

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

Our ref: SRS/503/55/1/InfraCond2/3/let

Date: 21 May 2026

Dear Sarah,

Re: Highover Farm, Hitchin – Discharge of Conditions 2 and 3 of Infrastructure RM Application 24/02780/RM

Please find enclosed/attached, the information necessary to partially discharge conditions 2 and 3 on the Infrastructure RM (24/02780/RM) in so far as they relate to The Avenue (trees and cross overs connected to the Phase 1 area), Stotfold Linear Park south of The Avenue, and the landscaping detail on the drainage infrastructure within Hitchin Meadows and Stotfold Linear Park north. The documentation and plans are –

- Cover letter
- Forms
- Documentation Table setting out what documents and plans are relevant
- Landscaping plans (see documentation table)
- Highway drawings of crossovers along The Avenue (see documentation table)

Condition 2

'No development above ground level shall take place until a detailed soft and hard landscaping plan for the area of open and greenspace including the footpaths, drainage basins, swales and bunds within the relevant subsequent phases as set out in the Site Wide Phasing and Delivery Plan is submitted and approved in writing by the LPA. The hard and soft landscaping plans shall include - (i) full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting shall use botanic names to avoid misinterpretation. The plans should include full schedule of plants, (ii) the location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets, (iii) 1:200 plans including cross sections of roads, paths and cycleways, (iv) details of all hard surfacing materials. The approved details shall be carried out before the end

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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; and any trees or plants which, within a period of 5 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 LPA agrees in writing to vary or dispense with this requirement.'

The plans provided for the discharge of this condition for the drainage basins, swales, above ground areas covering the underground pipework within Hitchin Meadows and Stotfold Linear Park north seamlessly fit with the plans for the surrounding landscaping that were approved under the Phase 1 RM earlier in May 2026. In that context there should be no issue with this detail and information.

There is one small revision to the SUDs cross section drawing of the smaller basin within Hitchin Meadows.

In so far as the detail of Stotfold Linear Park south is concerned, the planting principles and design are in accordance with the approved Design Code. Stotfold Linear Park south also includes the detail for the Site entrance feature.

Condition 3

'No development above ground level shall commence on relevant development parcels until details are submitted showing the location of any vehicular crossovers and street trees (including pit tree details and details of the species, number and spacing of trees and shrubs along the highway verge of the main road subject of 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 retained thereafter.'

This condition is concerned with the vehicle crossovers along The Avenue, and the tree/verge landscaping detail. WSP and Golby & Luck have co-ordinated the highway crossover detail and tree planting locations relative to the approved detail on Phase 1 either side of The Avenue. Again, the landscaping principles are in accordance with the approved Design Code.

Please note that the landscape management and maintenance programme and detail for both the Hitchin Meadows, Stotfold Linear Park and The Avenue, and associated BNG to which all of this relates are provided through the separate conditional submissions under condition 13 (Open Space Management Plan, Phase 1 and Phase 1 Addendum) 26/00693/DOC and condition 21 (LEMP Phase 1 and LEMP Phase 1 Addendum) 26/00692/DOC.

In terms of the WSP detail plans relating to revisions to accommodate crossovers, etc along The Avenue, the key changes are summarised as –

- Drainage Plans – Updated to reflect the consented Phase 1 Reserved Matters layout, including amendments to drainage connections and gully locations associated with revised unit frontages and dropped kerb arrangements along the spine road.
- General Arrangement Plans – Updated to incorporate revised dropped kerb locations together with amendments to ramp and traffic calming feature positions arising from the approved Phase 1 layout changes.

- Line and Signs Drawings – Revised to reflect amended dropped kerb locations and associated lining/signing updates along the spine road corridor.
- Manhole Schedules – Updated to coordinate with revised gully locations together with minor amendments to drawing notes and schedule references.
- Pavement and Kerbing Drawings – Updated to reflect amended unit frontage arrangements, including revisions to dropped kerbs, kerb lines and ramp locations associated with the traffic calming features.
- Tracking Drawings – Updated to reflect revised dropped kerb and ramp arrangements associated with the amended frontage layouts.

I 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,



[SarahRSmith \(May 21, 2026 16:06:57 GMT+1\)](#)

Sarah R Smith

BA (Hons) MRTPI

Consultant - Town Planning

