

Date
29/03/2026

Sarah Kasparian
Senior Planning Officer
Major Projects
North Herts Council

By email only

Application: 25/00693/DOC

Location: Land North of Highover Farm to Stotfold Road, Highover Way, Hitchin, Hertfordshire

Details reserved by Condition 13: (Open space management plan for phase 1 RM area) of outline application 18/01154/OP granted 29.11.2024

Thank you for consulting on the above application. This response considers the submitted Phase 1 Open Space Management and Maintenance Plan in relation to the requirements of Condition 13 of outline permission 18/01154/OP.

Condition 13 requires the submission of a detailed scheme for the management and maintenance of all areas of open space, including parks, greenways, play areas, informal open space and SuDS features, together with details of management operations, monitoring, and establishment.

The Open Space Management and Maintenance Plan (OSMMP) confirms that biodiversity net gain (BNG) elements are addressed separately within the LEMP, and the information provided across both documents is considered acceptable in principle.

However, whilst it is not essential, it would be preferable for key BNG-related management requirements for the open space to be summarised within this document, or clearly cross-referenced, to provide a more accessible framework for future management, monitoring and review.

Furthermore, we would advise the following recommendations are taken into consideration prior to the discharge of this condition:

1. Whilst monitoring is referenced within the submitted documents, it would be beneficial for this to be strengthened to ensure a clear and auditable process is in place. It is recommended that a record of monitoring visits is retained, for example through the use of site checklists or similar proformas. These should include photographic records, site notes and identified actions arising from each visit. The plan should also confirm that any actions identified are tracked, followed up and resolved within appropriate timescales.
2. Plan ECO3: Post-development Habitats should be updated so that it aligns with the latest soft landscape proposals for the public open space (POS) and Phase 1 built envelope. Any changes should then also be reflected within the biodiversity metric calculations and associated habitat areas.

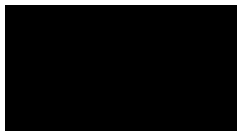


3. The Phase 1 LEMP appendices will need to be updated based on the recommendations set out in our consultation response for the Discharge of Condition 21.

Overall, subject to the amendments above, Condition 13 can be discharged.

Please let me know if you have any queries regarding the matters above.

Kind regards,



Ryan Mills BSc (Hons) MSc CMLI
Director and Landscape Architect, Planscape Consultants

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.