




0 20 40 60 80 100 metres

Site Boundary: 3.37ha

LAND USE

Residential developable area: 1.03ha
(approx. 41 new homes @ 40 dph)

MOVEMENT

Primary street

Secondary streets

Lanes/private drives

Shared street space

Recreational routes

Main vehicular access point

Pedestrian access point

Diverted section of Mill Lane

Mill Lane access retained

'Stopped up' section of Mill Lane

OPEN SPACE AND GREEN INFRASTRUCTURE

Areas of public open space

Natural play areas

Existing vegetation

Tree and woodland planting

Wildflower meadows

SuDS basins

Retained view

CONTEXT

Listed Buildings

F	04.11.25	RC	Red line amendment
E	31.10.25	RC	Red line amendment
Rev	Date	By	Description
environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project	Land at Mill Lane and London Road, HITCHIN		
Title	Development Framework Plan		
Client	Martin Grant Homes		
Scale	1:2000 @ A3	Drawn	RC
Date	May 2025	Checked	RR
Drawing No.	CSA/3922/122	Rev	F