



3rd February 2026
Our Ref: 24.5075

120 Bermondsey Street
London
SE1 3TX

North Herts Council
Council Offices
Gernon Rd
Letchworth Garden City
SG6 3JF

Dear Peter,

Re: Approval of details pursuant to Conditions 14, 15, 19 and 20 of planning application ref: 21/00504/OP at Land to the East of Talbot Way and Kristiansand Way and Flint Road Allotments, Flint Road, Letchworth Garden City, Hertfordshire, SG6 1TY

On behalf of our clients, BDW North Thames, we hereby submit details pursuant to the full discharge of conditions 14, 15, 19 and 20 of the above outline planning permission 21/00504/OP.

Condition 14

Condition 14 reads:

"No development above ground levels shall take place until a biodiversity net gain management plan (BNGMP) has been submitted to, and approved in writing by, the local planning authority. The content of the BNGMP shall ensure the delivery of the agreed number of habitat and hedgerow units as a minimum (19.96 habitat units, 1.84 hedgerow units) to achieve a net gain in biodiversity and include the following.

- a) Description and evaluation of habitat parcels to be managed, cross referenced to individual lines in the metric.*
- b) Maps of all habitat parcels, cross referenced to corresponding lines in the metric.*
- c) Appropriate management options for achieving target condition for habitats as described in the approved metric.*
- d) Preparation of an annual work schedule for each habitat parcel (including a 30 year work plan capable of being rolled forward in perpetuity).*
- e) Details of the body or organisation responsible for implementation of the plan.*
- f) Details of species selected to achieve target habitat conditions as identified in approved metric, definitively stated and marked on plans.*
- g) Ongoing monitoring plan and remedial measures to ensure habitat condition targets are met.*
- h) Reporting plan and schedule for informing LPA of condition of habitat parcels*



for 30 years.

The BNGMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the BNGMP 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 deliver a measurable biodiversity net gain in accordance with NHDCLP Policy NE4"

To support the full discharge of Condition 14, a biodiversity net gain management plan (BNGMP) has been prepared by CSA Environmental and is submitted alongside this application.

Condition 15

Condition 15 reads:

No development above ground level shall take place until details of the make, model and location of 40 integrated swift boxes and 40 integrated bat boxes has been supplied to and approved by the LPA. These should be incorporated into the brickwork of the buildings, fully installed prior to occupation and retained as such thereafter.

Reason: To achieve a measurable net gain for biodiversity in accordance with NHDCLP Policy NE4."

To support the full discharge of condition 15 detail of swift and bat boxes have been prepared by CSA Environmental and submitted alongside this application.

Condition 19 & 20

Condition 19 reads:

"Prior to the commencement of works above ground, a pre-construction energy and sustainability statement shall be submitted and to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved measures, which shall be retained thereafter.

Reason: To ensure that the development is energy efficient and minimises carbon emissions in accordance with policies SP9 and D1 of the North Hertfordshire Local Plan 2011-2031."



Condition 20 reads:

"Prior to occupation, each of the proposed new dwellings shall incorporate an Electric Vehicle (EV) charging point. Details of which shall be submitted to and approved in writing by the Local Planning Authority. Proposals should also be made for the provision of EV charging within other public parking areas of the proposed development. The charging points shall be retained thereafter.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality in accordance with Strategic Objective ENV4 and Policy SP9 of the North Hertfordshire Local Plan 2011-2031."

Detail to satisfy the requirements to fully discharge both Conditions 19 and 20 is contained within the Sustainability Statement prepared by Turley and is submitted alongside this application.

I trust you have everything you need to discharge these conditions in full. However, please do not hesitate to contact me if you have any queries or if there is anything further you need.

Yours sincerely

Jordan Davies
Planner

