

Officer Liz Anderson – Ecologist  
Date 27/03/2025

Ref: 24/02333/FP  
Att: Paul Chaston

**Land Between Priory Farm And Wymondley Substation, Blakemore End Road, Little Wymondley,  
Hertfordshire,**

**Electrical connection between the approved Priory Farm And Wymondley Substation**

**Updated consultee comments;**

Having looked at the amended information I welcome the reduced red line boundary and acknowledgement that the development will need to meet the mandatory requirement of 10% BNG.

No objection was raised to the earlier iteration of the proposal and on the basis that comments relating to the need for a CEMP and Soil Management Plan have already been accepted by the applicant there remains no objection and my updated comments here refer solely to BNG.

A new BNG Metric calculation (Version 2) has been submitted which uses the reduced site area and shows that 1.03 Habitat units; 0.02 Hedgerow units; 0.03 Watercourse units, will be required to demonstrate a 10% gain. The BNG information note states '*...the cable route red line boundary is small and has no scope to achieve 10% gain on-Site..*'. When looking at opportunities to meet mandatory BNG the BNG hierarchy should be applied and, in this instance, it is accepted that it is not possible to demonstrate gains on-site and an off-site solution will be acceptable. The method by which the applicant chooses to meet this obligation will be decided when the Biodiversity Gain Plan is submitted, post determination.

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.*