

Welcome

Welcome to our public exhibition, the purpose of which is to update on submissions made further to the granting of outline consent in November 2024 and to provide detail regarding new information either recently submitted or due to be submitted to the Council.

The proposals respond to requirements of the Outline Consent and either form Reserved Matters to set out details in relation to scale, appearance, landscaping and layout or Discharge of Conditions to respond to technical requirements such as site drainage, sustainability and waste management.

This detail is available on the project website, www.dwh-highoverfarm.co.uk, which can also be accessed on your mobile phone by scanning the QR code



Site Location

About Barratt Redrow

The combination of Barratt and Redrow has created an exceptional homebuilder, in terms of quality, service, and sustainability, to deliver the homes the country needs.



Barratt
Redrow



DAVID WILSON HOMES
WHERE QUALITY LIVES

Barratt Redrow brings together three highly respected brands - Barratt, David Wilson, and Redrow - offering a variety of new homes and great places that will best serve all of our customers and communities.

We remain committed to quality, putting customers firmly at the heart of everything we do. Together we create award-winning, high quality homes and drive the industry on quality and sustainability.

We are highly recommended by our homeowners and every year since 2009, Barratt Redrow has been awarded the prestigious '5 Star Housebuilder Award' by the Home Builders Federation, which means that 90% of our customers have said they would recommend to a friend.

Feedback

Please tell us your views on the emerging development proposals by:

- Completing the feedback back form at this exhibition
- Completing the feedback form on our project website - www.dwh-highoverfarm.co.uk/feedback
- Writing to us at highoverfarm@opus.works or FREEPOST DWH HIGHOVER FARM

As our proposals progress, we will seek to keep residents informed either via newsletter or website update.

There will be resubmissions of the Design Code, Site-Wide Phasing and Strategic Infrastructure DOC's, plus new DOC applications for Site Waste Management, Sustainability and Drainage in addition to the Reserved Matters details for the first phase of residential development.

Once these applications have been submitted to North Herts Council you will also be able to submit formal comments to the Council directly. These comments will be considered by the Council when they determine the planning application.



We have been discussing our proposals with the Council, who will consider our approach in respect of landscaping, layout, appearance and scale for the first phase of residential development, as well as the updated Design Code, Site-Wide Phasing and Strategic Infrastructure proposals and other details submitted to discharge conditions of the outline consent.

We welcome residents' comments during this phase of detailed submissions which will allow us to consider and respond, as appropriate, to concerns raised and suggestions made.

Many thanks for attending this consultation event.

Planning Application - Current Status

Applications Submitted

In our April 2025 update, we explained that following the granting of outline consent for the site in November 2024, ref: 18/01154/OP, a series of planning applications had been submitted to the Council to set parameters for later development on site, this including:

- Strategic Infrastructure Reserved Matters – covering the main spine road from Stotfold Road to High Dane (The Avenue) and all strategic drainage including two ponds, various swales and drainage runs necessary to drain the spine road and most of the site. Submitted 23rd December 2024. Application number 24/02780/RM
- Discharge of Condition 5 of 18/01154/OP - phasing strategy. Submitted 20th December 2024. Application number 25/00076/DOC
- Discharge of Condition 6 of 18/01154/OP – Design Code. Submitted 20th December 2024. Application number 24/02906/DOC.
- Discharge of Condition 20 of 18/01154/OP – Site Investigation Phase 2, this provides a detailed overview of soil and groundwater conditions, alongside further review to identify the presence of any contamination on site. Submitted 1st April 2025. Application number 25/00916/DOC
- Discharge of Condition 12 of 18/01154/OP – Sustainability. Submitted 15th May 2025. Application number 25/01299/DOC
- Discharge of Condition 14 of 18/01154/OP – Waste Management. Submitted 15th May 2025. Application number 25/01377/DOC
- Discharge of Condition 15 of 18/01154/OP – Drainage. Submitted 15th May 2025. Application number 25/01378/DOC

Further to comments from Council Officers and consultees during the post-submission process, it has been determined to amend the Strategic Infrastructure Reserved Matters application, alongside the detail to discharge Conditions 5 and 6. Summary details of the latest proposals are shown on following boards and can also be reviewed on the project website.

Future Applications

There are several applications to discharge other planning conditions set within the outline consent currently in preparation, which will be submitted over the course of the next couple of months, including:

- Condition 13 - Open Space Management and Maintenance Scheme
- Condition 17 – Design and Operation of proposed bus gate
- Condition 18 – Construction Traffic Management Plan
- Condition 19 – On-site Fire Hydrant provision
- Condition 21 – Landscape and Ecological Management Plan

To prepare the site for development, other works including archaeological site investigation (as required by Condition 16) will take place, as will the erection of tree and hedge protection (as set out in the informative to Condition 26). The archaeological works will take place in mid June. No start date for these or the tree/hedge works has yet been set, but this detail will be displayed on the project website in due course.

In line with S106 Legal Agreement requirements, a footpath link design between the site and Armour Drive, Collinson Close, Highover Way and High Dane is also being prepared.

Finally, details of the first residential phase Reserved Matters have been prepared, this includes the Hitchin Meadows Open Space and Ecological Area. This information is summarised on following boards.



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Land at Highover Farm, Hitchin

25/00076/DOC - Site-Wide Phasing Strategy

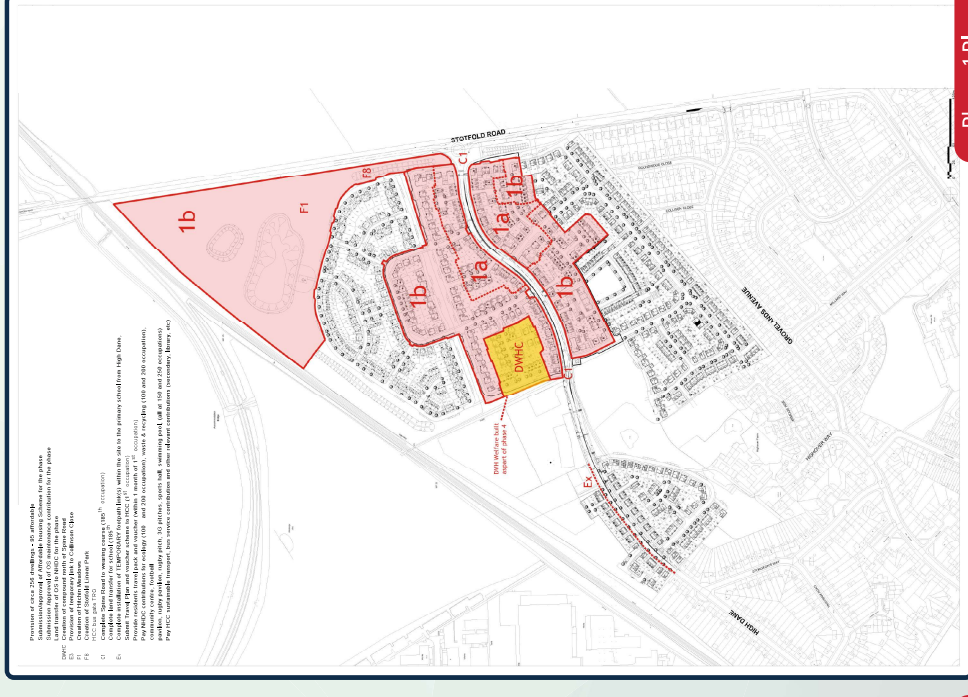
The Site Wide Phasing and Delivery Plan sets out the broad sequence of implementation for the following elements:

- Residential development parcels;
- Location of self-build plots
- A programme for the delivery of public transport infrastructure;
- Major distributor roads/route within the site, including timing of provision and opening of access points into the site;
- Strategic footpaths and cycleways;
- Primary school (playing pitches), community/ neighbourhood centre facilities
- Strategic foul and surface water features and SUDS;
- Formal and informal public open space, park/square, allotments, parks, NEAP and LEAP;
- Strategic/structural landscaping
- Strategic electricity, telecommunications and gas networks;
- Infrastructure for the provision of fibre optic cables;
- Environmental mitigation measures) Off-site highway improvements.

There are five phases proposed as shown on the following images:



Phase 0 Plan



Phase 1 Plan