



North Herts Council  
Development and Conservation  
North Hertfordshire District Council  
PO Box 10613  
Nottingham  
NG6 6DW

Our ref: 13715  
Date: 1 July 2026

For the attention of: Paul Chaston

**Application ref:** 25/03234/FP  
**Location:** Land East Of Bedford Road And North Of The Priory School  
Hitchin Hertfordshire

**Proposal/Description:** Creation of 50 no. one, two, three and four bedroom houses and apartments plus associated landscaping, open space, roads, drainage and other infrastructure.

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.

We previously provided comments on 2nd February 2026.

## 1.0. Review of Submitted Information:

- 1.1. Based on the submitted plans and information, few changes have been made to the submitted proposals.
- 1.2. We welcome the addition of the additional stepped entrance to the public open space (POS) at the northern edge of the Site.
- 1.3. Some amendments have been made to the tree planting locations within the Site, notably by setting the proposed trees back from Bedford Road. We have no objection to the relocation of these trees.
- 1.4. Some of our previous comments within the response dated 2nd February 2026 remain extant, including the eastern boundary treatment (Para 4.5), use of *Viburnum tinus* (Para 4.7) and the LMP (Para 4.9). Broader comments within Paras 4.1 to 4.4 have also not been addressed.
- 1.5. Dependent on the plan, an existing tree in the north-west corner appears to be removed in some drawings. If possible, this tree should be retained.



Please contact us if you have any queries in relation to this advice.

### Place Services – Landscape Team

Email: [landscape@essex.gov.uk](mailto: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.*

