

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

FAO Mr Thomas Howe – Case Officer

5th February 2026

Dear Mr Howe,

Erection of 4 bedroom dwelling and associated external works to land North East of Toyldfor (as amended by plans rec'd 10 June 2025) at Toyldfor, Heathfield Road, Hitchin, Hertfordshire, SG5 1SY (25/00892/FP) (the "Application")

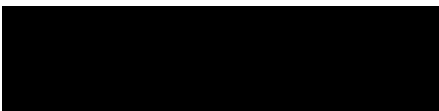
Please note that following the Decision Notice issued 10th July 2025, Langley Abbey Environment Project has allocated 0.008295 hectares of *other neutral grassland* from Biodiversity Gain Site Reference BGS-051124001 to the Application (the "Offsite Units"). Accordingly, the Application achieves +10% biodiversity net gain and satisfies the Trading Rules. The allocation is available to view publicly at <https://environment.data.gov.uk/biodiversity-net-gain/search/BGS-051124001>.

Please find enclosed with this letter:

- Biodiversity Gain Plan ("BGP") submitted for approval on behalf of the Applicant;
- Statutory Metric populated with the Offsite Units; and
- Excerpt of BGS-051124001 dated 05/02/2026 (09:02) evidencing the allocation.

I trust that you now have everything required to approve the BGP and discharge the Biodiversity Gain Condition, but please do not hesitate to contact me should you have any queries.

Kind regards,



Henry Parkinson
Project Lead
Langley Abbey Environment Project

