

Officer Liz Anderson – Ecologist

Ref: 26/01832/S73

Date 26/08/2026

Att: Harriet Sanders

Little Arundel, Bedford Road, Holwell, Hitchin, Hertfordshire, SG5 3RX

Section 73 Application : Variation of Conditions 2, 3, 4, and 12 of planning permission 25/01544/FP granted 28.07.2025 for erection of two detached dwellings including access drive, car parking, private gardens, hard and soft landscaping following the demolition of the existing detached garage and outbuilding.

Consultee comments;

Thank you for consulting me, having read through the submitted documents I would have no ecological objection to the proposed amendments.

Previous conditions still apply as follows;

Ecological Enhancements

No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as hibernacula, the inclusion of integrated bird/bat and bee boxes in buildings/structures, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

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.