

Officer Liz Anderson – Ecologist

Date 9/05/25

Ref: 25/00686/FP

Att: Andrew Hunter

Langley Bottom Farm, London Road, Langley, Hitchin, Hertfordshire, SG4 7PJ

Erection of a detached agricultural barn following demolition of two existing detached agricultural barns. Realignment of existing Public Right of Way (Bridleway 005).

Consultee comments;

Thank you for consulting me, having looked at the submitted documents I would have no ecological objection to the proposal.

The Small Sites Metric identifies the site biodiversity baseline as 0.2854 Habitat Units, the post-development habitats of the site are valued at 0.3158 Habitat Units resulting in a Biodiversity Net Gain of 10.66%. Thereby meeting the mandatory requirement for 10% BNG.

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.