

Cover Note

Discharge of Conditions 13 and 21 attached to Planning Permission 25/01094/FP at Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU

Planning Permission for the 'Erection of nine dwellings including access, parking and landscaping' was granted at Land to the rear 34, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UU on 19th February 2026.

'Biodiversity Net Gain' Condition 1 (n.b. this precedes 'planning condition 1' on the decision notice) states that:

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 Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply

(<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

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.

The following documentation is therefore submitted to discharge the requirement of this condition:

- Completed Biodiversity Gain Plan
- Conditions Assessments
- Statutory Biodiversity Metric
- A3 Habitats Map
- Preliminary Ecological Appraisal

- Proposed Site Layout – External Works (AA139_0-0-3 Rev B)
- Landscape Design and Specification (2822-LLA-ZZ-00-DR-L-0001 Rev P06)