

Parking, Servicing & Inclusivity

Car parking will comply with North Hertfordshire's adopted standards.

A mix of on-plot, on-street and small courtyard parking areas will be used, designed to appear as part of the street scene rather than as separate elements. Visitor parking will be provided in convenient locations. Refuse collection and service access will be fully integrated into the design, ensuring that streets remain uncluttered.

Inclusive Design

The entire development will be accessible and inclusive. Gradients are gentle and surfaces smooth, with appropriate crossings and dropped kerbs. All affordable homes will meet M4(2) standards, and ten percent will meet M4(3) requirements for wheelchair accessibility.

- Key
- Allocated Spaces
 - Garage
 - Carport
 - Visitor Spaces
 - Cycle Store
 - EVCP Bollard
 - EVCP Wall Point



Proposed Parking Strategy Diagram (not to scale)

Unit Mix Strategy

The proposed unit mix has been carefully designed to provide a balanced range of dwelling sizes that respond to local housing needs and support a diverse and inclusive community.

A variety of unit types are distributed across the site, including smaller homes suitable for first time buyers and down-sizers, alongside larger family dwellings.

The mix supports long term occupancy by accommodating different household sizes and life stages, while ensuring that unit sizes align with the character and density of each residential area. This approach promotes flexibility, choice, and a sustainable residential neighbourhood.

The table below sets out the general need identified by the Stevenage & North Hertfordshire SHMA: Part II Update (2023) against the proposed housing mix for Phase 1 of the development.

Type	SHMA indicative mix			Proposed housing mix
	Affordable	Market	Total	
1 Bed	14%	7%	10.5%	10%
2 Bed	31%	15%	23%	20%
3 Bed	46%	48%	47%	54%
4 Bed +	9%	30%	19.5%	16%

Key

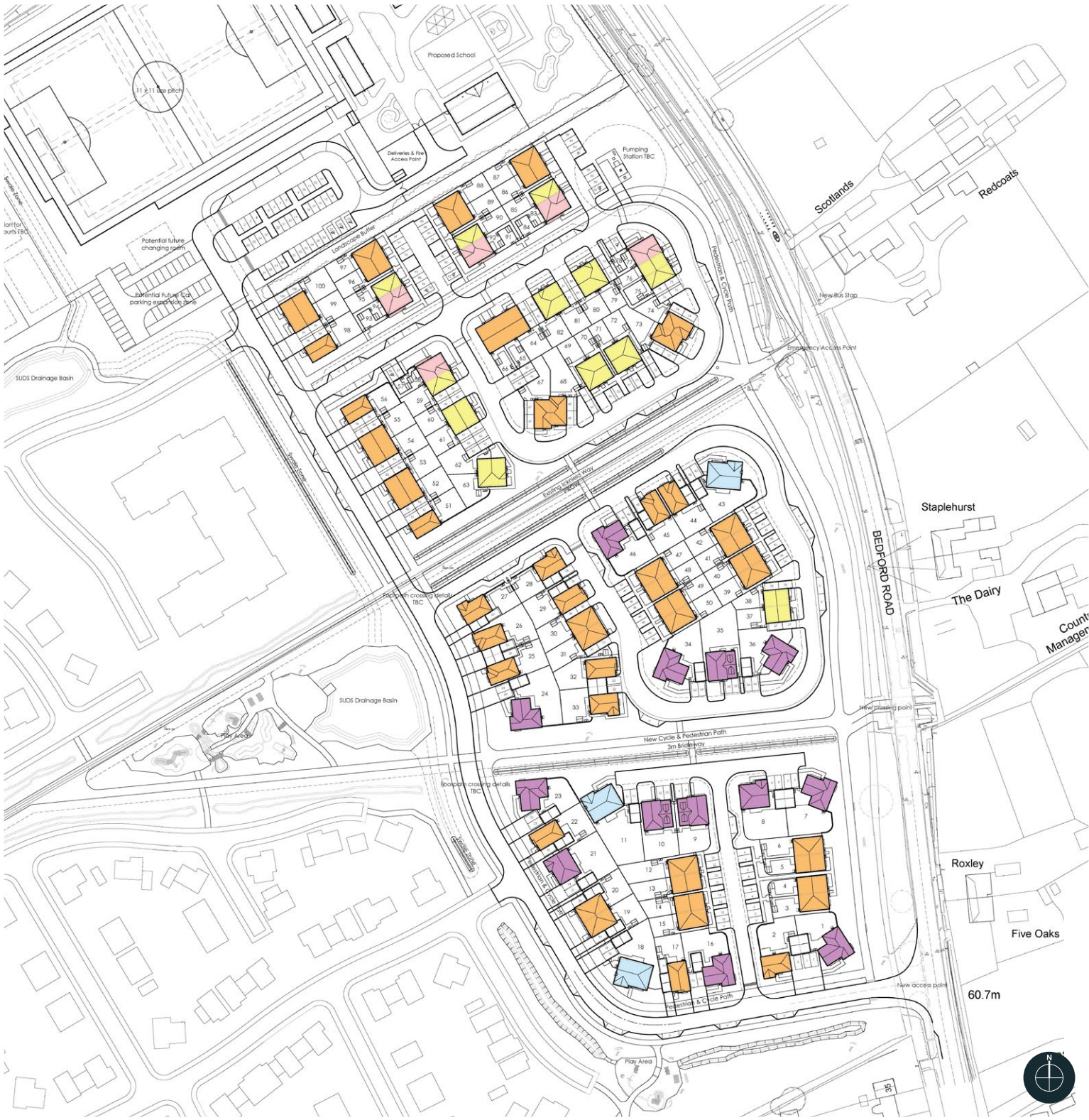
1 Bed

2 Bed

3 Bed

4 Bed

5 Bed



Proposed Parking Strategy Diagram (not to scale)

A pencil sketch of a row of houses with a field in the foreground. The houses are two-story with gabled roofs and multiple windows. The field in the foreground is filled with tall grass and some small plants. The background shows more trees and a hazy sky.

Land at Pound Farm - Future Parcels

Outline Application

05.4

Illustrative Site Layout

The outline proposal for the site is for the potential future development of a 65 Bedroom Care Home, future outdoor sports facilities and up to 130 new homes together with associated open space, access and supporting infrastructure.

The adjacent site plan is for illustrative purposes only and does not form part of the formal approval. This application seeks approval for the principle of development, overall amount of development (up to 130 homes), main vehicular access points into the site from the public highway and key pedestrian and cycle access points.

Details of layout, appearance and scale will be reserved for approval in a subsequent Reserved Matters Application at a later date.

- The outline area is arranged as several residential clusters connected by the existing active travel link, which runs east to west through the hybrid site area, connecting to the broader area
- Side streets and courtyards create small neighbourhood pockets
- The layout is landscape-led, with large areas of open space and ponds/attenuation features throughout
- Green links run between the housing parcels, giving the development a soft, suburban character and forming buffers to the countryside
- The road, footpath, and green infrastructure networks tie directly into the Phase 1, creating a seamless extension to the detailed housing, SEN school and sports facilities.
- Centrally located care home site



Site Layout Plan (not to scale)

Land Use

The outline area seeks approval for the principle of development for a 65- Bedroom residential Care Home, potential future outdoor sport expansion and up to 130 homes, together with associated open space, access, and supporting infrastructure.

All detailed matters; layout, scale, appearance and landscaping are reserved for later approval, except for the defined access points.

The outline proposal is guided by a series of parameter plans that establish an illustrative framework for future reserved-matters submissions. These include:

- Residential development parcels forming the main development area
- 65- Bedroom residential care home (C2 Use)
- Potential future outdoor sport expansion
- Strategic open space, green corridors and drainage areas located along site edges and between parcels

Key

Phase 1 - Detailed Application Area

Residential Parcels - Outline Application Area

Residential Care Home - Outline Application Area

Potential Future Outdoor Sport Expansion - Outline Application Area

Future Care Parking Expansion

Future Changing Facilities Expansion



Indicative Land Use Parameter Plan

Access & Movement

The proposed outline parcels are accessed via the primary vehicular access and internal spine road delivered as part of Phase 1.

Secondary routes extend from this spine to serve individual parcels, ensuring clear, efficient access while accommodating service and emergency vehicles.

Proposed Residential Care Home

The vehicular access arrangement will provide:

- Safe and legible access for staff, visitors and service vehicles
- Appropriate provision for ambulances and emergency access
- Segregation from residential-only streets where possible
- Visual containment through landscaping and sensitive massing

Proposed Residential Parcels

The residential parcels are served by primary and secondary vehicular routes branching from the access road delivered as part of Phase 1. This access hierarchy limits through-traffic, supports low-speed vehicle movements, and provides safe access for residents, visitors, and servicing.

Potential Future Outdoor Sports Provision

The potential future outdoor sports provision is accessed via secondary vehicular routes connecting to the Phase 1 spine road. This arrangement allows flexibility for future delivery while maintaining separation from residential traffic and avoiding additional primary access points. This area also allows for changing facility and car parking.

Key

- | | | | |
|---|---|---|--|
| 1 | Proposed Vehicular Access off Phase 1 | → | Primary Vehicular Access Route |
| 2 | Proposed Residential Care Home | → | Secondary Vehicular Access Route |
| 3 | Proposed Residential Parcels | 5 | Potential Future Changing Facility Expansion |
| 4 | Potential Future Outdoor Sports Provision | 6 | Potential Future Community Car Parking Expansion |



Indicative Access & Movement Parameter Plan

Pedestrian & Cycle Connectivity

Connectivity across the outline area are achieved via a network of footpaths and shared surface routes that connect into the pedestrian and cycle infrastructure delivered as part of Phase 1.

These routes provide direct, legible links between the outline parcels, the Residential Care Home, Potential Future Outdoor Sports Provision, and the wider site.

Connections through Phase 1 enable safe and convenient pedestrian access to existing footways, public transport stops, and local amenities within the village. Improved and existing pedestrian routes, including Public Rights of Way and enhanced footpaths, facilitate onward movement towards key destinations, ensuring the outline areas are well integrated with the surrounding settlement and promote walking and cycling as primary modes of travel.

Key

1

2

3

4

Proposed Pedestrian Access off Phase 1

Proposed Residential Care Home

Proposed Residential Parcels

Potential Future Outdoor Sports Provision

Bedford Road Eastern Footpath

Existing Public Right of Way

New Active Travel Link

Phase 1 Pedestrian Connections

Shared Footway / Cycleway

Shared Surface

Footpath

Improved bus stop on Bedford Road

New signalised crossing point

Uncontrolled crossing point



Indicative Access & Movement Parameter Plan

Building Heights

The proposed Building Heights Parameter Plan is shown adjacent.

The outline application area is proposed to be developed at a maximum height of two storeys, consistent with the Phase 1 development as shown by the dotted line on the indicative Building Heights Parameter Plan. This approach ensures a coherent and unified scale across the wider site reflective of the local character.

The proposed two-storey parameter also reflects the prevailing character of the surrounding residential development along Bedford Road, where building heights are predominantly two storeys. Aligning both the Phase 1 scheme and the established local context, the proposal achieves a sympathetic transition in scale, helping to integrate the development comfortably within its surroundings and avoid undue visual impact.

Key

-  Phase 1 - Maximum 2 storey development
-  Maximum 2 storey development



Indicative Building Heights Parameter Plan

Landscape & Open Space

The landscape and open space within the Outline area of the site are defined within the adjacent Landscape & Open Space Parameter Plan.

The parameter plan identifies the broad location, extent and function of strategic open space, including wetland areas, green links, meadow corridors and indicative play space locations. It establishes a site-wide framework for open space provision and connectivity, while allowing detailed landscape design to be developed and secured through future reserved matters applications.

- Key
- Phase 1 - Detailed Application Area
 - Wetland Park
 - Green Link Along Icknield Way
 - Meadow Links Around Site
 - Wetland Habitat Space
 - Play Spaces
 - Location for potential pitch expansions - proposed at open space during initial phases



Indicative Open Space Parameter Plan (not to scale)

Land at Pound Farm

Landscape & Open Space

