

Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

Dear Sir/Madam,

Discharge of Conditions 10,11, 12, 13 and Informative 6 of Planning Permission Reference 24/02713/FP- Installation of Battery Storage System with associated infrastructure, earthworks, landscaping and access.

Following the grant of planning permission, I am pleased to submit details to discharge of Conditions 10, 11, 13 and Informative 6 attached to planning permission 24/02713/FP, approved on 25.06.2025.

For ease, the full wording of the Conditions and Informative are set out below:

' Condition 10) *A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement of the development. The content of the LEMP shall include the following;*

- a) Description and evaluation of features to be managed.*
- b) Aims and objectives of management in accordance with the Biodiversity Gain Plan for the site.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 30 year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Condition 11) *No development shall take place (including ground works or vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity), as informed by recommendations made in the September 2024 Ecological Impact Assessment, has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.*

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "buffer zones" to be informed by a pre-construction badger survey completed by an experienced ecologist within 6 weeks prior to the commencement of construction.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Condition 12) *Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall*

show the existing trees, shrubs, and hedgerows on the site where to be retained and shall include details of:

- o A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.*
- o areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.*
- o paved or otherwise hard surfaced areas including the extent, together with the type and specification of all surfaces.*
- o existing and finished levels shown as contours with cross-sections, if appropriate.*
- o specification of all means of enclosure and all boundary treatments, all boundary treatments around the perimeter of the site.*
- o external lighting on the boundary of, and within the site.*

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority.

Condition 13) *No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:*

a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded

b) Written Specification detailing:

o All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.

o All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.

o All operations and procedures for surface water drainage system; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter including inlets and outlets.

c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

d) Mechanism for monitoring and review of the management plan and operations.

Informative 6) Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>. The Biodiversity Gain Plan should be submitted as an 'application for approval of details reserved by condition following grant of planning permission' via the Planning Portal.'

The application is supported by a Location Plan and the following documents:

- Landscape Ecological Management Plan (Condition 10).
- Construction Ecological Management Plan (Condition 11).
- 3600-01-L-DR-02 Hard Landscape Drawing (Condition 12).
- 3600-01-L-DR-03 Soft Landscape Drawing (Condition 12).
- 3600-01-L-DR-04 Soft Landscape Drawing (Condition 12).
- 3600-01-L-DR-05 Details Drawing (Condition 12).
- Landscape Management Plan (Condition 13).
- BNG Plan (Informative 6).
- BNG Proposed Habitat Plan (Informative 6).
- Statutory BNG Metric (PDF) (Informative 6).
- Statutory BNG Metric (Excel) (Informative 6).

I trust that the submitted information is sufficient to enable the discharge of Conditions 10, 11, 12, 13 and Informative 6. However, please do not hesitate to contact us if you have any queries or require further information.

Payment

Payment of the application has been made with the application submission.

Kind Regards,



Lucy Woods

Planning Lead, Balance Power