





**Site Boundary: 3.37ha**

LAND USE

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

**Building heights: up to 2 storeys**

**Building heights: up to 2.5 storeys**

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**

B	04.11.25	RC	Red line amendment
A	31.10.25	RC	Red line amendment
Rev	Date	By	Description
 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 Parameters Plan		
Client	Martin Grant Homes		
Scale	1:2000 @ A3	Drawn	RC
Date	Oct 2025	Checked	RR
Drawing No.	CSA/3922/133	Rev	B

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