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Contact: Bernie Fleming
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Date: 18 March 2025

Dear Naomi,

[24/02600/DOC](#)

Details reserved by condition 19 (Updated Management Strategy) of planning permission reference no 23/00743/RM granted 18.06.2024

Land Adjacent To Oaklea And South Of Cowards Lane Codicote Herts SG4 UN

ECOLOGICAL IMPLICATIONS

Overall Recommendation

☒ Condition 19 can be discharged

Supporting documents

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

- Covering letter, Crudacehomes, 22 January 2025
- LEMP Plan Drawing (CH034-001B) – ilex Landscape Architects (3 February 2024)
- Management Responsibility Areas (CH034-0011) - ilex Landscape Architects (5 November 2024)
- Biodiversity and Landscape Management Plan (LEMP) CH034-002B - ilex Landscape Architects (7 February 2024)

Comments

Thank you for your letter of 24 January 2025 which refers, and for consulting Herts LEADS (Ecology); I apologise for the delay with this reply.

We commented on the original iteration of this consultation by letter of 16 December 2024. In addressing Condition 19 our letter also drew attention to a shortcoming relevant to the

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concurrent consultation regarding the discharge of Condition 20 (24/02601/DOC). Conflating these issues potentially gives rise to some confusion so, for the avoidance of doubt, matters relating to Condition 20 have been dealt with (and resolved) via my letter of 17 March 2024 (24/02601/DOC).

Returning to Condition 19 (see Appendix1) our letter of 16 December recommended that only a partial discharge could be granted. This was because although many of the requirements had been satisfied, shortcomings were apparent regarding grassland management.

Regarding the information submitted this time, I note the LEMP Plan Drawing has been amended (as indicated by a new reference (CH034-001B) even if the date remains unaltered from the previous consultation). That said, the amendments relate solely to Condition 20 and not to Condition 19 and consequently, I have put this document to one side.

The Management Responsibility Areas map appears to be unaltered from before and is again, put to one side.

In contrast, I also note that though the date remains unaltered, text within the LEMP (CH034-002B) has also been updated with the apparent intention of addressing both Conditions 19 and 20.

Regarding matters relating to Condition 19 (and ignoring those related to Condition 20) the changes included the incorporation of the revised LEMP Plan Drawing (RevB) within the LEMP (p38) and, more importantly, clarified the management of the grassland sward height.

Previously this had two mutually exclusive statements which on the one hand required a minimum height of 15cm for the entire 'other neutral grassland' sward (Table 5.1.1, p14) yet elsewhere, specified that at least 20% of the sward should be either 7cm in height or less and that only 20% or more should be 7cm or more (Criterion 2, Table 5.1, p12).

The Covering letter addressed this dilemma by drawing attention to changes made to the text of the LEMP in Table 5.1 (p12). This deletes 'Criterion 2' as a target thereby removing the inconsistency with the height referred to in Table 5.1.1 (p14). The letter also states that achievement of the three remaining criteria in Table 5.1 will still be sufficient to achieve the 'moderate condition' predicted.

I consider the amendments and the predicted outcomes to be reasonable and acceptable.

Accordingly, I can now recommend that Condition 19 can be discharged in full.

Yours sincerely,

Bernie Fleming

Ecology Advisor, Hertfordshire LEADS

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

Appendix 1

Condition 19

Prior to commencement of any above ground construction works an updated Management Strategy to reflect management details to include:

- o Removal of cuttings in order to maintain species-rich grasslands
- o Details of species-mix proposed for the planting species-rich wildflower grasslands.

Shall be submitted and approved in writing to the Local Planning Authority. The approved updated Management Strategy shall be complied with on site in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure the species-rich grasslands are defined purposes, and management to maintain their interest and in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031).