

Date
29/03/2026

Sarah Kasparian
Senior Planning Officer
Major Projects
North Herts Council

By email only

Application: 25/00576/DOC

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

Details reserved by Condition 21: (OLEMP - site wide principles) 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 Outline Landscape and Ecological Management Plan (OLEMP) 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 site-wide OLEMP supported by planting plans, habitat proposals and the statutory biodiversity metric. The documentation establishes an outline framework for the delivery, management and monitoring of landscape and ecological features across the site. That said, we would advise the following recommendations are taken into consideration prior to the discharge of this condition:

1. The OLEMP does not clearly identify all retained landscape features or define how they will be protected during construction and integrated into the final layout. It is acknowledged that this level of detail is likely to come forward on a phase-by-phase basis through subsequent Reserved Matters Applications.

However, the OLEMP should still set out the requirements for appropriate buffers and construction protection measures to be applied consistently across all phases

2. The OLEMP must confirm the legal mechanism securing delivery (e.g. management company and s106 arrangements) and provide clarity on funding arrangements for the full 30-year period.

This is a specific requirement of parts (g) and (h) of the condition and must be addressed prior to discharge.

3. Whilst monitoring is referenced within the OLEMP, 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.

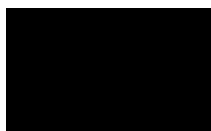


4. Plan ECO3: Post-development Habitats should be updated so that it aligns with the latest soft landscape proposals for the public open space (POS) and Phase 1 built envelope. Any changes should then also be reflected within the biodiversity metric calculations and associated habitat areas

The OLEMP should be revised to address the points set out above. Once completed, 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.