

Date
30/09/2025

Sarah Kasparian
Senior Planning Officer
Major Projects
North Herts Council

By email only

Application: 25/00076/DOC

Location: Land North Of Highover Farm To Stotfold Road, Highover Way, Hitchin, Hertfordshire

Details reserved by Condition 5 (Site Wide Phasing and Delivery Plan) of outline application 18/01154/OP granted 29.11.2024

We have reviewed the submitted information relating to the discharge of Condition 5 (Site Wide Phasing and Delivery Plan) of outline planning permission 18/01154/OP at Highover Farm, Hitchin.

The Site Wide Phasing and Delivery Plan (SWPDP) sets out the sequence for the delivery of enabling works (Phase 0), subsequent residential phases, infrastructure, and green infrastructure. From a landscape perspective, the overall approach is supported, particularly the early provision of strategic landscaping and key open space areas such as Hitchin Meadows, Icknield Linear Park, and Highover Park, which will allow planting to establish in advance of built development.

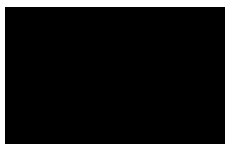
In line with comments previously made on the Phase 0 spine road reserved matters application, it is important that the treatment of highway verges and associated tree planting is considered not only in isolation but in the context of the adjacent residential parcels that will come forward in later phases. The SWPDP should therefore ensure that verge planting is phased and coordinated with the delivery of adjoining housing areas, so that continuous and consistent landscape corridors are achieved along The Avenue and secondary routes. This will maximise opportunities for avenue tree planting, provide a coherent streetscape, and secure the early delivery of structural green infrastructure as intended.

Finally, consideration should be given to the timing of planting works within each phase. Tree and structural planting should be programmed to coincide with appropriate planting seasons to ensure successful establishment and maximise the effectiveness of early green infrastructure delivery.

On this basis, I raise no objection to the discharge of Condition 5. However, it will be essential that the commitments identified in the SWPDP, particularly in relation to the timing and integration of structural landscaping, SuDS features, highway verges, the public square, and the programming of planting seasons are consistently carried through into subsequent reserved matters submissions to ensure a coordinated, landscape-led outcome.

Please let me know if you have any queries regarding the matters above.

Kind regards,



Ryan Mills BSc (Hons) MSc CMLi
Director and Landscape Architect, Planscape Consultants

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.