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Ref: IE / 24-175
Number: 07845 656456
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Date: 15 April 2025

Submitted via Planning Portal Reference: PP-13948069

Dear Andrew,

Submission of details required by condition 1 (Biodiversity Net Gain) of 24/02745/FP, Ramridge Farm, Luton Road, Kimpton, Hitchin, Hertfordshire, SG4 8HB.

This application seeks to discharge condition 1 (Biodiversity Net Gain) of 24/02745/FP, Ramridge Farm, Luton Road, Kimpton, Hitchin, Hertfordshire, SG4 8HB.

Condition 1 (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 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.

To assist with the discharge of this condition, the following information has been submitted:

- Biodiversity Gain Plan, prepared by Crossland Ecology

I trust that the information provided is sufficient, however if any additional information is required, then please do not hesitate to get in touch.

Yours sincerely



Isabel Ede BA(Hons)
Graduate Planner

