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Our Ref: 24/02906/DOC

Contact: Sarah Kasparian
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Date: 24 October 2025

Dear Sir/Madam

Details of Condition: 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, ,

Please quote the following reference: 24/02906/DOC on all correspondence.

I refer to your application received on **20 December 2024**, which seeks approval of the 'Design Code' (ref. HITDC-MCB-XX-XX-DA-A-000-D5-P8) for the above site pursuant to Condition 6 of the planning permission reference number **18/01154/OP**.

Following workshops and consultation with various stakeholders including the Highway Authority, HCC Growth and Infrastructure, landscape consultants, Senior Transport Officer and the Senior urban Design Officer, I can confirm that the above referenced document received 2 October 2025 is considered acceptable and hereby approved.

This document is being approved prior to the first application for reserved matters. The Design Code can be considered a 'working document' meaning that as the document is applied to future applications for reserved matters and lessons are learned on applying the rules changes could be submitted and update the Design Code accordingly. There is a mechanism set out in the Code to enable this.

Yours faithfully



Shaun Greaves
Development and Conservation Manager

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