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Rapleys LLP
120 Colmore Row
Birmingham
B3 3AP

Our Ref : 25/02556/NMA

Contact : Sarah Kasparian
Direct Line: 01462 474251
Email : sarah.kasparian@north-herts.gov.uk
Date: 12 November 2025

Dear Sir / Madam,

Revision to the wording of Condition 21 of the outline planning permission (as non-material amendment to outline planning permission reference 18/01154/OP granted on 29.11.2024).

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

I refer to your application to make a non-material amendment for the above outline planning permission.

The changes relate to condition 21 regarding the 'landscape and ecological management plan' and the ability for the developer to phase the submission of plans in line with the submission of applications for reserved matters. The changes also include the scope to update the metric to the latest version, as is best practice. The re-wording of this condition would ensure consistency with the approach taken to other conditions and the provisions of the s106 legal agreement.

I can confirm on behalf of North Hertfordshire District Council that the amendments are considered to be minor and can be treated as a non-material amendment to planning permission reference 18/01154/OP. For the avoidance of doubt the new wording of condition 21 approved as a non-material amendment is as follows:

New Condition 21:

No development apart from enabling works, and those associated with Phase 0 strategic infrastructure works (comprising the physical construction of the spine road and drainage infrastructure, but excluding the planning and landscape establishment of those features) shall take place on the site until an outline landscape and ecological management plan (OLEMP) has been submitted to, and approved in writing by, the local planning authority.

The OLEMP shall be informed by the Environmental Impact Assessment and the latest version of the biodiversity metric, having regard to the approved metric submitted with the outline application, and should include the following:

- a) measures to protect and enhance retained features (noting commitments secured at the outline application stage)
- b) identification of opportunities to create new biodiversity assets and links to existing off site ecological networks

- c) a demonstration of how the above measures contribute to the achievement of a 10% minimum biodiversity net gain target for the overall development site, based on the approved metric (or an up to date statutory net gain metric), and
- d) a framework management and maintenance strategy.

Prior to or concurrent with the first reserved matters submitted in each subsequent phase (identified in condition 5 phasing and delivery plan) a LEMP for that phase, prepared in accordance with the approved OLEMP, shall be submitted to and approved by the local planning authority. The LEMP shall also include:

- a) Description, areas and evaluation of features to be managed, marked on plans for that phase
- b) Aims and objectives of management
- c) Demonstration of how the above measures contribute to the achievement of the minimum 10% net gain target for the overall development and what the percentage is in that phase
- d) Appropriate management options for achieving target condition for habitats as described in the approved metric
- e) Details of the make, model, and location of a minimum of integrated bat and swift boxes in appropriate buildings has been supplied to and approved by the Local Planning Authority. These should be clearly marked on plans. Boxes shall be fully installed prior to occupation and retained as such thereafter.
- f) Confirm that all planting comprised in the approved details of landscaping shall be carried out in the first planting season following the commencement of each phase of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation
- g) Details of the body or organisation responsible for implementation of the plan
- h) 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 for a minimum of 30 years to deliver the required condition of habitats created
- i) The monitoring methodology and frequency in respect of the retained, created and/or enhanced habitats. The monitoring reports shall be submitted to the local planning authority in writing in accordance with the methodology and frequency specified in the approved LEMP for that phase. The created and/or enhanced habitat specified in the approved LEMP for that phase shall be managed and maintained in accordance with the approved LEMP for that phase.

The approved plan will be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with the NPPF and North Hertfordshire Local Plan Policy NE4.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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