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Contact: SuDS and Watercourses Team
Email: FRMConsultations@hertfordshire.gov.uk

Date 04 September 2025

Dear Sarah,

RE: 24/02906/DOC – Details reserved by Condition 6 (Design Code) of outline application 18/01154/OP granted 29.11.2024 – Land North Of Highover Farm To Stotfold Road, Highover Way, Hitchin, Hertfordshire

Thank you for your consultation on the above site, received on 18 August 2025. We have reviewed the application as submitted and wish to make the following comments.

We previously responded to this application on 27 January 2025, stating the condition does not relate to flood risk and drainage matters but we would still provide comment. Since then, an update to the documentation has occurred (see Annex). The LLFA stance remains the same. The design code covers great detail on SuDS features and how they will be designed for the proposed development. On this basis, the information is **sufficient regarding the wording of Condition 6.**

Yours sincerely

Ellie

Ellie Miller
SuDS and Watercourses Support Officer
Growth and Environment

Annex

The following documents have been reviewed, which have been submitted to support the application;

- Correspondence: Condition 6 Design Code Letter, Rapleys, 07 August 2025, REF SRS/503/55/1/Cond 6DOC
- Report: Design Code for Highover Farm, prepared by McBains, 06 August 2025, REF HITDC-MCB-XX-XX-DA-A-0010-D5-P6_Design Code
- Report: Design Code for Highover Farm, prepared by McBains, 02 December 2024, REF 62287-HITDC-MCB-XX-XX-DA-A-0010-D5 REV P03
- Correspondence: Discharge of Conditions Letter, prepared by Rapleys, 20 December 2024, REF SRS/503/55/1/LetDOC6

For reference, Condition 6 is worded as follows:

Prior to or concurrently with the submission of the first reserved matters application(s) a Site Wide Design Code shall be submitted to the Local Planning Authority for approval. No development shall commence except enabling and associated works until the Design Code has been approved in writing by the Local Planning Authority in consultation with Hertfordshire County Council (as highway authority, education authority and LLFA). The Design Code shall be prepared in accordance with the approved parameter plans established in this outline permission and build upon the Strategic Masterplan and Design and Access Statement. The Design Code shall include:

1. *Vision for Development and Place-making Objectives*
2. *Framework Masterplan*
3. *Character Assessment of the Local Area*