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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 14TH SEPTEMBER, 2023

SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

Agenda No **Item**

10. **23/00549/OP BELL FARM INDUSTRIAL PARK, BELL LANE,
NUTHAMPSTEAD, SG8 8ND** (Pages 3 - 4)

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER.

Erection of 9 dwellings with access following demolition of industrial buildings (all matters reserved except for access) as amended by details received 7 June 2023.

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23/00549/OP – BELL FARM INDUSTRIAL PARK, BELL LANE, NUTHAMPSTEAD, SG8 8ND

Update from the Planning Officer:

“The agent and I have noticed that the current wording of condition 8 infers that the demonstration of Biodiversity Net Gain (BNG) is required prior to determination of this outline application. This is in error, as we have agreed with Shaun Greaves that the BNG will need to be demonstrated as part of the reserved matters application, once the full details are set out of layout and landscaping, to enable the incorporation of BNG within the details of the development.

As such, an amended wording for Condition 8 is set out below:

As part of the details at Reserved Matters stage, a Biodiversity Net Gain Plan shall be submitted and approved by the Local Planning Authority, using the Defra Biodiversity Metric to demonstrate how a minimum of 10% Biodiversity Net Gain (BNG) will be fulfilled by this development”.

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