



North Herts Council
Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
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Our ref: 22862
Date: 1 October 2026

For the attention of: Linda Walker

Application ref: 26/02274/RM
Location: Highover Farm Highover Way Hitchin Hertfordshire SG4 0RQ
Proposal/Description: Reserved Matters for - Construction of Phase 2a residential comprising 157 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space. Partial discharge of conditions 7 (Highways), 10 (Waste Management, 11 (Landscaping) and 12 (Sustainability) pursuant to outline planning permission reference 18/01154/OP granted 29.11.2024 The outline application was EIA development and an ES was provided. An EIA update note is provided with this Reserved Matters application.

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.

1.0. Planning Policy Context

North Hertfordshire Local Plan (Adopted 2022)

- 1.1. The Site is allocated under Policy SP17: Site HT1 – Highover Farm, Hitchin.
- 1.2. Policies to be considered that are relevant to landscape include Policy ENV3, ENV4, NE1, NE2, NE7, NE8, SP9, SP12 and SP13.

2.0. Review of the proposal/submitted information:

- 2.1. Overall, we are largely satisfied with the submitted proposals and the hard and soft landscaping information.
- 2.2. Based on the submitted information, we advise the following amendments are considered:

- The Timber bollards along the north-western and western extent of the scheme have very few gaps to allow for pedestrian access to the Icknield Linear Park. It is not clear how far apart the timber bollards are located, however we would advise that gaps are provided opposite the ends of the Tertiary Street Types 1 and 2.
- To maintain symmetry along Tertiary Street 1, we would prefer a tree to be proposed in the location of the Private Street Lighting Column, adjacent to Plot 26. If possible, both of these features should be accommodated along this road.

3.0. Recommended Condition(s):

- 3.1. If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) *Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.*
- b) *Written Specification detailing:*
 - *All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.*
 - All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.*
 - *Furniture (Bins, Benches and Signage) and Play Equipment.*
 - *All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.*
- c) *Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.*
- d) *Mechanism for monitoring and review of the management plan and operations.*

Reason - To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

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.

