG best practice, and allow Hertfordshire Officers to discuss BNG updates and issues, and enable idea sharing and good communication. Officers from the Planning Policy team at the Borough of Broxbourne attend these meetings each month.

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<sup>5</sup> [Habitats and species | Hertfordshire County Council](#)

## ***Sustainable Hertfordshire Strategy 2026<sup>6</sup>***

In early 2026, Hertfordshire County Council published a new Sustainable Hertfordshire Strategy. The aim of the strategy is to ensure that all Hertfordshire authorities act with the same environmental and sustainability goals in mind.

The strategy covers many different areas of sustainability, and biodiversity is a key theme within the strategy. The following are the biodiversity actions which the strategy plans to undertake:

- Support the meeting of the statutory biodiversity duty
- Identify land where environmental benefits can be realised and working with tenants to improve biodiversity on land they rent
- Establishing habitat banks for BNG on Hertfordshire County Council owned land

The Borough of Broxbourne has noted the publication and contents of the strategy, and implements the contents in Council activities where necessary. The same will be applied to future documentation published by Hertfordshire County Council.

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<sup>6</sup> [sustainable-hertfordshire-strategy-and-principles-2026.pdf](#)

## 5. Borough of Broxbourne Biodiversity Net Gain Quantitative Data

The following section details data gathered from the monitoring of applications which would be eligible to provide a 10% Biodiversity Net Gain requirement, as set out in the Environment Act 2021.

For most planning applications, applicants are required to provide a 10% net gain either on-site, off-site, through statutory credits, or provide a reason why they consider their development to be exempt. The potential reasons for exemption are as follows:

- Small sites (minor development)
- De minimis exemption (less than 25sqm or the development not having an impact on an on-site priority habitat)
- Householder applications
- High Speed Railway Transport Network applications
- Biodiversity net gain sites
- Self-build and custom build applications
- Applications which were submitted and validated before the BNG requirement came into force (12<sup>th</sup> February 2024), but approved after the requirement came into force.

Applications which fell under the de minimis exemption have been detailed in this report, as it is important to understand further information about these sites, and the reasoning behind lack of action. However, applications for other exemptions have not been included in this report.

In cases where there is not a reason for exemption, applicants must by law provide an Excel version of the BNG Metric, which details the current number of on-site units, and how they plan to meet the 10% BNG requirement (either on-site, off-site, or through statutory credits). Information is detailed in this report about all applications which have submitted the BNG metric, however it is important to note that the figures submitted in the metric as part of the initial application are indicative, and the BNG figure is finalised through a discharge of conditions application which is submitted before commencement, which is when the applicant submits a gain plan.

For ease of reading, this section will detail a breakdown of each application stage, starting with initial application, including the total number of applications which were subject to the 10% BNG requirement, and the number exempt due to the de minimis exemption. The report will then move along to the details of the total BNG net gain when combining all data that applicants have submitted, and finally it will detail applicants that have successfully submitted a Biodiversity Net Gain Plan in a discharge of condition application, following approval of an initial application. The

final section will provide a list of notable applications which provided a biodiversity net gain outside of the monitoring period.

**Applications submitted with the statutory BNG metric**

During the monitoring period, (12 February 2024 – 1 January 2026), a total of 17 applications were required to provide a 10% net gain, and therefore were submitted with the statutory BNG metric.

All applicants submitted the metric in the required Excel format, typically alongside supplementary information. Due to the Borough of Broxbourne not employing an in-house ecologists, all BNG documents were assessed by the Ecology team at Hertfordshire County Council.

**De Minimis Exemptions**

132 applications were submitted where it was demonstrated that a 10% BNG net gain would not be required, due to the de minimis exemption applying.

**Total indicative BNG net gain**

When combining all indicative information that was submitted as part of the initial application BNG metric, the total net gain and percentage are detailed in Table 1 below.

**Table 1: Indicative total Biodiversity Net Gain (headline figures)**

Total Habitat Units Net Gain	Total Hedgerow Units Net Gain	Total Watercourse Units Net Gain	Total Habitat Net Percentage Increase	Total Hedgerow Net Percentage Increase	Total Watercourse Net Percentage Increase
2.9805	1.0917	0	7,095.71%	2,815.74%	0%

In the above table, the total habitat net percentage increase is high. This figure has been spiked significantly due to application 07/24/0632/F (Land east of Britannia Road Waltham Cross), which indicates that an on-site net gain of 6,422.54% would be achieved. This high figure was achieved due to the very low existing baseline biodiversity value on-site.

This site appears again later in this report, as a net gain plan was later approved during the monitoring period, where a larger than indicated biodiversity net gain was achieved.

The figures in Table 1 detail the total net gain. However, within those headline figures some permissions resulted in an overall loss of BNG. An exhaustive list of these permissions are listed in Table 2 below.

**Table 2: Permissions which resulted in a negative Biodiversity Net Gain (headline figures)**

Permission Reference	Site Address	Permission Description	Total Habitat Net Percentage Loss	Total Hedgerow Net Percentage Loss	Total Watercourse Net Percentage Loss
07/24/0584/F	The New River Arms Turnford Hertfordshire EN10 6AE	Four storey residential building for 80 apartments with associated landscaping parking and associated works	-64.01%	0%	0%
07/25/0318/F	4 Beaumont Villas Beaumont Road Wormley Hertfordshire EN10 7QL	Conversion of stables to one dwelling and annexe with ancillary storage	-42.95%	0%	0%

These applications have not achieved a 10% BNG as set out in the Environment Act 2021 in their initial application. However, in both cases, it was agreed that due to on-site gains not being achievable, if off-site gains could be achieved and demonstrated in the gain plan, the application would be acceptable. These future off-site solutions can be secured via legal agreement (S106 or conservation covenant). At the time of publication, gain plans have not been submitted for either site.

### **Net Gain Plans**

Biodiversity net gain figures are only finalised when a gain plan has been approved, as part of a discharge of conditions application. Out of the 17 permissions which included the submission of a BNG metric, two applicants went on to apply for a

discharge of condition application with a net gain plan, which was subsequently approved during the monitoring period. Details of these applications are listed in Table 3 below.

**Table 3: Permissions with an approved Biodiversity Net Gain Plan**

Application Reference	Site Name	Site Description	Type of development	BNG headline information
07/25/0695/DRC (Discharge of condition following initial application 07/24/0632/F)	Land east of Britannia Road, Waltham Cross, EN8 7PD	Demolition of existing buildings and the erection of commercial building (use classes E(g)(ii) E(g)(iii) B2 and B8 applied flexibly) with associated access parking landscaping and ancillary development	Major	7,124.36% net gain via on-site habitat intervention
07/25/0560/DRC (Discharge of condition following initial application 07/25/0157/F)	Land to the East of Holy Cross Hill and Highbury Farm	Application for the approval of details reserved by condition no. 4 and 5 (Biodiversity Gain Plan and Habitat Management Monitoring Plan) of planning permission 07/25/0157/F (The erection of a barn for equestrian use)	Minor	10.51% net gain via on-site habitat intervention

In the above table, permission 07/25/0695/DRC achieved an exceptional biodiversity net gain of 7,124.36%. It is important to note that this high figure was achieved due to the very low baseline biodiversity value on site. Overall, a net gain of 0.71 habitat units was achieved.

**Notable planning permissions with a biodiversity net gain approved before the monitoring period**

Due to the Local Plan preceding the national target of 10% BNG, several major planning applications were approved before the monitoring period which provided an overall net gain of biodiversity. These sites are not included in the reported data above, however information about the biodiversity net gain achieved on these sites are detailed in Table 4 below.

**Table 4: Notable planning permissions with a BNG approved before the reporting period**

<b>Site Name</b>	<b>Description of development</b>	<b>Date approved</b>	<b>BNG details</b>
Land at Maxwells Farm West Great Cambridge Road Cheshunt Hertfordshire (07/23/0361/RM)	Google Data Centre	30th November 2023	A detailed landscaping plan was produced for the site, which included an overall biodiversity net gain of 16.92%. This was negotiated by the Borough of Broxbourne before the national BNG requirement came into effect.
Land to the south of Andrews Lane and to the east of Burton Lane Goffs Oak (07/21/0005/F)	Demolition of the existing buildings and the construction of 66 residential dwellings including affordable housing (C3 Use Class) the creation of vehicle access from Andrews Lane and Burton Lane landscaping and public realm works including private and communal amenity space car and cycle	23rd December 2021	An off-site biodiversity net gain was achieved, resulting in a net gain of 10%.

<b>Site Name</b>	<b>Description of development</b>	<b>Date approved</b>	<b>BNG details</b>
	parking including visitors cycle parking and associated infrastructure works		
Sunset Studios, Lieutenant Ellis Way, Waltham Cross (07/23/0772/F)	Change of use for a backlot in association with the neighbouring sunset studios site including construction of a workshop building connecting bridge parking fencing security storage and associated works	22nd November 2024	On-site and off-site mitigation proposed to provide a 10% biodiversity net gain. It was announced in 2025 that alternative uses for the site are being pursued.
Cheshunt Football Club Theobalds Lane (07/18/0514/F)	New stadium with capacity for up to 2000 spectators. 53 no. 1 bedroom apartments 62 no. 2 bedroom apartments 26 no. 3 bedroom houses and 22 no. 4 bedroom houses (163 Residential Dwellings)	Granted at appeal 13th September 2021.	An on-site biodiversity net gain was achieved, resulting in a net gain of 11.87%.

### ***Future Actions***

The Council will continue to require a 10% BNG as set out in the Environment Act 2021 and, where possible, encourage even higher gains.