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Planning Department  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
SG6 3JF

Our ref: SRS/503/55/1/Cond21/let

Date: 21 May 2026

Dear Sarah,

**Re: Highover Farm, Hitchin – Partial Discharge of Condition 21 - OLEMP (26/00576/DOC) and LEMP Phase 1 (26/00692/DOC)**

When the DOCs were submitted back in March relating to conditions 13 and 21, they dealt with open space management and the Landscape ecological management plan/BNG calculation in respect of phase 1. In reviewing these relative to comments received, we realised that the tree planting along The Avenue, and detail relating to Stotfold Linear Park south of The Avenue had not been incorporated into the documentation and importantly, had not been included as part of the BNG calculation. Consequently, we have created Addendum documents to those submitted in March and have included these now as part of this submission.

So, for clarity in respect of condition 21, subject of this letter, the documentation is as follows:

- Outline Landscape Ecological Management Plan, v.f1, dated 29 April 2026
- Landscape Ecological Management Plan Phase 1, v.f1, dated 29 April 2026
- Landscape Ecological Management Plan, Phase 1 Addendum, Vf, dated 7 May 2026

The OLEMP remains as the overarching principles document. The LEMP phase 1 relates to Hitchin Meadows, Dane Walk, on plot landscaping within Phase 1 residential area, Stotfold Linear Park north of The Avenue. The LEMP Phase 1 Addendum relates to on-plot landscaping along The Avenue and Stotfold Linear Park south of The Avenue.

With regard to the comments received from Ryan Mills on 29/3/26 in respect of the OLEMP and LEMP phase 1, and those from the HCC ecologist of 11/3/26, the following revisions have been made:

- Requirements for retained landscape features and their protection during construction - paras 5.6-7 (OLEMP/LEMP Phase 1)
- Updated swift box ration OLEMP para 5.175, LEMP Phase 1 para 5.150 and Plan Eco5
- Legal mechanism securing delivery and funding – section 6 (OLEMP/LEMP Phase 1)
- Monitoring process updated – section 7 (OLEMP/LEMP Phase 1)
- Updated BNG metric calculations within the LEMP Phase 1
- Updated landscaping plan revisions in the appendices (OLEMP/LEMP Phase 1).

The above also follows through into the LEMP Phase 1 Addendum document. The LEMP Phase 1 Addendum Both documents have clear cross referencing to the Open Space Management & Maintenance Plans for Phase 1 and Phase 1 Addendum.

I trust this sufficiently deals with the few comments that were made and look forward to receiving the discharge approvals in due course. Should you have any queries with the submission, please do not hesitate to contact me.

Yours sincerely,

*Sarah R Smith*

SarahRSmith (May 21, 2026 13:22:52 GMT+1)

**Sarah R Smith**

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