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Our Ref : 26/01846/NMA

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Date: 1st September 2026

Dear Sir / Madam,

Revision to the wording of condition 2 to include the location and specification to be submitted for the pumping station and condition 3 to include details of the carriageway surface and construction including footpaths (excluding the main road) as Non-Material Amendment to planning permission 24/02780/RM granted 27.10.2025 Highover Farm , Highover Way, Hitchin, Hertfordshire, SG4 0RQ

I refer to your application submitted under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to Reserved Matters approval 24/02780/RM.

The proposed amendments concern Condition 2, which relates to soft and hard landscaping, and Condition 3, which relates to vehicle crossovers and street trees.

The amendment seeks to remove the approved plan which refers to the sub-station plan, EDS-07-3102-11 Version A, Sheets 1–3, approved under Reserved Matters application 24/02780/RM. It further seeks to amend Condition 2 so that, as set out under the relevant bullet point of the condition, the location, specification and details of the pumping station are submitted for approval. This amendment is required as a result of a minor change to the proposed location of the pumping station. The final details will be agreed through the discharge of Condition 2.

For the avoidance of doubt, amended Condition 2 shall read as follows:

No development above ground level shall take place until a detailed soft and hard landscaping plan for the areas of open and green space, including the footpaths, drainage basins, swales and bunds within the relevant subsequent phases, as set out in the Site Wide Phasing and Delivery Plan, has been submitted to 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 and shrubs to be planted, and the proposed time of planting;
- the planting plan shall use botanical names to avoid misinterpretation, and the plans shall 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 scale plans, or plans at such other scale as may be agreed, including cross-sections of roads, paths and cycleways; and details of all hard surfacing materials, including size, type and colour. The approved landscaping details 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. Any trees or plants which, within a period of five 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.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality, in accordance with Policies SP9, SP17, NE2 and NE6 of the North Hertfordshire Local Plan.

It is proposed to amend Condition 3 in order to avoid any conflict arising from the overlap of the red line location plan approved under Reserved Matters application 24/02780/RM with underground drainage pipes located beneath part of the road infrastructure within Phase 2. The proposed minor amendment to the wording of Condition 3 would require details of the carriageway surface and construction, including footpaths, excluding the main road to be submitted for approval.

For the avoidance of doubt, amended Condition 3 shall read as follows:

No development above ground level shall commence on the relevant development parcels until details have been submitted to and approved in writing by the Local Planning Authority showing 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 to this application within the relevant subsequent phases, as set out in the Site Wide Phasing and Delivery Plan. The development shall be completed in accordance with the approved details and thereafter retained.

Reason: In the interests of consistency with future plans and highway safety, and to safeguard and enhance the appearance of the completed development and the visual amenity of the locality, in accordance with Policies SP9, SP17, NE2 and NE6 of the North Hertfordshire Local Plan and Hertfordshire's Local Transport Plan 2018.

I can confirm, on behalf of North Hertfordshire District Council, that the proposed amendments are considered minor in nature and may therefore be treated as a non-material amendment to Reserved Matters application reference 24/02780/RM, approved on 24 October 2025.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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