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Contact: Bernie Fleming
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Date: 27 March 2025

Dear Sarah,

[25/00076/DOC](#)

Details reserved by Condition 5 (Site Wide Phasing and Delivery Plan) of outline application 18/01154/OP granted 29.11.2024

Land North of Highover Farm to Stotfold Road, Highover Way, Hitchin, Hertfordshire

ECOLOGICAL IMPLICATIONS

Overall Recommendation

☒ Condition 5 can be discharged

Supporting documents

I have made particular if not exclusive use of the following documents in providing this advice:

- Cover letter (Condition 5 Site Wide Phasing and Delivery Plan and Condition 6 Design Code of 18/01154/OP), Rapleys, 20 December 2024
- Site Wide Phasing and Delivery Plan (503/55/1/SWDP), Rapleys, 18 December 2024

Comments

Thank you for your letter of 15 January 2025 which refers, and for consulting Herts LEADS (Ecology); I apologise for the delay with this reply.

The accompanying Phasing and Delivery Plan provides for the subsequent delivery of works and that ecological works are due to be delivered site-wide in Phase 3.

Whilst greater detail will be anticipated in any future iterations of the Plan, there are no fundamental ecological concerns arising from the current proposals and the Condition can be discharged accordingly.

In saying this, I acknowledge, as the Cover letter indicates, that future phasing may change as the proposed development evolves.

Finally, as stated in the Cover letter, the Site Wide Phasing and Delivery Plan has a clear relationship with the Design Code, dealt with by Condition 6 ([25/02906/DOC](#)), which I have recommended could be discharged in a separate letter.

Yours sincerely,

Bernie Fleming
Ecology Advisor
Hertfordshire LEADS

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

Appendix 1: Condition 5

Prior to or concurrently with the submission of the first reserved matters application a Site Wide Phasing and Delivery Plan which accords with the s106 triggers and Transport Mitigation Phasing Strategy has been submitted to and approved in writing by the local planning authority. Thereafter each subsequent reserved matters application for any phase (or part thereof) shall be accompanied by an updated programme or statement of compliance with the approved strategy for subsequent approval by the local planning authority.

The development shall be carried out in accordance with the approved Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the Local Planning Authority. All reserved matters submissions shall be in accordance with the Site Wide Phasing and Delivery Plan as approved by the Local Planning Authority, unless otherwise agreed with the Local Planning Authority. Any references to a Phase of the development within this permission shall be taken to be a reference to phases as identified within the Site Wide Phasing and Delivery Plan submitted under this condition.

The Site Wide Phasing and Delivery Plan shall include but not be limited to the sequence of providing the following elements:

- a) Residential development parcels;
- b) Location of self-build plots
- c) A programme for the delivery of public transport infrastructure;
- d) Major distributor roads/routes within the site, including timing of provision and opening of access points into the site;
- e) Strategic footpaths and cycleways;
- f) Primary school (playing pitches), community/neighbourhood centre facilities
- g) Strategic foul and surface water features and SUDS;
- h) Formal and informal public open space, park/square, allotments, parks, NEAP and LEAP;
- i) Strategic/structural landscaping
- j) Strategic electricity, telecommunications and gas networks;
- k) Infrastructure for the provision of fibre optic cables;
- l) Environmental mitigation measures
- m) Off-site highway improvements.