



# Design Code Compliance Statement Highover Farm - Phase 2a

Hitchin  
Redrow

August 2026



HIT100293-MCB-XX-XX-DA-A-0010-S4-P1\_Design Code Compliance Statement



DOCUMENT CONTROL

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This document prepared, reviewed and approved by:

| Version                                     | Date       | Prepared By | Reviewed By | Approved by |
|---------------------------------------------|------------|-------------|-------------|-------------|
| P1                                          | 21.08.2026 | AS          | EC          | EC          |
| Signature for and on behalf of McBains Ltd. |            |             |             |             |
| Multidiscipline Approval (if applicable)    |            |             |             |             |
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| P2      | PDF    | Michael Glass | Redrow Homes Limited | michael.glass@redrow.co.uk |
| P2      | PDF    | Sarah R Smith | Rapleys              | sarah.r.smith@rapleys.com  |
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**MCBAINS CONTACT**

ELENA COCUCCIONI  
E-mail: [ecocuccioni@mcbains.co.uk](mailto:ecocuccioni@mcbains.co.uk)

26 Finsbury Square  
London EC2A 1DS  
T: (0)20 7786 7900

Property and Construction Consultants  
Company Registered in England No. 3094139  
Website: [www.mcbains.co.uk](http://www.mcbains.co.uk)

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Clients:



# Introduction

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02

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INTRODUCTION

1.1. PURPOSE OF THIS DOCUMENT

McBains has been instructed by Redrow Homes to submit a Reserved Matters Application for the construction of 157 dwellings at Highover Farm in Hitchin, which will be the second phase of this development.

Outline planning permission for mixed use development was issued in November 2024 (18/01154/OP) for all matters reserved other than access, comprising residential led development of up to 700 dwellings of use class C3 (dwellings), approximately 500 Sqm of neighbourhood-level facilities, a new 2FE primary school, open space, play space, green infrastructure, and associated accesses (vehicular, pedestrian and cycle), including a new primary access off Stotfold Road with limited access off High Dane (as amended by plans and documents received 6th,13th and 29th January 2020, 4th, and 20th February 2020, 8th September 2020 and 17th, 20th and 21st December 2021 and 24th January 2023).

This document is submitted as part of a Reserved Matters Applications and explains how the design requirements indicated in the Highover Farm Design Code have been followed and addresses if any points of non-compliance.

The document is divided into 4 sections:

- 1.1.1. Introduction & Assessment
- 1.1.2. Design proposal
- 1.1.3. Appearance & Character
- 1.1.4. Design Code Compliance Checklist

This statement should be read in conjunction with the wider suite of documents and plans that collectively comprise the planning submissions for the reserved matters application.

KEY:

OWNERSHIP BOUNDARY

APPLICATION BOUNDARY PHASE 2a

1. STOTFOLD ROAD

2. HIGH DANE

3. INDUSTRIAL AREA

4. HIGHOVER WAY

5. GROVELANDS AVENUE

6. HIGHOVER FARM

7. WALSWORTH

8. RAILWAY LINE

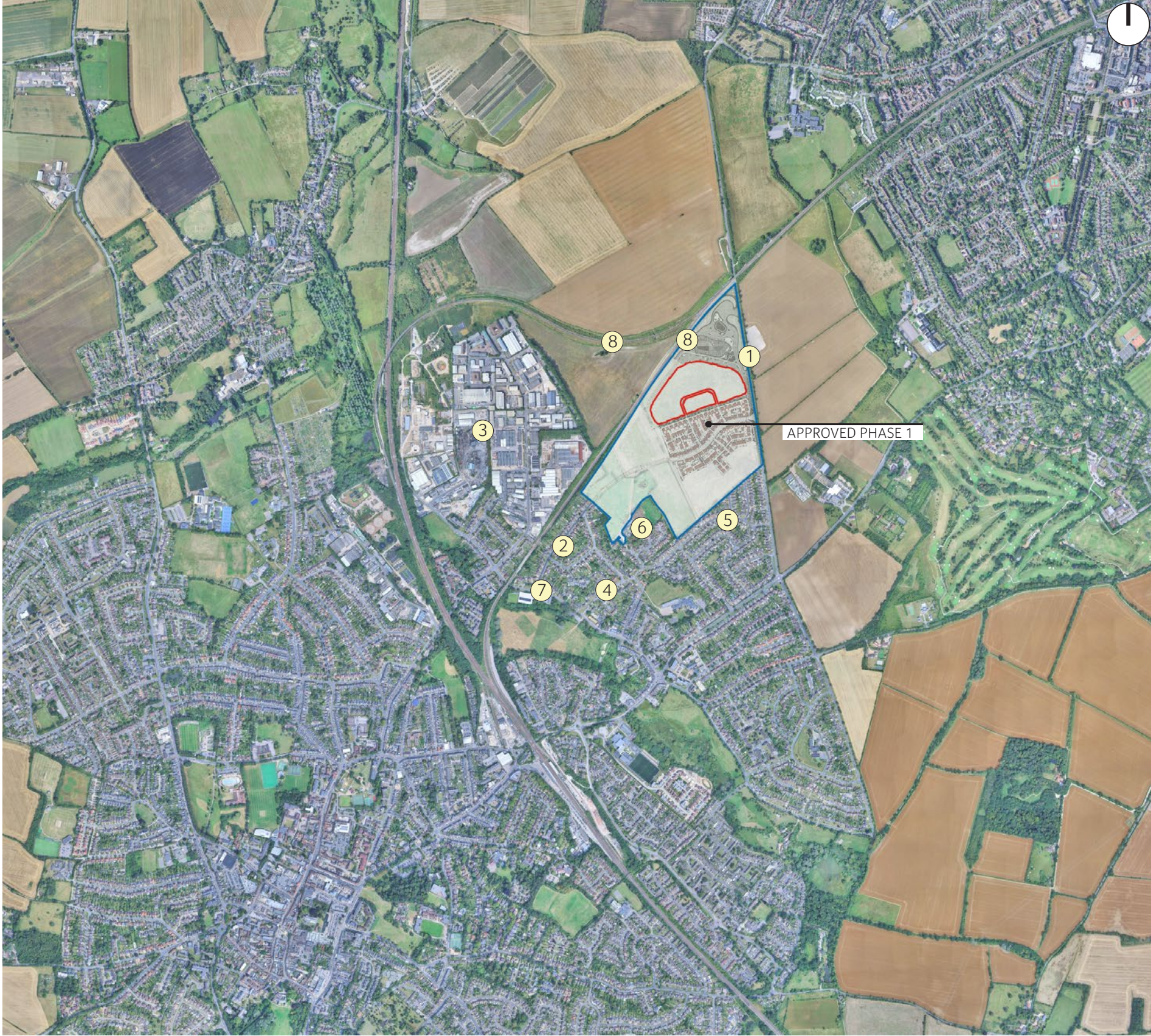


FIGURE 1: Aerial photo of the site, Source © Google Earth

01

INTRODUCTION

1.2. SITE CONTEXT

The outlined site is located at the edge of Hitchin, situated between the Hitchin- Letchworth railway line and A505. It covers an area of approximately 37 hectares and is owned by BDW Trading.

Phase 2a is located within the northern section of the wider site and extends to approximately 5.59 Ha. The proposed residential development is bounded to the south by an existing retained hedgerow, which forms a key landscape feature, Dane Walk and defines the site's southern edge. The site currently comprises predominantly arable farmland and areas of grassland. Hitchin Meadows, a large open green space within the wider development, is located immediately to the north of the Phase 2a Reserved Matters application site. In addition, a green corridor is situated directly to the south of the Phase 2a application site, providing an important landscape and ecological connection within the wider masterplan.

Additionally, a separate infrastructure application will be submitted under a different cover.

1.3. AIMS & OBJECTIVES FOR HITCHIN

The key objectives for the Phase 2a are:

- To create a distinctive and attractive residential neighbourhood that responds to its landscape setting.
- To provide a well-connected and permeable development with strong links to the wider Highover Farm site, Hitchin Meadows and local facilities.
- To provide a range of high-quality homes with a mix of dwelling types and tenures.
- To promote sustainable travel through a connected network of pedestrian and cycle routes.

KEY:

OWNERSHIP BOUNDARY

APPLICATION BOUNDARY PHASE 2a



FIGURE 2: Site Location of Highover Farm phase 2a  
dr. n. 0229, Rev P1, not to scale

Design  
Proposal

02

DESIGN PROPOSAL

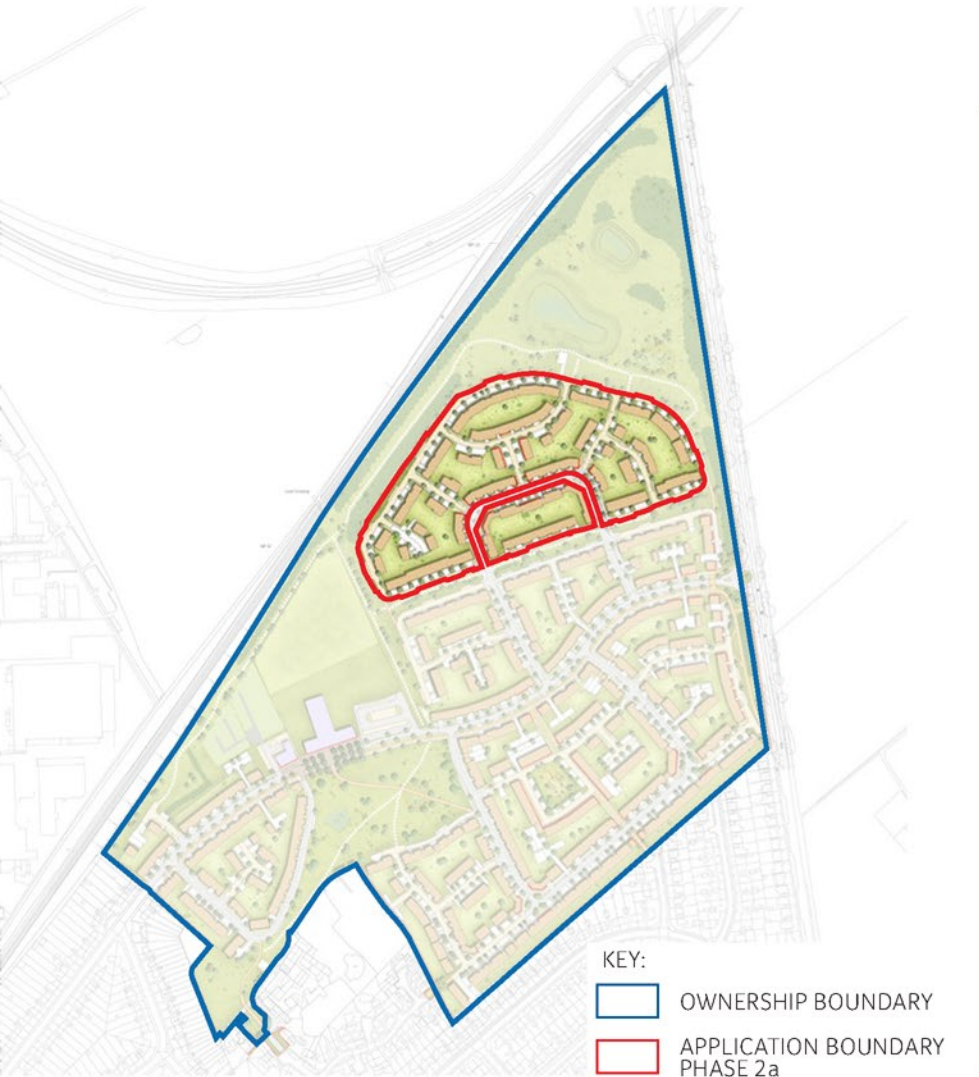
2.1. USES & AMOUNT

The proposed use for Highover Farm Phase 2a is in accordance with the parameters agreed at outline stage: residential development (Use Class C3).

The proposed layout aims to preserve the block pattern, road layout, and townscape hierarchy as outlined in the Design Code and demonstrates the scheme complies with the principles established within the Design Code.

The detail submitted as part of this Reserved Matters for 157 dwellings, comprising a mix of one, two, three, four, and five bedroom homes. The development includes 102 open market homes and 55 affordable homes, comprising intermediate tenure and affordable rent, distributed across the site to create an integrated and balanced community.

FIGURE 1: Illustrative Masterplan highlighting phase 2a  
(Page 10 of Highover Farm Design Code)



| Phase 2a             | Open Market Homes | Affordable | Total |
|----------------------|-------------------|------------|-------|
| 1 Bedroom maisonette | -                 | 12         | 12    |
| 2 Bedroom house      | -                 | 13         | 13    |
| 3 Bedroom house      | 36                | 26         | 62    |
| 4 Bedroom house      | 58                | 4          | 62    |
| 5 Bedroom house      | 8                 | -          | 8     |
| Total                | 102               | 55         | 157   |

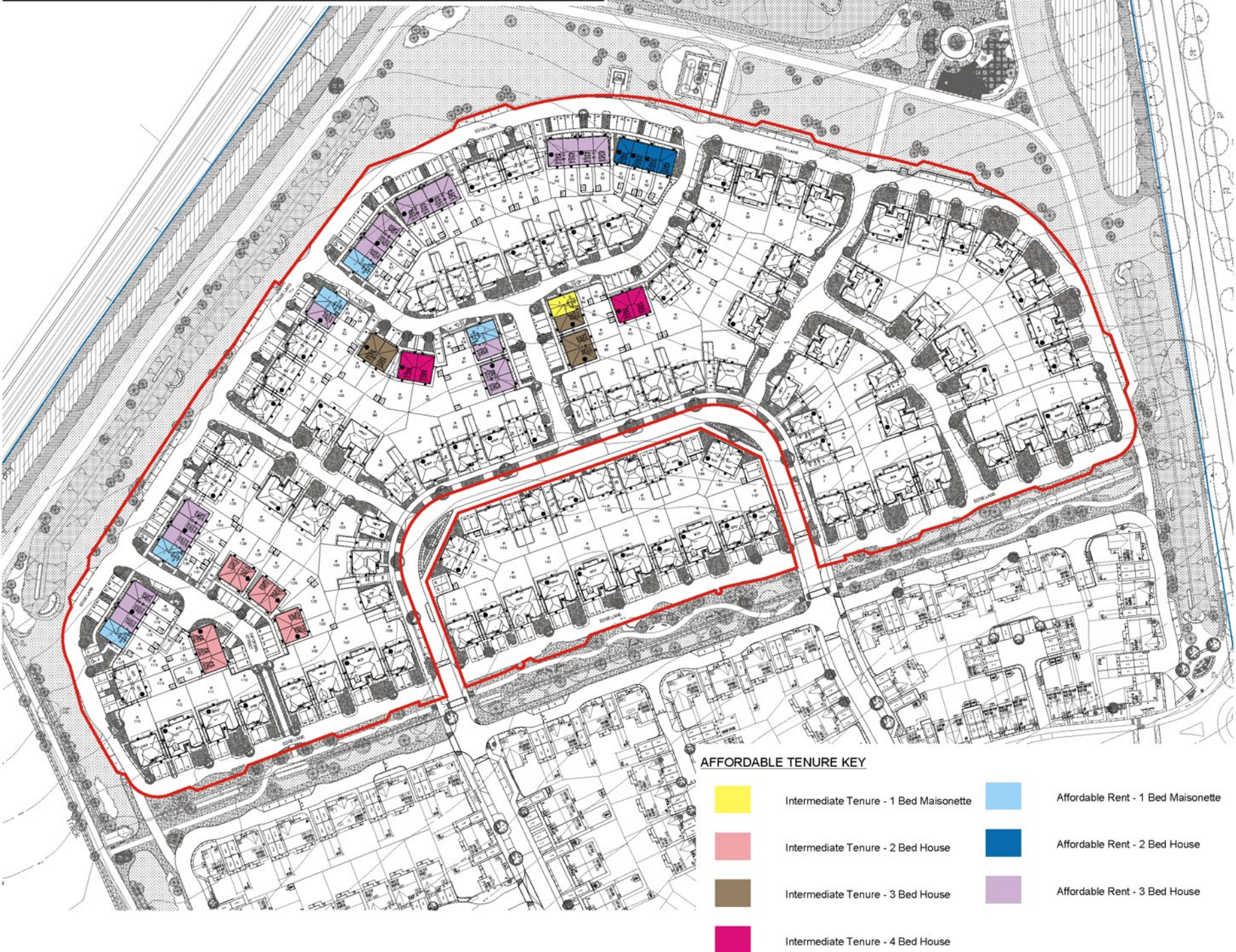


FIGURE 2: Affordable Tenure dr. n.0233 Rev P01, not to scale



FIGURE 3: Site Layout phase 2a, dr.no.0230, rev. P1, not to scale

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DESIGN PROPOSAL

2.2. VEHICULAR MOVEMENT

According to the Highover Farm Design Code, the main vehicular access is from via the Avenue (the Avenue is subject to a separate RM application), which forms the primary route through the development.

Phase 2a follows the approved street hierarchy, comprising secondary streets, tertiary streets, edge lanes, and informal streets. The layout provides clear movement routes and effective distribution across the development, with varying surfacing treatments used to define the hierarchy of streets, pedestrian/cycle links, and parking areas.

FIGURE 3: Illustrative Access and Movement diagram highlighting phase 2a  
(Page 40 of Highover Farm Design Code)

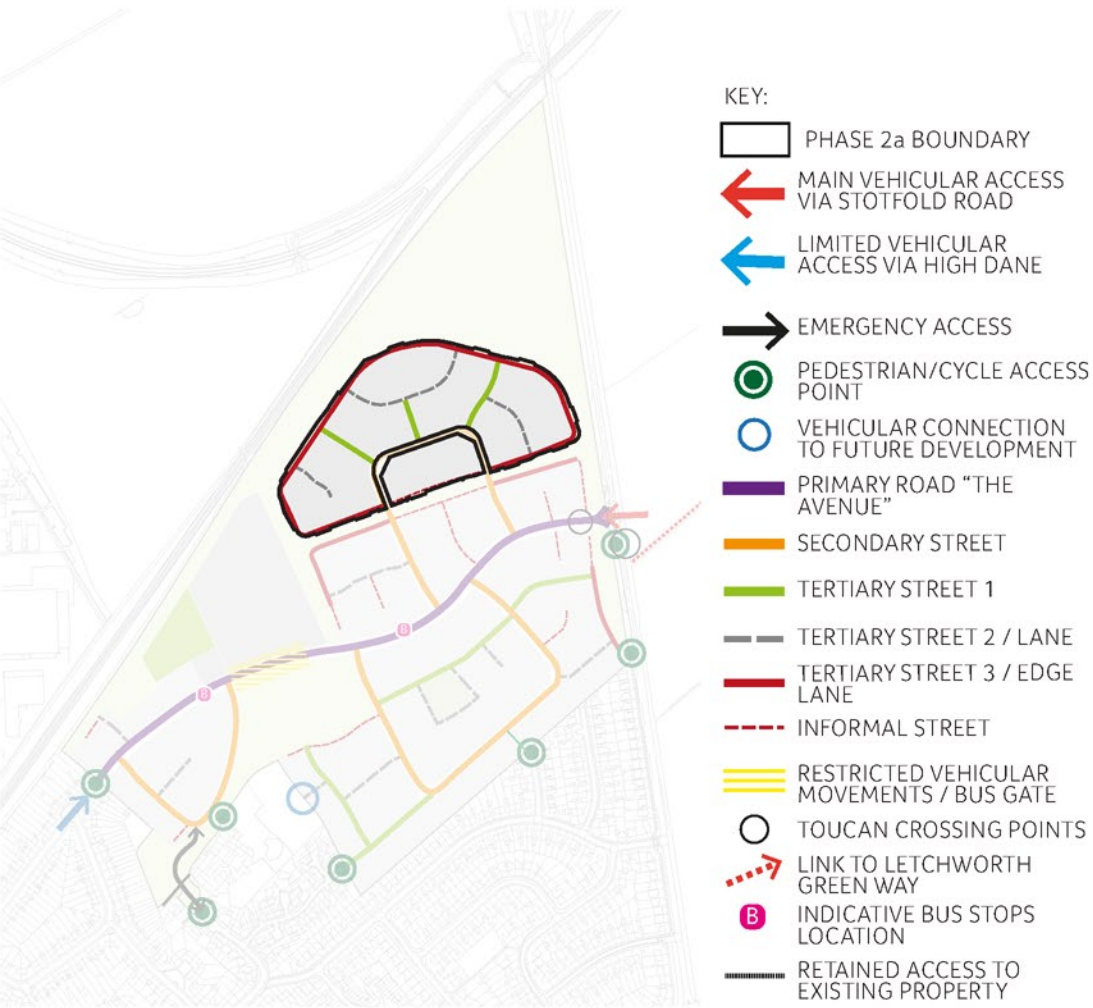


FIGURE 4: Vehicular movement plan, not to scale



Appearance &  
Character

03

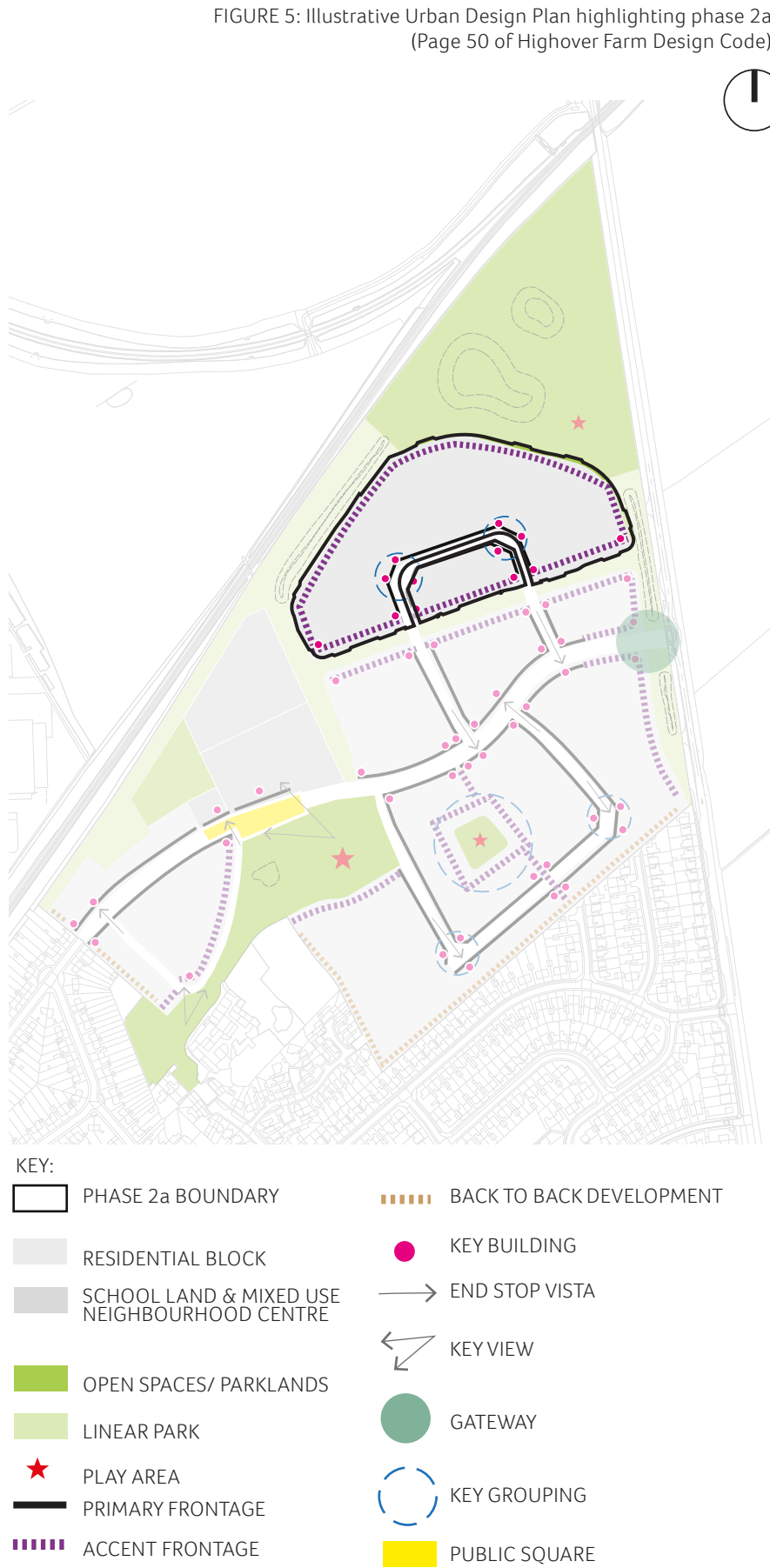
03

APPEARANCE & CHARACTER

3.1. MASTERPLAN & LEGIBILITY

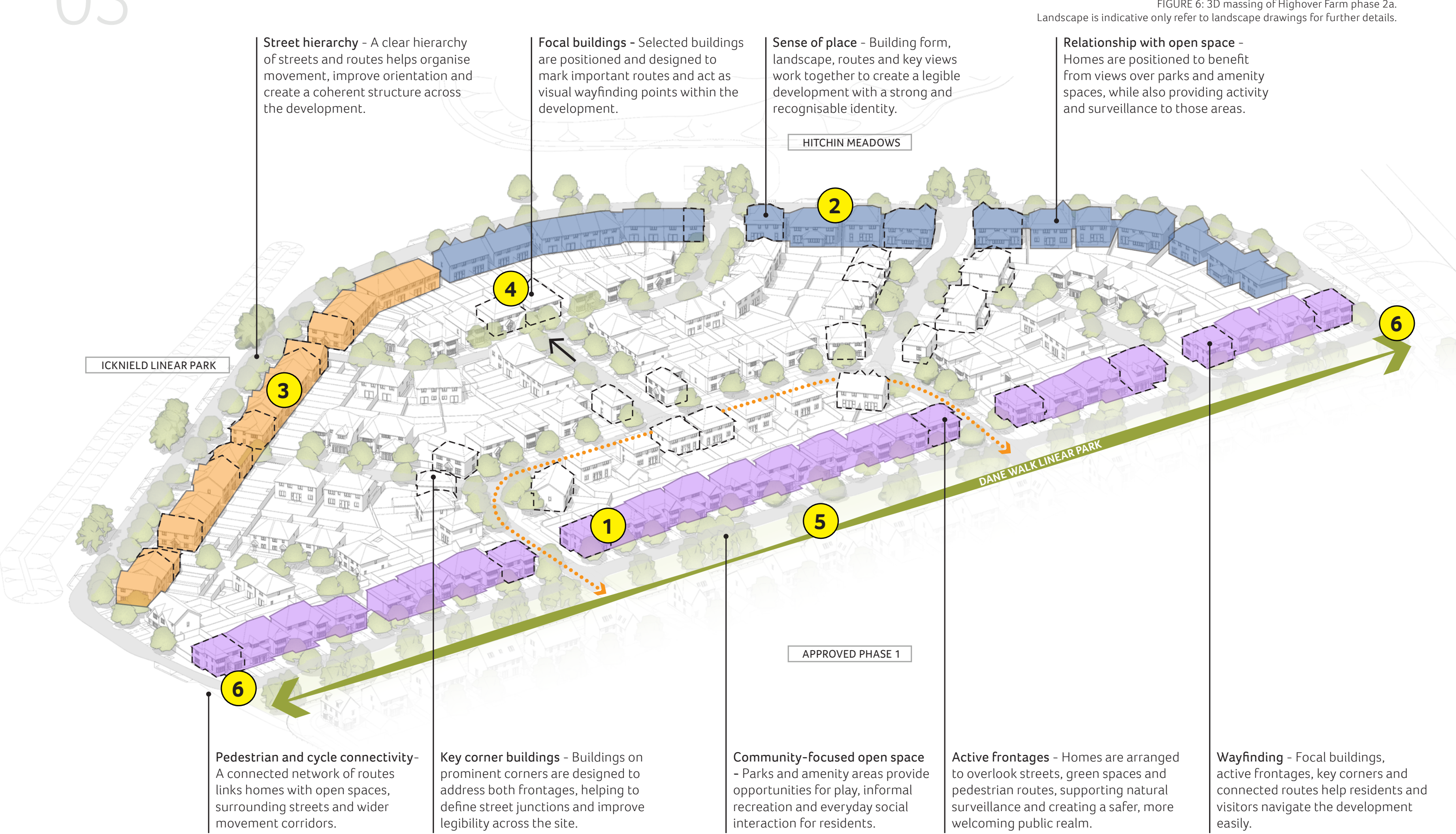
The diagram demonstrates the key masterplan principles that create a legible, connected and well-structured development, supported by clear movement routes, active frontages and a strong relationship with surrounding open spaces.

- A hierarchy of streets and pedestrian routes, supporting legible movement through the development.
- Active frontages overlooking key streets, open spaces and green corridors.
- Focal and corner buildings positioned to aid wayfinding and define views.
- Positive frontages to Hitchin Meadows, Icknield Linear Park, Stotfold Linear Park and Dane Walk Linear Park.
- A connected open space network supporting recreation, play and biodiversity.



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APPEARANCE & CHARACTER



03 APPEARANCE & CHARACTER

3.2. BUILDING HEIGHTS

The development comprises storey dwellings, with single-storey garages. The proposed heights establish a consistent and appropriate residential scale, creating a cohesive streetscape while ensuring the built form remains in keeping with the surrounding context.

FIGURE 7: Illustrative Building Heights plan highlighting phase 2a  
(Page 51 of Highover Farm Design Code)

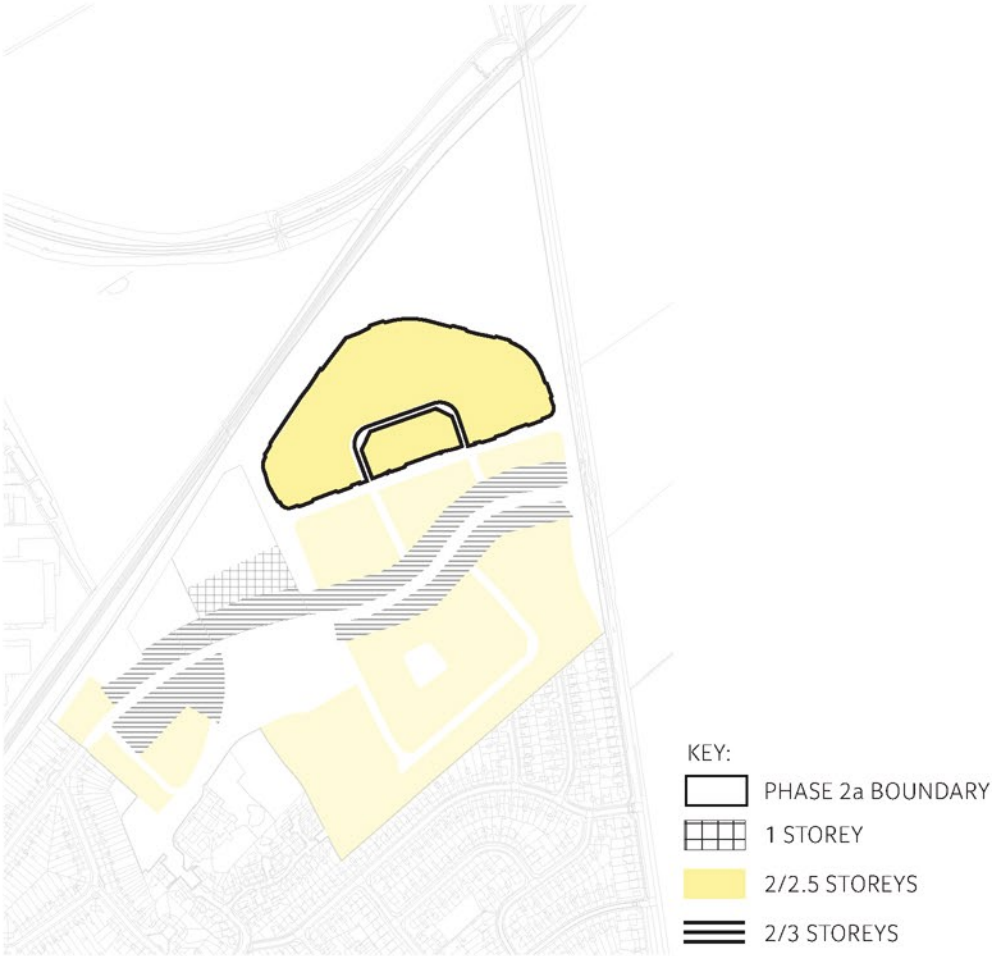


FIGURE 8: Building Heights plan dr. n.0236, Rev P01, not to scale



03 APPEARANCE & CHARACTER

3.3. CHARACTER AREAS

According to the Highover Farm Design Code, the proposed layout for Phase 2a would fall in 1 character area:

The Meadow View character area with the Dane Walk and Hitchin Meadows key frontages.

The proposed development responds to the character area principles through its layout, scale, and architectural approach, ensuring cohesion with the wider Highover Farm development.

FIGURE 9: Illustrative character Area plan highlighting phase 2a  
(Page 53 of Highover Farm Design Code)

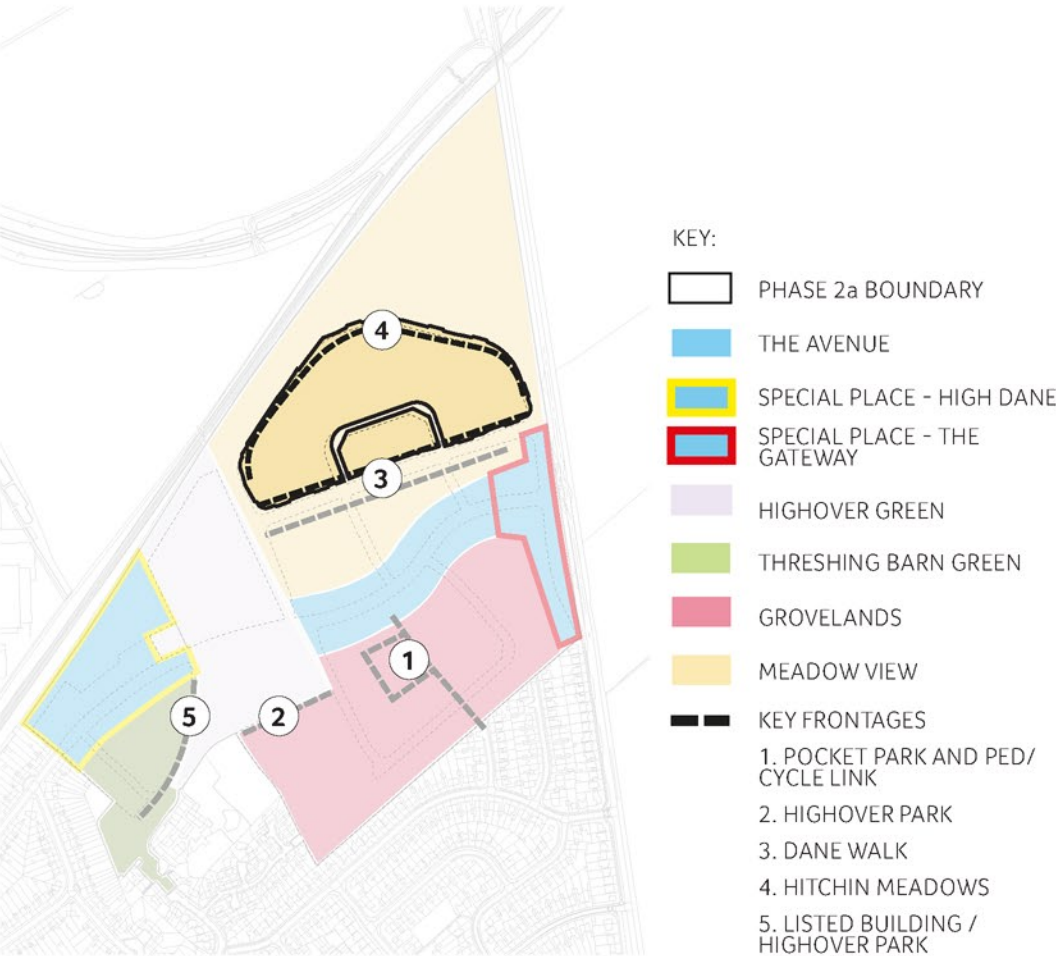


FIGURE 10: Character areas plan phase 2a, not to scale

