

For the attention of Alex Howard

North Herts District Council  
Planning Department  
Council Offices  
Gernon Road  
Letchworth Garden City  
SG6 3JF

22<sup>nd</sup> January 2026

Dear Alex

**RE: Starwood House, Avenue One, Letchworth Garden City, Hertfordshire, SG6 2HB:  
SUBMISSION OF DETAILS TO DISCHARGE CONDITIONS 1 & 19 OF PERMISSION  
25/01196/FP**

On behalf of Letchworth Investment LLP ('the Applicant') please find enclosed an application to discharge conditions 1 and 19 attached to Planning Permission 25/01196/FP ('the Planning Permission'. The Planning Permission approves:

***"Erection of two buildings including three units for Flexible Use Classes including  
Eg (ii) (iii), B2, B8, including servicing, parking, access, landscaping"***

The application was approved subject to conditions on 21 January 2026.

Condition 1 (Statutory BNG Condition)

Condition 1 is worded as follows:

*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. 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.*

In support of the application we therefore submit:

- Biodiversity Gain Plan Submitted to Government Website 07/11/2025
- Aspect Ecology Biodiversity Net Gain Assessment 1006948 Dated 28/04/2025 (approved pursuant to Planning Permission 25/01196/FP)
- BNG Units Limited BNG Proposal Dated 13/01/2026
- BNG Calculation Table
- BNG D-2 Off-Site Habitat Creation Table

The attached information flags that an initial BNG Assessment was undertaken by Aspect Ecology in April 2025 and submitted in support of Planning Application 25/01196/FP, which was approved on 21 January 2026. The BNG has progressed pursuant to that study, with the enclosed BNG calculation table highlighting a 315.97% increase in hedgerow units and a - 5.93% decrease in Habitat Units. This reflects the site's long-term vacancy, which caused areas of overgrown hardstanding. It was agreed that given the site's allocation within an employment area, off-site provision would be made to secure the statutory 10% uplift. Accordingly, a Table highlighting the D-2 Off-Site habitat creation is enclosed highlighting how this will be compensated through 1.69 off-site units. The enclosed provides details of the intended unit provider, and the completed forms highlighting the Biodiversity Gain Site register reference number from which the off-site units will derive.

## Condition 19 (CEMP: Biodiversity)

Condition 19 is worded as follows:

*No development shall take place (including ground works or vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) should be informed by the April 2025 Preliminary Ecological Appraisal and include the following.*

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".

- c) Practical measures to avoid or reduce impacts during construction.*
- d) The location and timing of sensitive works to harm to biodiversity features.*
- e) Use of protective fences, exclusion barriers and warning signs.*

*The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority*

In support of the application we therefore submit:

- Construction Environmental Management Plan (CEMP) produced by Aspect Ecology (November 2025).

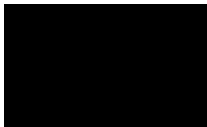
The attached document highlights the measures proposed on site during the construction period to mitigate impact upon existing ecology.

## Summary

Overall, we consider that the enclosed documents provides sufficient information to fully discharge Statutory BNG Condition 1 and Condition 19 attached to planning permission 25/01196/FP.

Should you have any questions please do not hesitate to contact me.

Yours sincerely,



Lyndon Gill  
**Senior Director**