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Planning Department
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3FJ

Our ref: SRS/503/55/1/S96a.InfraRMcond2

Date: 22 July 2026

Dear Linda,

Re: Highover Farm, Highover Way, Hitchin, SG4 0RQ – Application under S96a to amend the wording of Conditions 2 and 3 of planning permission 24/02780/RM (Infrastructure/Phase 0)

Further to discussions at our meeting on 17 July, and your subsequent email, I am now instructed by Barratt Redrow to submit a S96a to revise the wording of Condition 2 to include the details of the pumping station to be submitted and to delete reference to the sub-station plan.

Condition 2 wording

Set out below in red is how we propose the condition be revised –

No development above ground level shall take place until a detailed soft and hard landscaping plan for the areas of open and greenspace including the footpaths, drainage basins, swales and bunds within the relevant subsequent phases as set out in the Site Wide Phasing and Delivery is submitted and approved in writing by the Local Planning Authority. The hard and soft landscaping plans shall include:

- full details of planting plans and written specifications, including cultivation proposals for maintenance and management associated with plant and grass establishment, details of the mix, size, distribution, density and levels of all trees/hedges/shrubs to be planted and the proposed time of planting. The planting plan shall use botanic names to avoid misinterpretation. The plans should include a full schedule of plants;*
- The location and specification of minor artefacts and structures, including furniture, refuse or other storage units, signs and lighting columns/brackets and details of the pumping station;*
- 1:200 plans (or at a scale otherwise agreed) including cross sections, of roads, paths and cycleways;*
- Details of all hard surfacing materials (size, type and colour).*

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The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Sub-station reference in plans listed

Condition 1 requires the development to be carried out in accordance with the approved plans as listed at the start of the planning permission. The following revisions will need to be made to that list –

- DELETE/REMOVE reference to **EDS-07-3102-11 version A sheet 1-3** - this is because there is no sub-station being provided within the Phase 0/Infrastructure RM (24/02780/RM) redline area

Condition 3

To cover the potential issue with the overlapping redline of the underground drainage pipes which lie under part of the road infrastructure within Phase 2, I suggest a slight tweak to the wording of condition 3 to accommodate this as follows –

*No development above ground level shall commence on relevant development parcels until details are submitted showing the **details of the carriageway surface and construction including footpaths (excluding the main road)**, the location of any vehicular crossovers and street trees (including tree pit details and details of the species; number and spacing of trees and shrubs) along the highway verge of the main road subject of this application within the relevant subsequent phases as set out in the Site Wide Phasing and Delivery. The development shall be completed in accordance with the approved details and thereafter retained.*

If you don't think the above in relation to condition 3 is necessary, then happy to discuss, or remove, but I don't want to be in apposition where I need to make another S96a to tweak wording to deal with unintentional and unfortunate redline issues – I'm not sure the existing wording covers the issue that arises in relation to Phase 2, hence the suggested tweak.

I trust this revised wording and removal of the reference to the sub-station plan are acceptable and look forward to receiving a decision notice to that effect within the statutory 28 day period.

Yours sincerely,

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