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Application

Details reserved by Condition 21: (OLEMP – site wide principles) of outline application 18/01154/OP granted 29.11.2024 and 25/02556/NMA (revision of wording Condition 21) granted 14.11.2025.
[26/00576/DOC](#)
Land North Of Highover Farm To Stotfold Road Highover Way Hitchin Hertfordshire

Documents:

Outline Landscape and Ecological Management Plan (OLEMP) by Ecology Solutions, 25/02/2026.

Summary of Advice:

Condition 21 Can Be Fully Discharged.

Comments and recommended Conditions and Informatives:

The submitted suite of documents complies with the amended wording of Condition 21, which permits the discharge of site-wide ecological principles through an OLEMP with phase-specific detail secured via subsequent LEMPs. The submission would not have met the requirements of the original condition, which required a single, fully detailed LEMP prior to commencement.

I advise that the requirements listed by **Condition 21 as revised by 25/02556/NMA can be discharged** and that the submitted OLEMP is suitable to be used as the reference document to discharge the phase specific LEMPs.

I trust these comments are of assistance and kind regards.

Simon Richards

Senior Ecologists, Hertfordshire LEADS

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