

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

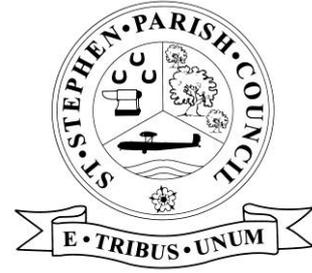
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

Tel: 01923 681443

Email: clerk@ststephen-pc.gov.uk

Web: www.ststephen-pc.gov.uk



To: Councillors

David Yates

Bill Pryce

Richard Curthoys

Aaron Jacobs

Nuala Webb

David Brannen

You are summoned to a **Planning and Environment Committee** meeting

To take place on **Thursday 12 February 2026 at 7.30pm**

Venue: St Stephen Parish Centre, Station Road, Bricket Wood, AL2 3PJ

Members of the public and press are invited to attend and are requested to contact the Clerk prior to joining the meeting (contact details above).

A Feron

Amanda Feron, Assistant Clerk, 6 February 2026

Please be aware that members of the public may record, film, photograph or broadcast this meeting.

AGENDA

2526/PE/060 To receive and accept apologies for absence.

2526/PE/061 Declarations of interest and dispensations

- a. To receive declarations of interest from councillors on items on the agenda
- b. To receive written requests for dispensations for declarable interests; and
- c. To grant any requests for dispensation as appropriate.

2526/PE/062 To agree the minutes of the meeting held on 8 January 2026.

2526/PE/063 Public Participation

To invite comment and questions from the public in accordance with the Public Speaking Policy.

2526/PE/064 Follow up on previous actions not included in the agenda.

2526/PE/065 To review draft biodiversity policy and make recommendation for adoption to Full Council. Draft policy attached.

2526/PE/066 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations, mobile phone masts as on the Planning List.

2526/PE/067 To receive planning reports

- a) Enforcement updates

2526/PE/068 Clerks Report.

St Stephen Parish Council Planning List February 2026

The planning applications listed here will be considered by the Planning and Environment Committee on 12 February 2026 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2026/0007 136 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Jz

Alterations to front elevation comprising extending the garage forward and converting it to living accommodation and removal of the tiled canopy over the front door

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0007#VIEW?RefType=PBDC&KeyNo=135703>

Planning Application 5/2026/0033 2 Hollybush Avenue Chiswell Green St Albans Hertfordshire AI2 3Ad

Demolition of outbuilding and construction of a side and rear extension, hip to gable loft conversion with front and rear dormer windows

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0033#VIEW?RefType=PBDC&KeyNo=135737>

Planning Application 5/2026/0015 25 Chiswell Green Lane St Albans Hertfordshire AI2 3Aj

Single storey side, rear and front extension, first floor rear extension and flat roof to existing rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0015#VIEW?RefType=PBDC&KeyNo=135715>

Planning Application 5/2025/2013 The Limes Burston Manor North Orbital Road Chiswell Green St Albans AI2 2Ds

Single storey front and rear extensions plus first floor recessed balcony, insertion of rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2013#VIEW?RefType=PBDC&KeyNo=135222>

Planning Application 5/2025/2262 4 Chiswell Green Lane St Albans Hertfordshire AI2 3Ah

First floor front, side and rear extensions, single storey rear extension following demolition of conservatory and loft conversion with new skylights to front and rear extensions

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2262#VIEW?RefType=PBDC&KeyNo=135561>

Planning Applications – Bricket Wood

Planning Application 5/2025/2360 30 South Riding Bricket Wood Hertfordshire AI2 3Ne

Erection of a detached outbuilding to rear to be used as an ancillary annexe

<https://planningapplications.stalbans.gov.uk/planning/search->

[applications?civica.query.FullTextSearch=5%2F2025%2F2360#VIEW?RefType=PBDC&KeyNo=135687](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2360#VIEW?RefType=PBDC&KeyNo=135687)

Planning Applications – Park Street

Planning Application 5/2025/2289 38 Park Street Lane Park Street St Albans Hertfordshire AI2 2Jb

Demolition of existing conservatory, rear extension, partial 2 storey, new roof, attic to become habitable space, addition of covered porch to front and internal alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F25%2F2025%2F2289>

Planning Application 5/2025/2297 9/01/2026 226 Park Street Lane Park Street St Albans Hertfordshire AI2 2Aq

Construction of three detached dwellings and associated landscaping following the demolition of the existing dwelling, garage and outbuilding, installation of solar panels and air source heat pumps

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2297#VIEW?RefType=PBDC&KeyNo=135610>

Planning Application 5/2026/0142 Toll Cottage 12 Burydell Lane Park Street St Albans Hertfordshire AI2 2Pq

Demolition of an existing single storey side extension and erection of a two-storey rear/side extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0142#VIEW?RefType=PBDC&KeyNo=135883>

Planning Application 5/2026/0144 Toll Cottage 12 Burydell Lane Park Street St Albans Hertfordshire AI2 2Pq

Listed building Consent - Demolition of an existing single storey side extension and erection of a two-storey rear/side extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0144#VIEW?RefType=PBDC&KeyNo=135884>

St Stephen Parish Council Biodiversity Policy

1. Introduction

St Stephen Parish Council recognises the rich natural environment within the parish, which includes woodlands, commons, river corridors, parks, and diverse green spaces across Bricket Wood, Chiswell Green, and Park Street. The Council acknowledges its statutory duty under the Environment Act 2021 to conserve and enhance biodiversity and is committed to supporting Hertfordshire's Local Nature Recovery Strategy (LNRS) and St Albans District Council's environmental objectives.

This policy sets out how St Stephen Parish Council will protect, enhance, and celebrate biodiversity across the parish.

2. Policy Aims

St Stephen Parish Council aims to:

- Protect and enhance local habitats, species, and ecological networks.
- Integrate biodiversity considerations into all Council decisions and operations.
- Manage Council-owned land in ways that support wildlife, climate resilience, and community wellbeing.
- Work collaboratively with residents, schools, volunteer groups, and environmental organisations.
- Promote awareness and understanding of the parish's natural environment.

3. Local and Strategic Context

The Council will have regard to:

- The Environment Act 2021 biodiversity duty.
- Hertfordshire Local Nature Recovery Strategy (LNRS).
- St Albans District Council's Climate and Biodiversity strategies.
- Hertfordshire's ecological network mapping and Local Wildlife Sites.
- Local designations such as Bricket Wood Common SSSI and the River Ver corridor.
- The National Planning Policy Framework (NPPF).

4. Parish Council Commitments

4.1 Land Management

Where St Stephen Parish Council owns or manages land — including Greenwood Park, Woodbury Field, Park Street Recreation Ground, and other open spaces — it will:

- Enhance habitats such as wildflower meadows, hedgerows, ponds, and woodland edges.
- Adopt wildlife-friendly grass-cutting regimes, including “cut less, cut later” where appropriate.
- Reduce or eliminate the use of pesticides and herbicides.
- Protect mature trees and plant new native species to increase canopy cover and climate resilience.
- Support pollinators through planting schemes and management practices.
- Maintain watercourses and drainage features to support aquatic and riparian biodiversity.

4.2 Planning and Development

When responding to planning applications, the Council will:

- Consider biodiversity impacts and support proposals that deliver measurable biodiversity net gain.
- Encourage developers to incorporate wildlife-friendly features such as swift bricks, bat boxes, hedgehog highways, and sustainable drainage systems (SuDS).
- Oppose developments that would cause significant harm to habitats, species, or ecological connectivity.
- Support the protection and enhancement of key ecological corridors, including links between Bricket Wood Common, the River Ver, and local green spaces.

4.3 Community Engagement

The Council will:

- Support local volunteer groups such as the Bricket Wood Commons volunteers, River Ver groups, and local conservation organisations.
- Promote community biodiversity projects including tree planting, community orchards, pollinator initiatives, and habitat restoration.
- Work with local schools and youth groups to encourage environmental education.
- Provide residents with information on wildlife-friendly gardening and sustainable land management.

4.4 Monitoring and Review

The Council will:

- Review this policy every three years or sooner if legislation or local strategies change.
- Produce an annual update summarising biodiversity-related actions and progress.
- Maintain a record of biodiversity projects, habitat improvements, and volunteer activities.

5. Responsibilities

- The Parish Clerk will ensure biodiversity considerations are included in relevant Council reports, procurement, and project planning.

- The Environment & Leisure Committee will oversee implementation of this policy.
- All councillors will consider biodiversity impacts when making decisions.
- Contractors working on Council land will be required to follow biodiversity-friendly practices.

6. Adoption

This policy was adopted by **St Stephen Parish Council** on: **[Date]** Next review due: **[Date]**

1. St Stephen Parish Council – Biodiversity Action Plan (BAP)

(Companion document to the Biodiversity Policy)

1. Purpose of the BAP

This Biodiversity Action Plan sets out specific, measurable actions that St Stephen Parish Council will deliver over the next three years to protect and enhance biodiversity across Bricket Wood, Chiswell Green, and Park Street. It supports the Council’s Biodiversity Policy and aligns with Hertfordshire’s Local Nature Recovery Strategy (LNRS).

2. Priority Habitats in St Stephen Parish

- **Woodland and ancient woodland** (e.g., Bricket Wood Common SSSI)
- **Grassland and meadows** (including parish-managed recreation grounds)
- **Hedgerows and tree lines**
- **Ditches, and the River Ver corridor**
- **Parks and community green spaces** (e.g., Greenwood Park)
- **Residential gardens and urban green infrastructure**

3. Biodiversity Action Targets (2025–2028)

3.1 Habitat Creation & Enhancement

Action	Target	Timescale	Lead
Create or enhance wildflower meadows on parish land	Minimum 3 new or improved meadow areas (e.g., Greenwood Park, Woodbury Field, Park Street Rec)	By end of 2027	Environment & Leisure Committee
Reduce mowing frequency in selected areas	Implement “cut less, cut later” in at least 5 sites	2025 season onwards	Grounds Maintenance Team

Action	Target	Timescale	Lead
Plant native hedgerows	100 metres of new hedgerow	By 2028	Parish Council & volunteers
Increase tree canopy	Plant 150 native trees across parish land	2025–2028	Parish Council

3.2 Species Support

Action	Target	Timescale	Lead
Install bird, bat, and swift boxes	20 new boxes across the parish	By 2027	Parish Council & community groups
Promote hedgehog-friendly gardens	50 households participating in “Hedgehog Highways”	By 2026	Communications & volunteers
Pollinator initiatives	Create 5 new pollinator beds in parks and verges	By 2027	Grounds Team

3.3 Water & Wetland Management

Action	Target	Timescale	Lead
Support River Ver conservation	Annual participation in Riverfly monitoring and Ver Valley Society projects	Ongoing	Volunteers & Council

3.4 Community Engagement

Action	Target	Timescale	Lead
Annual community planting days	2 events per year	Ongoing	Parish Council
Schools programme	Work with all 4 local schools on biodiversity projects	By 2027	Clerks & volunteers
Public education	Annual biodiversity article	Ongoing	Clerks/Administrative Officer

3.5 Monitoring & Reporting

- Annual biodiversity progress report to Full Council.
- Maintain a GIS-based map of parish biodiversity projects.
- Review BAP every **three years**.

2. One-Page Public Summary for Residents

St Stephen Parish Council – Biodiversity at a Glance

Why biodiversity matters

Our parish is home to ancient woodland, the River Ver, parks, meadows, and a wide range of wildlife. Protecting nature helps our wellbeing, supports pollinators, improves air quality, and strengthens our community.

What the Parish Council is doing

We've adopted a **Biodiversity Policy** and a **three-year Biodiversity Action Plan** to protect and enhance nature across Bricket Wood, Chiswell Green, and Park Street.

Key actions we're taking

- Creating new wildflower meadows
- Planting more native trees and hedgerows
- Reducing pesticide use
- Supporting pollinators with new planting schemes
- Installing bird, bat, and swift boxes
- Restoring ponds and supporting the River Ver
- Working with local schools and volunteer groups
- Encouraging wildlife-friendly gardening

Our targets (2025–2028)

- **150 new native trees**
- **100 metres of new hedgerow**
- **3 new or improved wildflower meadows**
- **20 new bird/bat/swift boxes**
- **5 new pollinator beds**
- **2 pond restoration projects**

How you can help

- Plant for pollinators
- Create a hedgehog highway
- Reduce pesticide use
- Join a local volunteer group
- Take part in parish planting days
- Let part of your garden grow wild

Together, we can make St Stephen a greener, wilder, and more resilient parish.

3. Draft Council Motion for Adoption

Motion: Adoption of the St Stephen Parish Council Biodiversity Policy and Biodiversity Action Plan

Recommendation

Date:

Motion: *St Stephen Parish Council resolves to formally adopt the St Stephen Parish Council Biodiversity Policy and the accompanying Biodiversity Action Plan (2025–2028).*

Council further resolves to:

1. Embed biodiversity considerations into all Council decisions, procurement, and land management practices.
2. Implement the actions and targets set out in the Biodiversity Action Plan and allocate appropriate resources to support delivery.
3. Require all contractors working on Council land to follow biodiversity-friendly practices.
4. Publish an annual report summarising progress against the Biodiversity Action Plan.
5. Review the Biodiversity Policy and Action Plan every three years, or sooner if national or local strategies change.

Reason for Motion: To fulfil the Council’s statutory biodiversity duty under the Environment Act 2021, support Hertfordshire’s Local Nature Recovery Strategy, and protect and enhance the natural environment of St Stephen Parish for current and future generations.