

3.0 Design Framework

3.6 Hybrid Planning Application Illustrative Masterplan



Hybrid application illustrative masterplan

3.6 Hybrid Planning Application Parameter Plan

The parameter plan approved as part of the hybrid planning application provides guidance on the building heights, density and street types within the various phases of the site.



Hybrid application parameter plan

4.0

Proposals



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4.0 Proposals

4.1 Introduction

The outline element associated with the hybrid application relates to Phases 2 and 3. All matters were reserved except for access.

The site has not been subject to any recent planning applications other than that of the hybrid planning application referred to above, alongside a non-material amendment to the Phase 1 approval that has no impact upon the Phase 2 and 3 proposals.

Pre-application Engagement

Pre-application discussions regarding the proposed residential development of the site commenced in September 2017.

Further pre-application discussions with NHDC and Hertfordshire County Council have taken place since the original pre-application submission, with the most recent meeting taking place on 13th November 2024.

The design and layout of the site and the proposed housing mix have been developed in consultation with officers. In addition to the pre-application discussions with officers of both NHDC and HCC, the applicant has also engaged with St Ippolyts Parish Council and local residents prior to the submission, whilst the previous hybrid planning application was also subject to extensive engagement.

4.2 Layout

The proposed site layout has been designed following a review of the local character and context as well as the site's opportunities and constraints. The layout will:

- Provide an appropriate addition to the Hitchin settlement area in accordance with the site allocation
- Provide open space within the north-eastern corner of the site and within the central square.
- Provide an opportunity to create a uniquely designed site that draws reference from St. Ippolyts and the main settlement of Hitchin
- Enhance biodiversity within the site
- Provide policy compliant allocated parking with additional visitor parking
- Provide private gardens to the rear of dwellings
- Take the amenity of existing dwellings surrounding the site into account
- Provides appropriate levels of soft landscaping protecting views into and out of the site
- Provide improved safety along London Road and access into the site via a roundabout



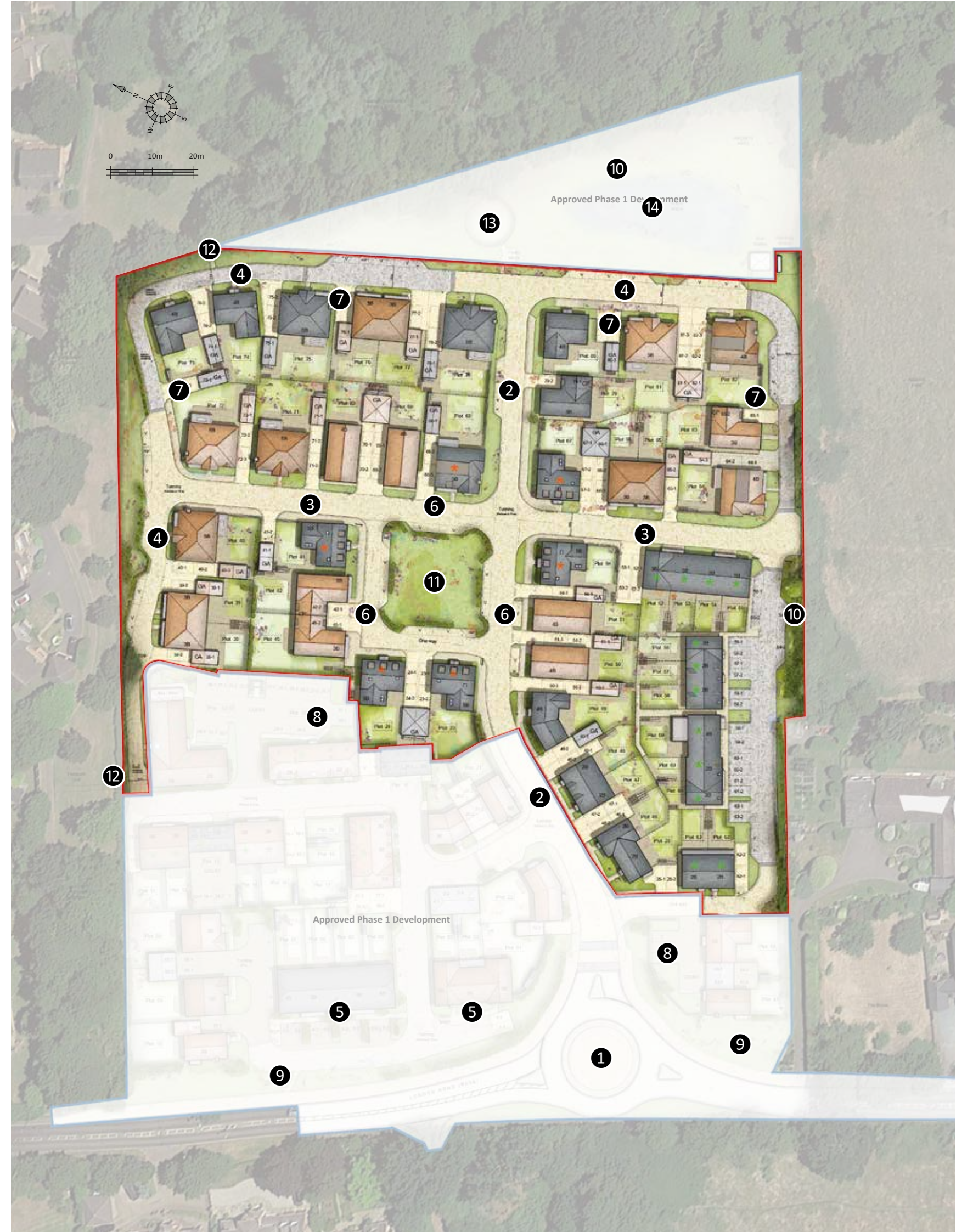
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The new development has been designed to respond to its semi-rural setting with the following features:

1. Vehicle access from London Rad, as approved in hybrid application ref 21/00434/HYA.
2. Strong primary route through site to central square and ponds beyond
3. Cross street running north-south on line of existing sewer, passing through central square
4. Secondary perimeter roads and lanes
5. Development with distinct agricultural character along London Road to compliment the listed Pound Farm to the south
6. Village character development along main routes, again focussing on the central square
7. Detached housing to north, east and south edges overlooking surrounding landscape
8. Housing in the courtyards behind street frontages
9. Landscaping buffers to south edge and London Road frontage
10. Green open spaces to northern, southern and eastern edges to cushion the new development within its landscape setting
11. Central green square provides focal point of the development
12. Pedestrian links to surrounding development
13. Children's play area (LAP) located in northern open space
14. SuDS pond located in the lowest area of the site

The layout principles as set out in the Design and Access Statement show:-

- The higher density development and taller (2.5 storey) buildings will be located towards the centre of the site with the lower density development generally located towards the site boundaries, following the parameters plan approved under the hybrid application.
- The proposed layout allows for the buildings to be set back and be separated by open landscaped spaces.
- A landscaped buffer to the northern boundary provides the opportunity for pedestrian links into the area of open space to the north and to ensure connectivity between these two residential areas. These links, as well as that proposed within the northeastern boundary, will provide residents with a convenient means of access into the adjoining recreational areas and Larch Avenue and Sycamore Close beyond. In addition, it will also present the opportunity for dwellings to have an active interface with the adjoining recreational space to the northwest, affording natural surveillance of this area. Similarly, those plots along the eastern edge will face towards the open space to the northeast affording natural surveillance of this area.



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4.3 Amount

The RM application site layout will provide 48 new homes on the 1.79 hectares (4.42 acres) site resulting in a density of 26.96 dwellings per hectare.

The mix of the dwelling sizes and the affordable housing mix have responded to NHDC requirements.

A summary of the accommodation mix is shown in the table below and the distribution of the dwelling types is illustrated on the plan (right).

The proposed development will comprise a mix of both private and affordable dwellings and will consist of a range of sizes and types.

Within Phases 2 and 3, there will be 12 affordable units, one of which is being delivered to M4(3), following discussions with the Housing Officer. This will allow the provision of 33 affordable units in total across the entire development.

The housing mix and affordable housing provision detailed within the reserved matters application broadly conforms with the indicative mix within the hybrid application. The only notable changes are that there are marginally more 2 bedroom and 5 bedroom properties than originally suggested, with these units replacing the indicative number of 3 and 4 bedroom properties, better serving the local housing market whilst also moderately boosting the number of smaller homes in the scheme.

Unit type	No of units
Affordable Dwellings	
2 bedroom house	7
3 bedroom house	4
4 bedroom house	1
Affordable Total	12
Private Dwellings	
2 bedroom house	4
3 bedroom house	11
4 bedroom house	9
5 bedroom house	12
Private Total	36
Total units	48

RM application schedule of accommodation



Housing mix distribution diagram

4.4 Tenure

The application will provide 12 affordable dwellings in to suit local housing need as illustrated on the plan (below).



Housing mix distribution diagram

- KEY
- Affordable dwellings
 - Application boundary

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4.5 Use

The residential use is proposed on site which is in accordance with the site allocation. The site is located within a predominantly residential area, served by a range of local facilities and services.

4.6 Scale

The majority of dwellings are 2 storey with single storey garages and ancillary buildings. Some 2.5 storey elements are indispersed to bring variety to the street scene, reflecting the existing character of the area.

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Dwelling scale distribution diagram

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4.7 Appearance

The approved Hybrid planning application divided the site into five complementary character areas, each with distinctive characteristics which respond to the prevailing rhythm and articulation of frontages and utilising locally distinctive colours, materials and architectural detailing.

Character areas

The application site falls into the following character areas as illustrated on the plan (right):

- Main Street
- Central Square
- Back Lanes
- Green Edge

The features of the respective character areas are set out on the following pages.

Following the approach put forward in the hybrid application and as agreed for the Phase 1 area, a traditional style of architecture has been adopted. This will allow the proposed built form to positively respond to the character of the area, the adjacent Pound Farm complex and the site's location towards the edge of the built-up area of Hitchin.

A combination of brick, render and weatherboarding will be used for the external walls of the buildings and a combination of tiles will be used to finish the pitched roof surfaces. A palette of materials has been carefully selected to ensure that variation between the building types is provided whilst at the same time providing the development with its own distinctive identity and ensuring that the materials used on Phases 2 and 3 remain compatible with those used in Phase 1. These established design principles that are followed in Phase 2 and 3.

KEY

Main Street

Central Square

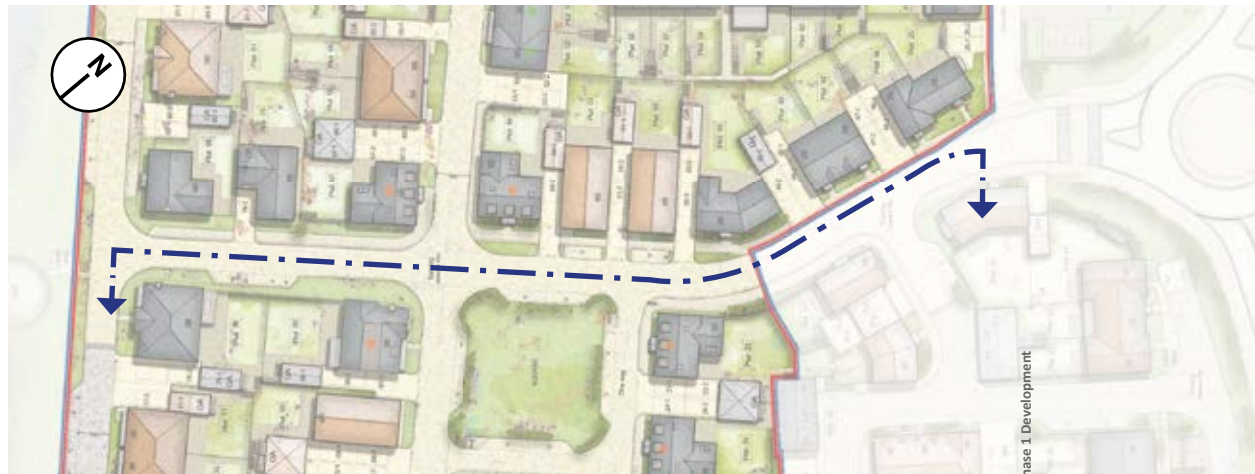
Back Lanes

Green Edge



Character areas plan

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Site layout



Street Scene A-A

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