

Our Ref: 3732-01/TOK/JW/2

19 December 2025

North Hertfordshire District Council
Development and Conservation
PO Box 10613
Nottingham
NG6 6DH

Dear Sir / Madam

DISCHARGE OF CONDITIONS 1, 16, 17 AND 19 AND PART DISCHARGE OF CONDITION 5 PURSUANT TO PLANNING PERMISSION REF: 24/02455/FP

We write on behalf of Brockwell Storage & Solar Ltd (the 'Applicant'), in support of a planning application to discharge condition 1, 16, 17 and 19 and part discharge condition 5 pursuant to planning permission ref: 24/02455/FP, relating to a proposed solar farm with battery storage and ancillary infrastructure (the 'Proposed Development'). The application site is located on land opposite Wymondley Grid Station and to the south of Sperberry Hill, St Ippolyts, Hertfordshire ('the Site').

This planning application and associated documentation comprises:

- a) Planning Application Form;
- b) Planning Application Fee of £298;
- c) This covering letter;
- d) Biodiversity Gain Plan;
- e) Habitat Monitoring and Management Plan;
- f) Biodiversity Metric Calculation: Sperberry Hill Resubmission Scheme v3;
- g) Ecological Assessment Report Figure 4: UK Habitat Survey Plan;
- h) Landscape Masterplan 3732-01-12 Rev H;
- i) Phase 1 Desk Study (split into 3 parts);
- j) Landscape Ecological Management Plan;
- k) Arboricultural Method Statement (split into 2 parts);
- l) 3732-01-13 Detailed Softworks Plan – Sheet 1 of 2;
- m) 3732-01-14 Detailed Softworks Plan – Sheet 2 of 2;
- n) 3732-01-15 Detailed Hardworks Plan – Sheet 1 of 2;
- o) 3732-01-16 Detailed Hardworks Plan – Sheet 2 of 2;
- p) 3732-01-17 Typical Details; and
- q) 3732-01-02 Landscape Specification.

For context, the Proposed Development was granted planning permission ref: 24/02455/FP on 28th July 2025. This planning application seeks to discharge of Condition 1, 16, 17 and 19 and part discharge condition 5 pursuant to planning permission ref: 24/02455/FP. The remainder of this cover letter sets out the information to support the discharge / part discharge the aforementioned conditions.

Condition 1 (Biodiversity Net Gain)

Condition 1 of planning permission ref: 24/02455/FP requires that:

"The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have

been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply

(<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

To support the discharge of condition 1, this application is accompanied by the following information:

- Biodiversity Gain Plan;
- Habitat Monitoring and Management Plan;
- Biodiversity Metric Calculation: Sperberry Hill Resubmission Scheme v3;
- Ecological Assessment Report Figure 4: UK Habitat Survey Plan; and
- Landscape Masterplan 3731-01-12 Rev H.

Condition 5 (Remediation Strategy)

Condition 5 of planning permission ref: 24/02455/FP requires that:

- 1. A Preliminary Risk Assessment (PRA) including a Conceptual Site Model (CSM) of the site indicating potential sources, pathways and receptors, including those off site.*
- 2. The results of a site investigation based on (1) and a detailed risk assessment, including a revised CSM.*
- 3. Based on the risk assessment in (2) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency actions. The plan shall also detail a long term monitoring and maintenance plan, as necessary.*
- 4. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the remediation strategy in (3). The long term monitoring and maintenance plan in (3) shall be updated and be implemented as approved.*

To support the part discharge of condition 5, this application is supported by:

- Phase 1 Desk Study (split into 3 parts due to file size)

This application only seeks to part discharge condition 5 (part 1 only), as the remaining parts of this condition can only be discharged following submission and agreement of the Phase 1 Desk Study that support this application.

Condition 16 (Landscape Ecological Management Plan)

Condition 16 of planning permission ref: 24/02455/FP requires that:

No development approved by this permission shall take place until a landscape and ecological management plan (LEMP) has been submitted to, and approved in writing by, the local planning authority. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- 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 five-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 longterm 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.

To support the discharge of condition 16, this application is accompanied by the following:

- Landscape Ecological Management Plan.

Condition 17 (Arboricultural Method Statement & Tree and Hedge Protection Plan)

Condition 17 of planning permission ref: 24/02455/FP requires that:

No construction shall take place until an arboricultural method statement with tree and hedge protection plan following the recommendations contained within BS 5837:2012 identifying measures to protect trees and hedges to be retained, has been submitted to and approved in writing by the Local Planning Authority. The statement shall include proposed tree protection measures during site preparation, during construction, and landscaping operations.

To support the discharge of condition 17, this application is accompanied by an:

- Arboricultural Method Statement (split into two parts due to file size).

Condition 19 (Landscaping Scheme)

Condition 19 of planning permission ref: 24/02455/FP requires that:

Notwithstanding the details submitted, prior to the installation of the solar panels, a landscaping scheme shall be submitted to, and approved in writing by, the local planning authority. The submitted scheme shall include but is not limited to detailed planting proposals to include planting locations and dimensions, species, densities, sizes, mixes and protection and for new planting areas, and hard

surfacing materials. The landscaping of the site shall take place in accordance with the approved details and implementation programme. Any planting which within a period of five years of planting dies, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

To support the discharge of condition 19, this application contains the following plans:

- 3732-01-13 Detailed Softworks Plan – Sheet 1 of 2;
- 3732-01-14 Detailed Softworks Plan – Sheet 2 of 2;
- 3732-01-15 Detailed Hardworks Plan – Sheet 1 of 2;
- 3732-01-16 Detailed Hardworks Plan – Sheet 2 of 2;
- 3732-01-17 Typical Details;
- 3732-01-02 Landscape Specification; and
- Landscape Masterplan 3731-01-12 Rev H.

We trust the contents of this submission satisfies the requirements of the condition. If you have any queries regarding this submission or require any further information, please do not hesitate to contact the undersigned.

Yours faithfully

James Walkington

James Walkington

Planning Consultant on behalf of Axis