



Land at Pound Farm - Phase 1

# Sports Facilities Detail Application

05.2

# Sports Facilities

## The scheme delivers high-quality sports provision for the school and community.

This is achieved through the inclusion of a full-sized 3G all-weather pitch and an associated changing block positioned immediately adjacent to the proposed SEN school. The 3G pitch is located to the north of the campus, benefiting from a generous landscaped buffer that integrates it sensitively into the site's rural edge while maintaining easy access for pupils and community users.

The changing block is situated along the eastern edge of the pitch, offering convenient and secure access directly from the school grounds. Its placement ensures clear separation between sports operations and teaching areas while remaining highly accessible to all users, including those with mobility needs.

The layout provides safe pedestrian routes between the school buildings, the sports pitch and changing facilities, with vehicle movements kept to defined areas to minimise conflict. The arrangement supports both day-to-day school sport and broader community use, contributing to a well connected, inclusive and multifunctional landscape that encourages physical activity and outdoor learning.

Outside school hours, the 3G pitch will be made available for use by local clubs and community groups and Omnia Foundation is in early discussions with Hitchin Belles Football Club, England's largest women's and girls' club, about using the new pitch for training and matches through a community use agreement.

North Herts faces a growing shortage of good quality local sports pitches, particularly for football and rugby, as identified in North Herts District Council's Playing Pitch Strategy. These new facilities will directly address this 'pitch poverty', improving access for local clubs and supporting local sport, health and well-being.

### Key

- 1 3G Sports Pitch
- 2 Sports Facilities Changing Block



Sports Facilities - Site Layout Plan

## Design and Setting

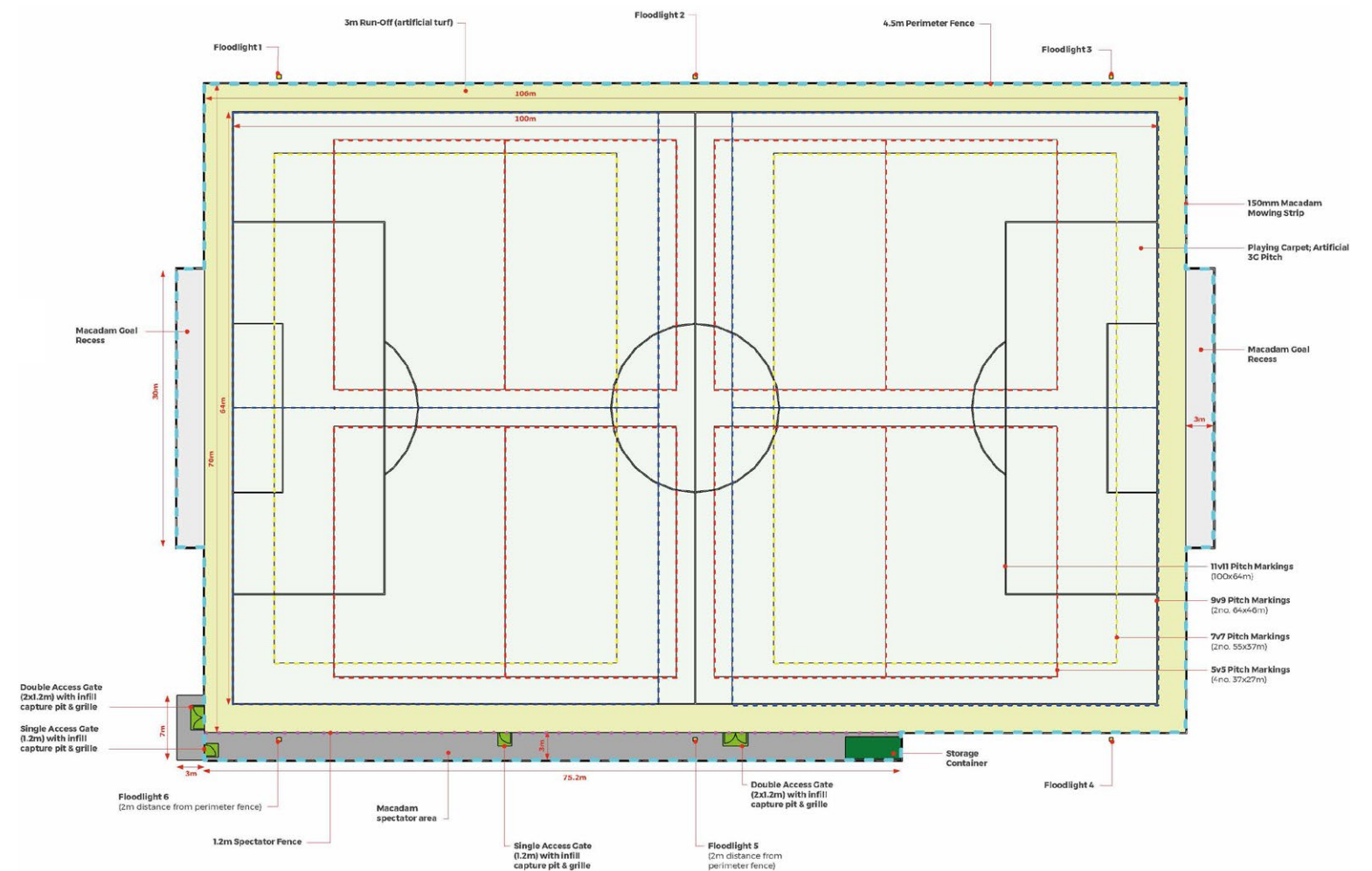
**The proposed sports facilities are designed to integrate sensitively within the existing landscape setting, providing a high-quality and accessible environment for students and community users.**

The 3G pitch is positioned within a defined, enclosed area that maintains safe separation from surrounding pathways and school activities, while remaining easily supervised. The adjacent single storey changing block sits discreetly along the school site boundary, using simple, robust materials and a low profile to minimise visual impact and blend with the surrounding landscape.

The pitch has been laid out in accordance with the Football Foundation's 11-a-side football pitch specifications. The overall layout, including the positioning of the floodlights and pathways, has been taken from this guidance.

The layout ensures clear connections between the pitch, changing facilities, and wider campus, supporting inclusive use by SEN pupils through level access, logical circulation, and close proximity to school buildings. Overall, the design enhances the outdoor sports provision while preserving the rural character and openness of the site.

The proposed pitch provides the ability to offer a wide range of match sizes, alongside the 11x11 provision this facility can provide either two 9x9 pitches, two 7x7 pitches or four 5x5 pitches, offering a wide range of flexibility for community use.



LED Floodlit 3G FTP (11v11 - 100m x 64m)

Extract of Drawing Produced by Football Foundation



# Changing Facilities

A compact single-storey building is proposed to provide essential changing and hygiene facilities for the school and community sports pitch users.

## Internal Layout

The internal layout provides clearly arranged changing, hygiene, and support spaces organised around a central secure lobby for efficient and accessible circulation. This has been designed to accord with the relevant design guidance.

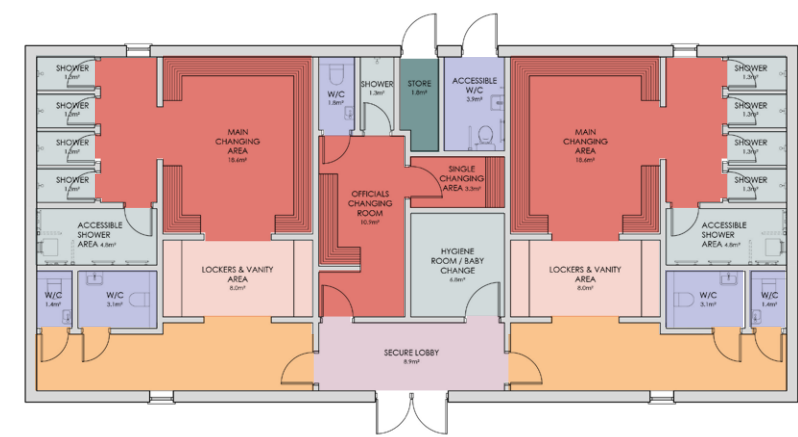
## Use

The building is used to provide modern changing, sanitary, and support facilities for teams, officials, and users of the sports pitches.

## Amount

The building contains 2no. main changing rooms suitable for an 11-a-side pitch, 2no. locker/vanity areas, 3no. single changing rooms, 9no. showers, 6no. WCs (including 1no. accessible), 1no. officials' changing room, 1no. hygiene/baby change room, storage and circulation space.

## Sports Changing Block



Ground Floor Plan



Front Elevation

### Key

|                                                                                       |                       |                                                                                       |                       |
|---------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------|-----------------------|
|  | Changing Area         |  | Lockers & Vanity Area |
|  | Shower & Hygiene Room |  | Circulation           |
|  | WC                    |  | Secure Lobby          |
|  | Store                 |                                                                                       |                       |

# Appearance & Materiality

A robust, accessible design using durable, low-maintenance materials creates a safe, high-quality 3G sports facility that integrates into the SEN school environment.

## Appearance

The 3G pitch and associated structures are designed to blend sensitively with the surrounding school environment. A simple, robust palette of boarding, grey roof tile and soft landscaping helps the facility sit comfortably within the wider development. The appearance prioritises clarity, safety and ease of navigation for all users.

## Materiality

Durable, low-maintenance materials have been selected to ensure long term performance and accessibility. The 3G surfacing provides a consistent all-weather playing field, while level footpaths and secure sports fencing create safe, slip-resistant and clearly defined movement areas. Boarding and powder grey windows complement the natural setting and reinforce a welcoming, inclusive character.



Perspective extract



1 Feature Shutters



2 Grey Roof Tile



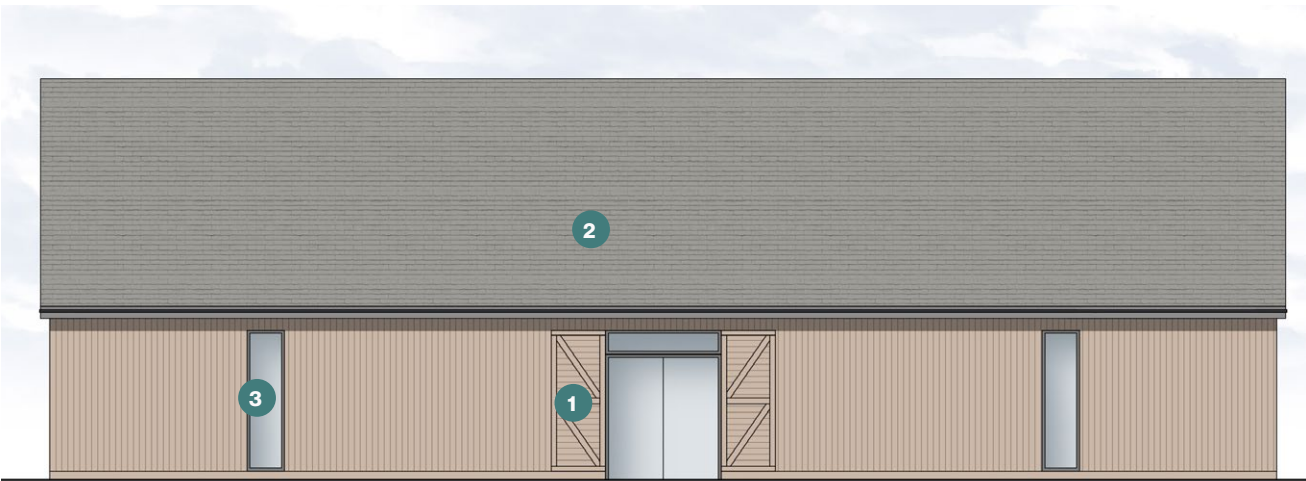
3 Grey windows



4 All weather 3G pitch



5 Sports Fencing



Front Elevation

# Access & Parking Strategy

A carefully deigned access route is designed for the proposed sports facilities.

## Vehicular Access

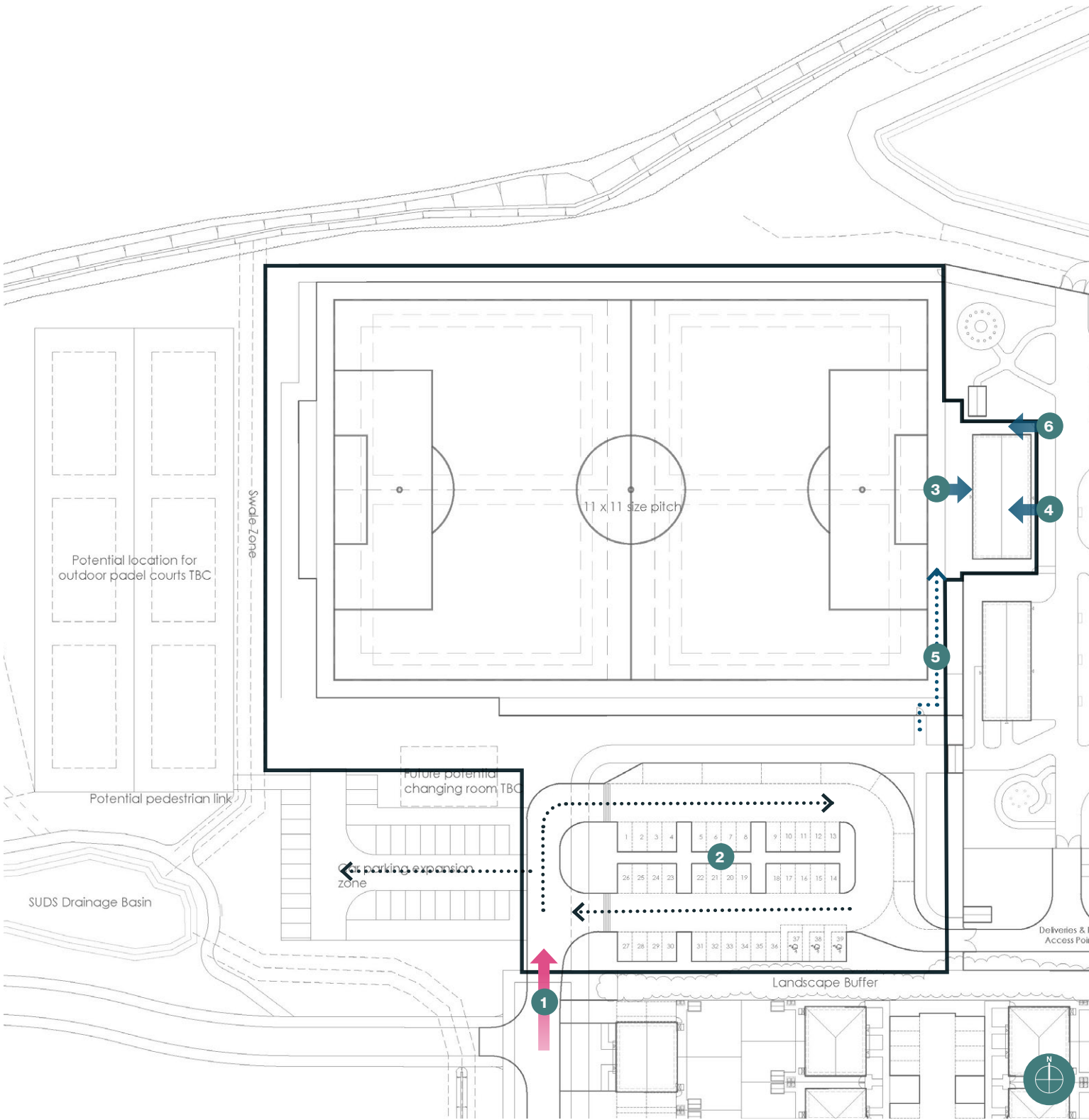
Vehicular access is provided via the main spine road, leading to a new dedicated parking court positioned to the south of the pitch. The layout allows safe, low-speed vehicle movement with clearly defined drop-off, parking and turning areas that minimise conflict with pedestrian routes.

## Pedestrian and Cycle Access

Pedestrians and cyclists are guided along safe, segregated pathways from the school grounds and parking court, providing step-free access to the changing block and WC facilities. Clear way-finding supports users with additional needs, while cycle access is integrated into the main pedestrian approach to encourage sustainable travel.

### Key

- 1 Proposed vehicular access
- 2 Proposed Car Parking Court
- 3 Access to changing block
- 4 Accessible WC access
- 5 Public access to changing facility
- 6 School access to changing and sports facility
- Sports Facilities Boundary
- ↔ Pedestrian access route
- ↔ Primary vehicular access route



Proposed Access Strategy Diagram (not to scale)

Land at Pound Farm - Phase 1

# Residential Parcels Detail Application

05.3

# Site Layout

**The design of the new neighbourhood has been guided by a strong sense of place and by an understanding of the local character.**

The proposed site layout for the phase one housing area provides a low-density development, of 20 dwellings per hectare, set within a landscape framework to provide a truly landscape-led approach. Existing landscape buffers are strengthened and enhanced. The existing public right of way is afforded a wide landscape corridor. The newly provided active travel links provide safe movement while affording green corridors between the housing parcels.

The proposals provide a clear structure with well-defined public and private spaces, excellent levels of natural surveillance through the position of outward-facing homes. Integrated landscaping and street trees contribute to a pleasant neighbourhood identity, with a mix of homes in accordance with the housing need ensures variety across the site.

The design of the new neighbourhood has been guided by a strong sense of place and by an understanding of the local character. The masterplan proposes a carefully composed structure of streets, green spaces and homes that together create a legible and distinctive environment. It takes its cues from the scale and rhythm of the existing village, combining familiar forms with contemporary design to achieve a development that feels both enduring and of its time.

The architecture, public realm and landscape are designed to work together to establish a setting that is comfortable, sociable, rooted in its landscape. The proposals provide a coherent and confident extension to the village, allowing it to integrate, rather than a separate housing estate.



Site Layout Plan

# Character Areas

## The neighbourhood will include varied but complementary character areas.

The main street will have a more formal structure with stronger building lines and tree planting. Secondary lanes will be more relaxed, with varied set-backs and softer landscaping. The edge of the site will be defined by looser clusters of homes and generous planting, providing a gradual transition to open countryside. A series of character areas and landscape spaces within the layout have been created, this allows a coherent and legible design collection of subtly design approaches providing a high-quality development reflective of the character of the area.

- A Southern Gateway**  
A landscaped gateway that forms the main point of arrival into the neighbourhood.
- B The Avenue**  
A formal primary street defined by a tree lined landscape corridor and consistent building line
- C The Active Greenways**  
A connected network of green corridors that support active travel and link key spaces across the site.
- D The Meadow Edge**  
A softer, landscape led boundary that reinforces the rural setting of the site.
- E The Courtyard Lanes**  
A series of intimate internal lanes with a relaxed residential character.
- F The Northern Edge**  
A transitional area that manages the relationship between the new homes and the school.
- G The Community Green**  
A central open space and play area located at the meeting point of key movement routes.



Key Plan Showing Character Area Locations (not to scale)

# Character Areas A, B, C

This page identifies three primary character areas, each with its own role in shaping movement, landscape and built form, while working together to create a coherent neighbourhood.

Together, these character areas establish a legible layout, varied streetscape and high-quality public realm, ensuring the neighbourhood feels well connected, attractive and easy to navigate.



## A The Southern Gateway

The Southern Gateway provides a clear and welcoming entrance to the development. The primary access is framed by a generous open space that creates a buffer to existing homes and establishes a strong landscape setting. Buildings address the route with well composed frontages, and the pedestrian and cycle link passes directly through this space, creating a legible and attractive arrival sequence.



1 Key Entrance Gateway



2 Public Open Space Buffer



3 Composed Frontages

## B The Avenue

The Avenue forms the main movement spine through the neighbourhood. Homes are set back behind a structured landscape corridor that includes a tree lined route and a dedicated pedestrian and cycle path. The consistent building line reinforces the importance of this street, while parking is positioned away from the frontage to ensure the landscape and built form define the character of the space.



4 Consistent setbacks



5 Set-back parking



6 Tree-lined avenue

## C The Active Greenways

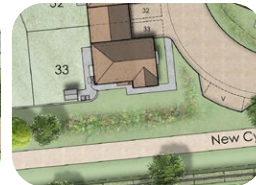
The Active Greenways provide a series of landscape routes, structuring movement through the development. They retain and enhance existing public rights of way, introducing new connections that link homes, open spaces and community facilities. These corridors prioritise walking and cycling and are designed with generous planting and set back frontages to create safe, attractive and well integrated movement routes.



7 Key movement routes



8 Buildings set back



9 Strong landscaping