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12/10/2026

Application

[26/02274/RM](#)

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.

Highover Farm Highover Way Hitchin
Hertfordshire SG4 0RQ

Documents

- **Environmental Impact Assessment (EIA) Technical Note** 04/08/2026 *Rapleys*
- **Phase 2a Soft Landscape Proposals 1-3** 05/08/2026 *Golby and Luck*

Summary of Advice:

Application for reserved matters for phase 2a can be determined.

Comments and recommended Conditions and Informatives:

Phase 2a relates to the construction of 157 residential dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space.

Following our response to the outline application [18/01154/OP](#), the update to the EIA included in the application shows no new concerns. The Soft Landscape Proposal plans provided with this application, in conjunction with the Overall Landscape Environmental Management Plan (OLEMP) provided in previous application [26/00576/DOC](#), adequately address the concerns raised in the original response by establishing compensatory habitat for Corn Buntings as well as showing the locations of integrated bat boxes within this stage of the development. The EIA technical note refers to a Phase 2 specific LEMP, however this has not been supplied, and therefore cannot be assessed in detail. However, as no further ecological constraints have been presented, I advise that there is currently **sufficient information to determine the application**.

I trust these comments are of assistance and kind regards.

Esme Robertson

Assistant Ecologist, Hertfordshire LEADS