

UPDATE dated 5 November 2025

Item 7 ref. 25/01745/S73

Planning Control Committee Meeting of 6 November 2025

1. Consultee response

Since the Planning Committee Report for this item has been published, Officers received a response from HCC Ecology confirming the additional information (Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan Rev C) received on 20 October 2025 is acceptable and therefore that Condition 7 can be approved. Given this document is also acceptable to both NHC Greenspaces and HCC Ecology, condition 21 can also now be approved. This document can also be added to the approved list of plans and document in condition 2. The proposed amendments to these conditions are as follows:

Change of wording to Condition 7 BNG Management Plan:

The development shall be carried out in accordance with the approved Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan Rev C (October 2025) prepared by James Blake Associates unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4

Change of wording to Condition 21 Open Space Management and Maintenance:

The development shall be carried out in accordance with the Open Space Management and Maintenance Scheme contained in the Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan Rev C (October 2025) prepared by James Blake Associates. The open spaces provided shall be retained for their intended purpose and in accordance with the approved management plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate open space and amenity provision as per NHLP Policy NE6

2. Neighbour representation

A further neighbour representation has been received including a copy of a letter written to Members of Planning Control Committee and local Ward Members. This email is available to view on the Public Access system. The letter and email have not raised any new issues but reiterated comments about the new footpath onto Crow Furlong, which is a highway 'not maintained at public expense' [by the Highway Authority]. Officers refer Members back to paragraphs 3.14 and 5.2.8 of the report explaining the situation from a planning perspective.