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Our Ref: 25/01299/DOC

Contact: Sarah Kasparian
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Date: 3 February 2026

Dear Sir/Madam

Details of Condition: Details reserved by Condition 12 (Sustainability and Energy Strategy Report) of outline planning permission 18/01154/OP granted on 29.11.2024.
Land North Of Highover Farm To Stotfold Road, Highover Way, Hitchin, Hertfordshire, ,

Please quote the following reference: 25/01299/DOC on all correspondence.

I refer to your application received on 15 May 2025, which seeks approval of the Sustainability and Energy Strategy (amended version dated September 2025, received by NHDC 10 November 2025) for the above site pursuant to Condition 12 of the planning permission reference number 18/01154/OP, which requires a sustainability strategy for each phase of reserved matters as identified in the Phasing and Delivery Plan (subject of condition 5).

Following discussion with the applicant regarding the content of the strategy in relation to phase 1 and their letter dated 30 January 2026, I can confirm that the Sustainability and Energy Strategy received 10 November 2025 is considered acceptable and hereby approved.

It is understood that the use of gas boilers in phase 1 is a contractual requirement and is to be paired with solar PV panels. Following phases are not obliged to use gas as part of the contractual arrangement and ASHP will be proposed for units in subsequent phases, which is welcomed and compliant with the aspirations of the condition and adopted Sustainability SPD. Regarding water efficiency it is noted that Barratts for phase 1 will be delivering lower than the requirements for building regulations and that the applicant has committed to providing water butts for all gardens, which is all welcomed in the context of the Sustainability SPD.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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