

DELEGATED FILE NOTE

CASE OFFICER: ...Linda Walker.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01846/NMA	Revision to the wording of condition 2 to include the location and specification to be submitted for the pumping station and condition 3 to include details of the carriageway surface and construction including footpaths (excluding the main road) as Non-Material Amendment to planning permission 24/02780/RM granted 27.10.2025.	Highover Farm Highover Way Hitchin Hertfordshire SG4 0RQ

Submitted Plan Nos

1.0 Policies

SP1	Sustainable development in North Herts
SP2	Settlement Hierarchy and Spatial Distrib
SP6	Sustainable transport
SP8	Housing
SP9	Design and Sustainability
SP10	Healthy Communities
SP11	Natural resources and sustainability
SP12	Green infrastructure, landscape and biod
SP13	Historic environment
T1	Assessment of transport matters
T2	Parking
HS1	Local Housing Allocations

HS2	Affordable housing
HS3	Housing mix
HS5	Accessible and adaptable housing
D1	Sustainable design
D3	Protecting living conditions
D4	Air quality
HC1	Community facilities
NE1	Strategic green infrastructure
NE2	Landscape
NE4	Biodiversity and geological sites
NE6	New and improved open space
NE7	Reducing flood risk
NE8	Sustainable drainage systems
NE9	Water quality and environment
NE10	Water conservation and wastewater infras
NE11	Contaminated land

2.0 Relevant Site History

- 2.1 24/02780/RM - Application for approval of reserved matters application for the Construction of the main spine road (The Avenue) from Stotfold Road connecting to High Dane, creation of drainage ponds, swales - approved 24.10.2025.
- 2.3 26/01449/DOC - Details reserved by Condition 3 (Vehicular crossovers and street trees) of reserved matters application reference 24/02780/RM granted on 27.10.2025 - under consideration.
- 2.4 26/01351/DOC - Details reserved by Condition 2 (Soft and hard landscaping) of reserved matters application reference 24/02780/RM granted on Condition 2 - under consideration.
- 2.5 18/01154/OP - Outline application with all matters reserved other than access, comprising residential led development of up to 700 dwellings of use class C3 (dwellings), approximately 500 sqm of neighbourhood-level facilities, a new 2FE primary school, open space, play space, green infrastructure, and associated accesses (vehicular, pedestrian and cycle), including a new primary access off Stotfold Road with limited access off High Dane (as amended) - approved 29.11.2024.

- 2.6 26/00693/DOC - Details reserved by Condition 13: (Open space management plan for phase 1 RM area) of outline application 18/01154/OP granted 29.11.2024 - under consideration.
- 2.7 26/00692/DOC - Details reserved by Condition 21: (detailed LEMP for phase 1 RM area) of outline application 18/01154/OP granted 29.11.2024 and 25/02556/NMA (revision of wording Condition 21) granted 14.11.2025 - under consideration
- 2.8 26/00962/S106 - Application for the discharge of Planning Obligation under S106 of the TCPA 1990 - Footpath Link Scheme for Armour Rise, Highover Way and Collinson Close with respect to S106 agreement pursuant to 18/01154/OP under consideration.
- 2.9 25/01299/DOC - 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 approved 04.02.2026.
- 2.10 24/02906/DOC - Condition 6 - Design Code - imposed on outline 18/1154/OP - approved 24.10.2025
- 2.11 25/00076/DOC - Condition 5 (Site Wide Phasing and Delivery Plan) of outline application 18/01154/OP granted 29.11.2024 - approved 24.10.2025

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is 37 ha is irregular in shape and lies to the north-east of the existing settlement of Hitchin within the Green Belt.

4.2 Proposal

- 4.2.1 Revision to the wording of condition 2 to include the location and specification to be submitted for the pumping station.
- 4.2.2 Revision to condition 3 to include details of the carriageway surface and construction including footpaths (excluding the main road) as Non-Material Amendment to planning permission 24/02780/RM granted 27.10.2025.
- 4.2.3 The minor change to the wording of both conditions is set out below, with the amended wording shown in bold text:

Condition 2

No development above ground level shall take place until a detailed soft and hard landscaping plan for the areas of open and green space, including the footpaths, drainage basins, swales and bunds within the relevant subsequent phases, as set out in the Site Wide Phasing and Delivery Plan, has been submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping plans shall include:

- o full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees, hedges and shrubs to be planted, and the proposed time of planting;
- o the planting plan shall use botanical names to avoid misinterpretation, and the plans shall include a full schedule of plants;
- o the location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets, and details of the pumping station;
- o 1:200 scale plans, or plans at such other scale as may be agreed, including cross-sections of roads, paths and cycleways; and details of all hard surfacing materials, including size, type and colour.

The approved landscaping details shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, in accordance with Policies SP9, SP17, NE2 and NE6 of the North Hertfordshire Local Plan.

Condition 3

No development above ground level shall commence on the relevant development parcels until details have been submitted to and approved in writing by the Local Planning Authority showing the carriageway surface and construction, including footpaths, excluding the main road, the location of any vehicular crossovers, and street trees, including tree pit details and details of the species, number and spacing of trees and shrubs, along the highway verge of the main road subject to this application within the relevant subsequent phases, as set out in the Site Wide Phasing and Delivery Plan. The development shall be completed in accordance with the approved details and thereafter retained.

Reason: In the interests of consistency with future plans and highway safety, and to safeguard and enhance the appearance of the completed development and the visual amenity of the locality, in accordance with Policies SP9, SP17, NE2 and NE6 of the North Hertfordshire Local Plan and Hertfordshire's Local Transport Plan 2018.

4.3 Summary of Issues

- 4.3.1 Section 96A of the Town and Country Planning Act allows a Local Planning Authority (LPA) to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.
- 4.3.2 The key issue for consideration is whether the proposed amendment to the wording of Condition 2 and condition 3 would result in a material change to the nature or impacts of the approved development.
- 4.3.3 In relation to condition 2, the amendment also seeks to remove the approved plan which refers to the sub-station plan, EDS-07-3102-11 Version A, Sheets 1-3, approved under Reserved Matters application 24/02780/RM. It further seeks to amend Condition 2 so that, as set out under the relevant bullet point of the condition, the location, specification and details of the pumping station are submitted for approval. This

amendment is required as a result of a minor change to the proposed location of the pumping station. The final details will be agreed through the discharge of Condition 2.

- 4.3.4 In terms of the minor changes to the wording of condition 3, this is required in order to avoid any conflict arising from the overlap of the red line location plan approved under Reserved Matters application 24/02780/RM with underground drainage pipes located beneath part of the road infrastructure within Phase 2. The proposed minor amendment to the wording of Condition 3 would require details of the carriageway surface and construction, including footpaths, excluding the main road to be submitted for approval by the Local Planning Authority, to be agreed through the discharge of condition 3.
- 4.3.5 The revised wording would not alter the scope, intent, or enforceability of Condition 2 or Condition 3 and would not introduce any new material impacts to issues already considered in the reserved matters application and the purpose of the conditions remain unchanged.

4.4 Conclusion

- 4.4.1 The proposed amendment is considered to be minor and would not result in any material alteration to the approved development. The proposal is therefore considered a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

5.0 Recommendation

- 5.1 That the non-material amendment be AGREED.

Signed  Sam Dicocco Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 1 September 2026	
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