

DPP Planning

DESG
11-13 Penhill Road
Cardiff
CF11 9PQ



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

Ref: 6566CA.L001
11th September 2025

Dear Sir/Madam,

SUBMISSION OF DETAILS RESERVED BY CONDITION 1 (BIODIVERSITY NET GAIN) OF PLANNING PERMISSION REFERENCE 25/01039/FP AT BALDOCK SERVICES, GREAT NORTH ROAD, RADWELL, BALDOCK, HERTFORDSHIRE, SG7 5TR.

On behalf of our client, GRIDSERVE Sustainable Energy Ltd, we hereby submit details reserved by the Biodiversity Gain Condition under planning permission reference **25/01039/FP** which sought the erection of electrical infrastructure work to include 2no. substations, 2no meter cabinets, 2no. low voltage feeder pillars and 2no. SCADA (communications) cabinets. Erection of 2.4m high close boarded fencing to screen the two substations at Baldock Services, Great North Road, Radwell, Baldock, Hertfordshire. Planning permission was granted on 24th June 2025.

This application has been submitted via the Planning Portal (*with Planning Portal reference number: PP-14275738*), and the application fee has been paid directly via the Planning Portal.

In addition to this cover letter and the application form, the application includes the following:

- Baldock Services Biodiversity Gain Plan Update Sept 25 (Biodiversity Gain Plan)

The details submitted to discharge the condition are set out under the heading below.

The Biodiversity Gain Condition

The Biodiversity Gain Condition 1 reads 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

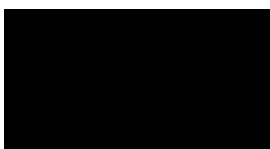
mean that the biodiversity gain condition does not always apply (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

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 documents above satisfy the requirements under the Biodiversity Gain Condition 1 and it is considered the condition can be fully discharged.

We trust that the above and submitted information is sufficient to discharge the Biodiversity Gain Condition 1 of permission **25/01039/FP**, however, should you require anything further then please do not hesitate to get in touch.

Yours Faithfully,



Charlotte Hewison
Assistant Planner
DPP

