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Contact: Fenella Stacey
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Date: 06 January 2025

Dear Tom,

Application: Details reserved by condition 10 (Landscape and Ecology Management Plan) of planning permission reference no 22/02079/FP granted 02.02.2023

Address: Land West Of Bedford Road And Rear Of Burford Grange Bedford Road
Ickleford Hertfordshire SG5 3RN

Application No: [24/02682/DOC](#)

ECOLOGICAL IMPLICATIONS

Thank you for consulting this office on the above application.

Overall Recommendation:

- ☒ Further information and/or amendments required before
Condition No 10 can be Discharged.

Condition. 10

Prior to the operation of the development hereby permitted, a long term landscape and biodiversity management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure biodiversity net gain is achieved in accordance with local and national planning policy guidance.

Supporting documents:

I have made use of the following documents in providing this advice:

- Landscape and Ecology Management Plan – Ethos (October 2024)

Comments:

I find the LEMP report submitted for the discharge of Condition 10 (of original application 22/02079/FP), to be the same report submitted, and written for the discharge of Condition 26 (24/02375/DOC) of a different, but associated application (19/01106/FP). **The LEMP report submitted with this application should be amended accordingly to directly address Condition 10 and reflect the associated details of the original approved application 22/02079/FP.**

It should be noted that despite the LEMP having been written for an alternative (yet similar) condition, the report does show the drainage basin graphically as an inset (Fig 2), and also refers to some of the management that relates to the basin subsequently (4.4.1, 4.5.1). This information is considered to be broadly acceptable in meeting the requirements of Condition 10. **However, the LEMP does not account for all of the habitat management prescriptions needed for the proposed habitat areas for the drainage site. Areas of habitat creation unaccounted for include the ‘proposed wetland areas to be seeded with EM8 – wildflowers for wetlands’, as shown in the report’s graphical soft landscape proposals.** The report should be amended to have sections (or similar) 4.4. Grassland Management: 4.4.1 Species-rich meadow grassland and 4.4.2 Species-rich wetland grassland, to reflect the EM8 proposed wet margins of the drainage basin. I consider that there should be management prescriptions for all habitat areas shown as being created.

Overall, I am not in a position to recommend discharge of Condition 10 until the LEMP’s information is synonymous, and more accurately reflects the site that is being managed in the interest of biodiversity, consistent with the aims of the Condition.

I trust these comments are of assistance,

Regards,

Fenella Stacey

Assistant Ecology Advisor, Hertfordshire LEADS

Hertfordshire LEADS provides Landscape, Ecology, Archaeology, Design and Sustainability support to planning departments in Hertfordshire.