

Date
29/03/2026

Sarah Kasparian
Senior Planning Officer
Major Projects
North Herts Council

By email only

Application: 25/00692/DOC

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

Details reserved by Condition 21: (detailed LEMP for phase 1 RM area) of outline application 18/01154/OP granted 29.11.2024 and 25/02556/NMA (revision of wording Condition 21) granted 14.11.2025

Thank you for consulting on the above application. This response considers whether the submitted Landscape and Ecological Management Plan (LEMP) for the Phase 1 RM area satisfies the requirements of Condition 21, having regard to the approved outline permission and the submitted biodiversity metric and landscape documentation.

Review of Submitted Information

The submission includes a LEMP, which sets out the detailed framework for the establishment, management and monitoring of landscape and ecological features across the phase 1 area. Based on the information provided, we would advise the following recommendations are taken into consideration prior to the discharge of this condition:

1. It's been recommended that the OLEMP sets out that monitoring should be supported by a clear and auditable process, including the retention of monitoring visit records (such as checklists or similar proformas), incorporating photographic records, site notes and identified actions, with appropriate follow-up to ensure actions are resolved within agreed timescales.

The Phase 1 LEMP should explicitly reflect this approach and confirm that monitoring will be undertaken in accordance with these overarching principles. This should also be carried through into all subsequent phase-specific LEMPs to ensure a consistent and robust approach to monitoring, reporting and remedial action across the development.

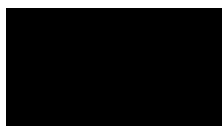
1. Plan ECO3: Post-development Habitats should be updated so that it aligns with the latest soft landscape proposals for the public open space (POS) and Phase 1 built envelope. Any changes should then also be reflected within the biodiversity metric calculations and associated habitat areas
2. The Open Space Management & Maintenance Plan (non BNG elements) appendices will need to be updated based on the recommendations set out in our consultation response for the Discharge of Condition 13.

Overall, subject to the amendments above, Condition 21 can be partly 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.