



North Herts Council
Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
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Our ref: 13715
Date: 2 October 2026

For the attention of: Paul Chaston

Application ref: 25/03234/FP
Location: Land East Of Bedford Road And North Of The Priory School
Hitchin Hertfordshire

Proposal/Description: Creation of 50 no. one, two, three and four bedroom houses and apartments plus associated landscaping, open space, roads, drainage and other infrastructure.

Thank you for consulting with Place Services on the above application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

We previously provided landscape consultation advice dated 2nd February and 1st July 2026.

1.0. Review of the proposal/submitted information:

- 1.1. The arrangement of Plots 24 to 33 have been amended on the southern edge of the scheme. Based on the new arrangement, which now backs all dwellings on to the adjacent school, we are not unsupportive of this revised plan. The arrangement also provides more usable space for the residents of the Block.
- 1.2. The creation of one singular large block does form one long building mass, instead of breaking this up into two smaller blocks. The proposed Block may therefore appear more apparent for users of Bedford Road travelling north. We therefore that additional tree planting is proposed on the southern boundary to break up this large form. There are also opportunities to design the façade to visually break up the building through material choices.
- 1.3. The trees which were previously proposed between parking bays have since been removed. We advise that these proposed trees are reinstated on the revised plans.



- 1.4. The access to the outdoor space associated with the Apartment Block A appears open, with no access restrictions. This should be included on the plans.
- 1.5. The Landscaping Plans (hard, soft and boundaries) have not been updated with the revised layout. We advise these are amended and resubmitted.
- 1.6. A number of the comments in our previous responses remain extant, and therefore we advise these are considered within the amended landscaping proposals.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of North Herts Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.