

14 April 2026

Peter Bull
Project Officer
Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Dear Mr Bull,

**ICKLEFORD MILL, ARLESEY ROAD, ICKLEFORD, HERTFORDSHIRE, SG5 3UN
APPLICATION TO DISCHARGE CONDITION 38 (LANDSCAPE AND ECOLOGICAL
MANAGEMENT PLAN)**

We write with regard to the Ickleford Mill development and enclose an application for the discharge of Condition 38 (Landscape and Ecological Management Plan).

Further details of this application and the background to it are set out below.

Background

Outline Planning Permission (17/01955/1) was granted on 11 March 2024, subject to 39 Conditions, and subsequently amended (25/02832/NMA), for the following:

“Outline Planning application for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).”

Condition 38 (Landscape and Ecological Management Plan) states that:

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development (other than demolition works). The content of the LEMP shall deliver a net gain in habitat units from a combination of on and offsite measures to achieve a measurable net gain to biodiversity and 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 creation and management options for achieving the required number of ecological units as detailed in approved metric (including species mixes).*
- e) Prescriptions for management actions which must correspond with and directly reference the habitat and condition scores in the approved metric.*
- f) Preparation of a 5 year work schedule (including an annual work plan) capable of being rolled forward in perpetuity i.e. 30 years, with habitats clearly marked on plans.*

g) Ongoing monitoring and reporting schedule, with assessment and triggers for remedial measures.

h) Required actions should habitat areas fail to reach stated condition in the approved metric.

i) Details of the body or organisation responsible for implementation of the plan.

j) Details of integrated bird and bat boxes, make, model and location.

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.

Discharge of Condition Application

In support of this application, please find enclosed the following for your consideration:

Application Form;
Application Fee;
Management and Maintenance Plan;
Biodiversity Net Gain Statement of Compliance;
Biodiversity Net Gain Metric; and
Biodiversity Enhancement Strategy

We trust the above and enclosed provides you with sufficient information to discharge this condition and we would be grateful for confirmation of receipt. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me at IsabelYeardley@hill.co.uk.

Yours sincerely

Isabel Yeardley
Development Surveyor
The Hill Group