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09/06/2026

Application:

[26/01203/S73](#)

Variation of Conditions 2, 4, 6, 7 and 9 of planning permission reference [23/01752/FP](#) granted on 11.03.2024 for Erection of two detached 5-bed dwellings together with associated access drive, car parking, private gardens, hard and soft landscaping following the demolition of all existing detached structures.

Bramble Bank Bedford Road Holwell
Hitchin Hertfordshire SG5 3RX

Documents:

- PL05 – Proposed Landscaping Plan (May 2026)
- PL04 – Proposed Site Plan (May 2026)
- PL02 – Existing Site Plan (January 2026)
- Cover Letter (8.5.26)
- Biological Impact Assessment (from 23/01752/FP) (20.7.23)
- Ecological Impact Assessment (from 23/01752/FP) (18.7.23)

Consultancy:

Morgan & Stuckey Ecological Consultants

Summary of Advice:

Application can be determined.

Proposed amendments of conditions listed are considered unlikely to have significant ecological impact.

Comments and recommended Conditions and Informatives:

Condition 2

The proposed amendments to Condition 2 replaces the previously submitted plans with the newly submitted versions. Having reviewed these plans, they appear to have no impact on the proposed site footprint from the previously accepted plans; in this case, the amendment will have no impact on the Biodiversity Net Gain for this development or other ecological considerations.

Condition 7

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

This application proposes to amend Condition 7 - *“No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall incorporate the recommendations at Section 6 of the Biological Impact Assessment (Report No: J3178-0623) and shall also include details of:*

- a) all existing trees and hedgerows on the land, identifying those to be removed and those retained, including setting out measures for the protection of retained trees and hedgerows throughout the course of the development;*
- b) new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting;*
- c) the location and type of any new walls, fences or other means of enclosure;*
- d) any hard landscaping proposed; and*
- e) the design and external elevations of the cycle storage and bin storage.”*

- to the following wording: *“Landscaping works shall be completed in accordance with the approved landscaping drawing no PL05.”*

The submitted drawing PL05 (Proposed Landscaping Plan - May 2026) contains some of the information required for inclusion in a landscaping scheme by the original wording of Condition 7, showing the existing trees and hedgerows to be retained, the location of the new grassed areas and trees to be planted, the species of the trees to be planted, and proposed hard landscaping. The original condition also states that the landscape scheme shall incorporate the recommendations within Section 6 of Biological Impact Assessment (dated 20.7.23). The recommendations made within this section of the report are the planting and management of species-rich modified grassland areas and 12 urban trees within the communal areas of the site, and these have generally been addressed in PL05, as the location of proposed wildflower areas and 21 new trees have been shown. However, it is worth noting that several points that were required by the original condition have not been addressed in the submitted plans. Notably, the original condition mentions *“setting out measures for the protection of retained trees and hedgerows throughout the course of the development”* which has not been addressed in PL05 or any of the submitted documents. The original condition wording also requires that the species proposed for planting must be shown - whilst the proposed location of the wildflower meadow pockets have been identified in PL05, the species mix has not been stated.

However, considering the size and nature of the site and the details that have already been submitted, I would not consider the proposed amendment to this condition to have a significant ecological impact and would therefore not object to the LPA approving this application.

Finally, whilst I would recommend native tree species are planted and note the list of recommended tree species given within Section 6 of the Biological Impact Assessment - four *Yucca Gloriosa* trees are currently proposed for planting as shown in PL05 -

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however, I note that only 12 trees were required by the original Condition 7 wording as stated in the Biological Impact Assessment.

Other Conditions

Having reviewed the proposed variations of the other conditions listed, I would not consider any of them to be relevant to ecology as I consider them unlikely to have any significant ecological impacts.

I trust these comments are of assistance and kind regards.

Isabelle Hasell

Assistant Ecology Advisor, Hertfordshire LEADS