

Mrs L Walker
Planning Department
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/S96a.Phase1RMplans

Date: 7th September 2026

Dear Linda,

Re: **Highover Farm, Highover Way, Hitchin, SG4 0RQ – Application under S96a to amend the references a number of approved plans listed on planning permission 25//RM (Phase 1)**

Further to discussions at our meeting on 17 July, your subsequent email, and the approval of the S96a relating to the Infrastructure RM (24/02780/RM), I am now instructed by Barratt Redrow to submit a S96a to revise a number of the plans and their referencing within the decision notice. The principle reasons for this are to (i) rectify the location of the pumping station so that it is wholly removed from Phase 1 and replaced with landscaping (consequential amends are being made to the Infrastructure RM condition 3 plans), (ii) to clarify the location and final design of the sub-station needed to power the pumping station, and (iii) to amend the raised table and build out locations within the northern loop road as required by Ed Leigh at the pre-application meeting for Phase 2a to accommodate the Redrow internal road junctions.

ORIGINAL APPROVED PLAN	REVISED PLAN	
EDS-07-3102-11 version A sheet 1-3	AEN-STD-SEC-SUB-01 rev F103 (free-standing brick built substation)	
GL2024 LP 23A -LANDSCAPING	GL2024 LP 23B - LANDSCAPING	
HOF-WSP-ZZ-PH1-DR-C-1002-P02	HOF-WSP-ZZ-PH1-DR-C-1002-P06 Arrangement	General
HOF-WSP-ZZ-PH1-DR-C-1008-P02	HOF-WSP-ZZ-PH1-DR-C-1008-P04 Arrangement	General
HOF-WSP-ZZ-PH1-DR-C-1102-P05	HOF-WSP-ZZ-PH1-DR-C-1102-P06 External Levels	

HOF-WSP-ZZ-PH1-DR-C-1108-P02	HOF-WSP-ZZ-PH1-DR-C-1108-P03 External Levels
HOF-WSP-ZZ-PH1-DR-C-1502-P05	HOF-WSP-ZZ-PH1-DR-C-1502-P06 Fire Tracking
HOF-WSP-ZZ-PH1-DR-C-1508-P03	HOF-WSP-ZZ-PH1-DR-C-1508-P04 Fire Tracking
HOF-WSP0ZZ0PH1-DR-C-1552-P05	HOF-WSP-ZZ-PH1-DR-C-1552-P06 Refuse Tracking
HOF-WSP-ZZ-PH1-DR-C-1558-P03	HOF-WSP-ZZ-PH1-DR-C-1558-P04 Refuse Tracking
HOF-WSP-ZZ-PH1-DR-C-5002-P02	HOF-WSP-ZZ-PH1-DR-C-5002-P03 Drainage layout
HOF-WSP-ZZ-PH1-DR-C-5008-P02	HOF-WSP-ZZ-PH1-DR-C-5008-P03 Drainage Layout
HOF-WSP-ZZ-PH1-DR-C-7002-P04	HOF-WSP-ZZ-PH1-DR-C-7002-P05 Pavement and Kerbing
HOF-WSP-ZZ-PH1-DR-C-7008-P02	HOF-WSP-ZZ-PH1-DR-C-7008-P03 Pavement and Kerbing

Although the McBains approved plans (showing the detail of the affordable tenure, materials for house types, etc,) include the northern loop road on them, I don't consider it necessary to update those approved plans as the point of the revised plans listed above is the highway detail provided by the WSP plans rather than the specific housing layout detail provided on the McBains plans. That said, please let me know if you disagree, and I can provide the updated McBains plans.

I trust this revised landscape detail plan and the revised details of the substation design are acceptable and look forward to receiving a decision notice to that effect within the statutory 28 day period.

Yours sincerely,

Sarah R Smith
BA (Hons) MRTPI
Consultant - Town Planning

