



HIGHOVER FARM



DESIGN CODE
OCTOBER 2025



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WHERE QUALITY LIVES



Barratt
Redrow

in collaboration with:

RAPLEYS

golby+luck
landscape architects

WSP

Introduction



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Appendix

01 INTRODUCTION

1.1. EXECUTIVE SUMMARY

1.1.1. The purpose of this document is to provide simple and concise design requirements for the development of Highover Farm, Hitchin that will inform detailed proposals having a series of parameters against which the future Reserved Matters Applications can be considered.

1.1.2. The Design Code is divided into 4 sections, with each one illustrating examples of various components to be referred to for design consideration, with the aim to balance the mandatory and regulatory requirements of the planning system with the aspirations of urban design associated with making a place that works within its context.

1.1.3. This document identifies a framework of the design principles and concepts to be applied to the development, incorporating local policies and frameworks.

1.1.4. The vision is for a sustainable urban extension to Hitchin with a public square incorporating new neighbourhood level facilities to provide a heart for future residents and the wider community. This document provides the parameters for the design that will draw on and reflect the local character of the area.

1.1.5. The Design Code also includes some guiding design principles to be adhered to in order to achieve a cohesive development.

1.1.6. An appendix with useful supporting documents has been included at the back of the document.

1.2. BACKGROUND

1.2.1. This document has been prepared on behalf of Barratt, David Wilson and Redrow Homes to support proposals for the development of the land at Highover Farm, Hitchin.

1.2.2. The land in question benefits from the grant of outline planning permission for mixed use development issued in November 2024 (18/01154/OP) for all matters reserved other than access, comprising residential led development of up to 700 dwellings of use class C3 (dwellings), approximately 500 sqm of neighbourhood-level facilities, a new 2FE primary school, open space, play space, green infrastructure, and associated accesses (vehicular, pedestrian and cycle), including a new primary access off Stotfold Road with limited access off High Dane (as amended by plans and documents received 6th, 13th and 29th January 2020, 4th, and 20th February 2020, 8th September 2020 and 17th, 20th and 21st December 2021 and 24th January 2023).

1.2.3. The preparation of a Design Code in advance of detailed proposals is part of Condition 6 of the outline consent, which states:

“Prior to or concurrently with the submission of the first reserved matters application (s) a Site Wide Design Code shall be submitted to the Local Planning Authority for approval.

No development shall commence except enabling and associated works until the Design Code has been approved in writing by the Local Planning Authority in consultation with Hertfordshire County Council (as highway authority, education authority and LLFA).

The Design Code shall be prepared in accordance with the approved parameter plans established in this outline permission and build upon the Strategic Masterplan and Design and Access Statement. ”

...”The Design Code shall explain its purpose, structure and status and set out the mandatory and discretionary elements where the Design Code shall apply, who should use the Design Code and how to use the Design Code.

Details of the Design review procedure and of circumstances where a review of the Design Code shall be implemented.

All subsequent reserved matters applications shall accord with the details of the approved Design Code and be accompanied by a statement which demonstrates compliance with the code.

There shall be no variation or amendment to the approved Design Code unless this is formally agreed in writing by the Local Planning Authority”.

Further details are provided in the following sections.

1.3. PUBLIC ENGAGEMENT

1.3.1. In March 2024 a short public consultation exercise was carried out – a project website was set up and a public exhibition was arranged in Hitchin Town Hall. The exhibition contained information boards with extracts from the draft Design Code that was being developed with NHDC at that time as well as material from the Strategic Masterplan Framework document that had been submitted as part of the application and approved as part of the resolution to grant (subject to completion of the S106 Agreement) received at Committee in October 2023. Hard copies of the draft Design Code document were also available.

1.3.2. The consultation comments received in relation to the design principles of the scheme included the following :

- Appreciation for the amount of green infrastructure to be created.
- Appreciation for the pedestrian/cycle links within the site and the links to the wider environment.
- Request to ensure that densities and building heights reflect the surrounding neighbourhood, particularly where new housing abuts the boundaries for example, bungalows/chalet bungalows should be in the area of Grovelands/Collison Close/Roundwood and limit housing to two storeys near High Dane boundary; three storey housing is too high; locate high density housing away from the existing residents.
- Should be no access (vehicular/pedestrian/cycle) to Roundwood or to Collison Close.
- Allotments should be located adjacent to the end of Collison Close to act as a buffer and to prevent access to the Close.
- Install bat and bird boxes and make space for wildlife.
- Move the school and local centre location to the Stotfold Road end so that High Dane is not used for parking when dripping off children at the school.
- What will the houses look like – they should include solar panels, heat pumps and these should be on the images presented.
- There should be more trees other than on the main streets.
- The Avenue should be referred to by another name as there is already an ‘Avenue’ in Hitchin.
- Please protect the trees and provide a 5m buffer between the site and the houses on High Dane .

1.3.3. Whilst it is not intended to hold further specific consultation on the Design Code, there is a programme of consultation identifying what applications are being prepared and an active, regularly updated website which will provide opportunities for the public to understand how this Design Code is translated into the reserved matters applications and also input into the design of the public open spaces, linear parks, play areas, play on the way.

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1.4. PLANNING PROCESS & DECISION MAKING

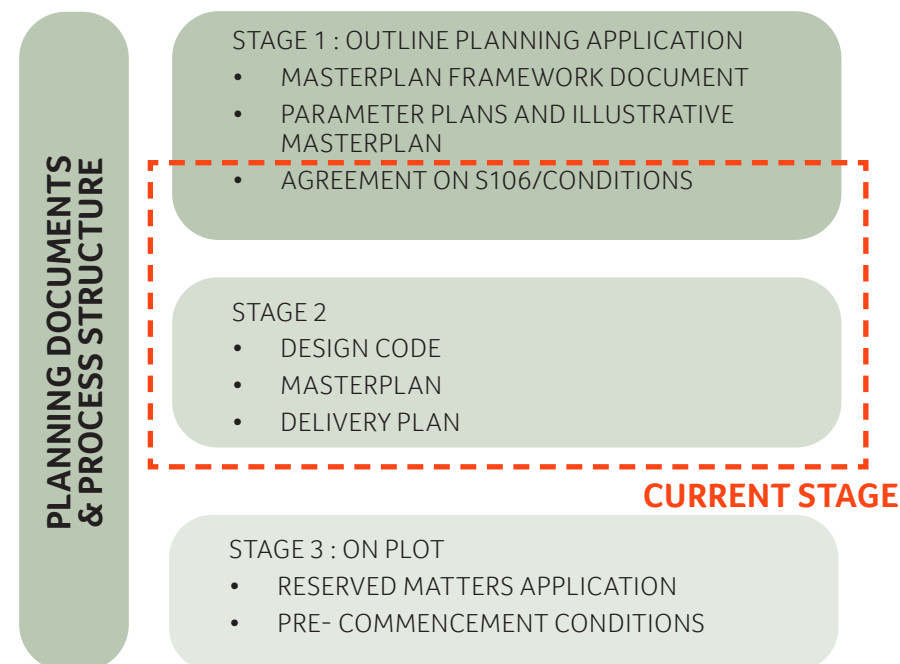
1.4.1. The purpose of this Design Code is to provide rules and guidance to designers in support of future Reserved Matters Applications and to aid the approval process. Supplementary Design Compliance Statements have to be provided alongside each subsequent Reserved Matters Application to inform how the scheme complies with this Code.

1.4.2. This document sets out the fundamental design guidance for the site.

1.4.3. This code accords with the objectives established in the “Strategic Masterplan Framework: Design Parameters and Principles” and the documents approved with the Outline permission (18/01154/OP).

1.4.4. The Design Code has been prepared in close collaboration with the NHDC, Hertfordshire County Council, together with a core group of consultants.

1.4.5. In the preparation of the Code, the client and the consultants team had 3 workshops As part of the preparation of the Code and a series of meetings with NHDC/HCC to discuss a series of key elements to be implemented in the document.



1.5. USING THE CODE

1.5.1. The Design Code has been set up to follow a consistent structure to assist in articulating the design elements that constitute the development blocks of the proposal.

1.5.2. The document is structured as indicated below:

SECTION 1 INTRODUCTION

Provides information about the purpose of the document and how to use the code, as well a brief description of the site and its aims.

SECTION 2 LANDSCAPE CHARACTER AREA

Provides detailed instructions for the design of each major open space and green infrastructure.

SECTION 3 MOVEMENT

Provides detailed instructions for the design of the movement infrastructure.

SECTION 4 BUILDING FORM

Provides information about the character of the site and its building form and materials, and details specific key areas.

1.5.3. The Design Code includes:

- Design principles that are elements within the Design Code which the detailed proposals should adhere to.
- Supporting illustrative contents (sketches, images or diagrams), that show how the development may be configured to comply with the design principles.

1.5.4. The figure below provides an example of how the code should be read in respect of the mandatory design requirements and various guidance elements.

- It contains mandatory and discretionary elements. The word ‘**must**’ indicates mandatory elements, while ‘**should**’ indicates advisory or discretionary elements.

- Mandatory elements** will be also identified with the orange colour and **M** letter.



- Guidance elements** will be identified with green colour and **G** letter.



- Some sketches, tables, images or diagrams in the document which are important to support information are indicated by coloured dots.

MANDATORY ELEMENTS

Definition: Mandatory Designs are requirements that **must** be followed in order to meet the standards sets by the Code. They are design responses with limited opportunity for variation, unless there is a clear justification.

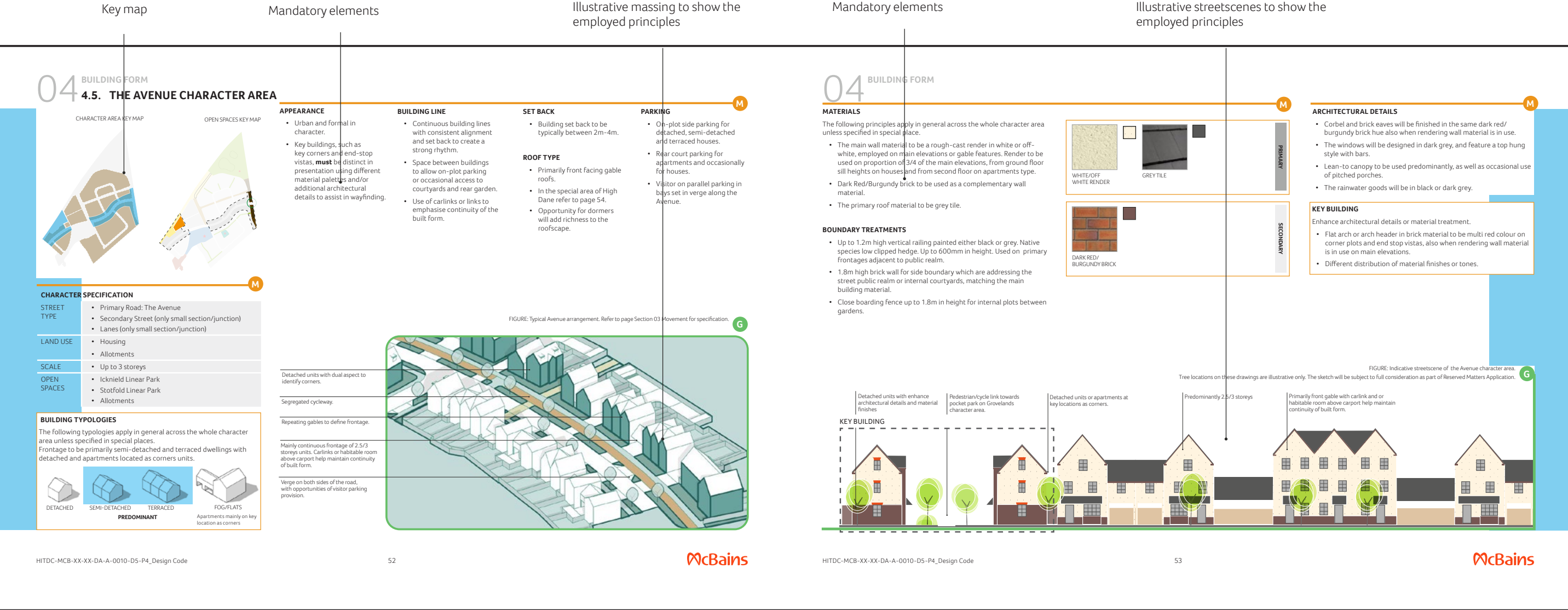
GUIDANCE ELEMENTS

Definition: Guidance Designs provide best practice advice to achieve high quality urban design and **should** be incorporated within the design where possible. Variations needs to be justified.

1.6. DESIGN CODE REVIEW

- 1.6.1. In future Reserved Matter applications, wherever the developer/ design teams do not follow recommended guidance, any changes or improvements will need to be justified during pre-application meetings with NHDC and/or in the respective Design Code Compliance Statements.
- 1.6.2. A subsequent review of the Design Code may be required to reflect changing policies and unforeseen circumstances.
- 1.6.3. It is important to ensure that any review maintains the quality, sustainability, and vision of the Code. Collaboration between the developer and the Local Planning Authority (LPA) should guide this process, taking into account the delivery of the initial phases of the development.
- 1.6.4. The process of agreeing changes should be in writing as a further Discharge of Condition.

FIGURE 1. Example of Design Code pages



01 INTRODUCTION

1.7. ILLUSTRATIVE LAYOUT

1.7.1. The Illustrative Masterplan submitted with the outline application was indicative only, and is included here within the Design Code to simply identify one of the ways the design principles that were set out in the Strategic Development Framework Document could be developed further within the Reserved Matters applications.

HIGHOVER FARM

" The primary vision for this site is to establish a sustainable development that embodies a sensitively landscape-led approach, with the goal of creating an attractive and desirable place to live. The ultimate aim is to foster a sense of community and establish a network of open spaces that enhance the quality of life for residents."

up to 700 New Homes
Including affordable homes

A New Neighbourhood Centre
close to the new Highover Park

A New 2FE Primary School
located at the centre of the development

New Vehicular, Pedestrian
& Cycle Access Points

A New Network of Open Space
for communal activity, socialising and exercising.

New Sport Pitches
an integral part of school grounds



01 INTRODUCTION

1.8. SUSTAINABILITY

RESOURCES – SUSTAINABILITY AND CLIMATE CHANGE

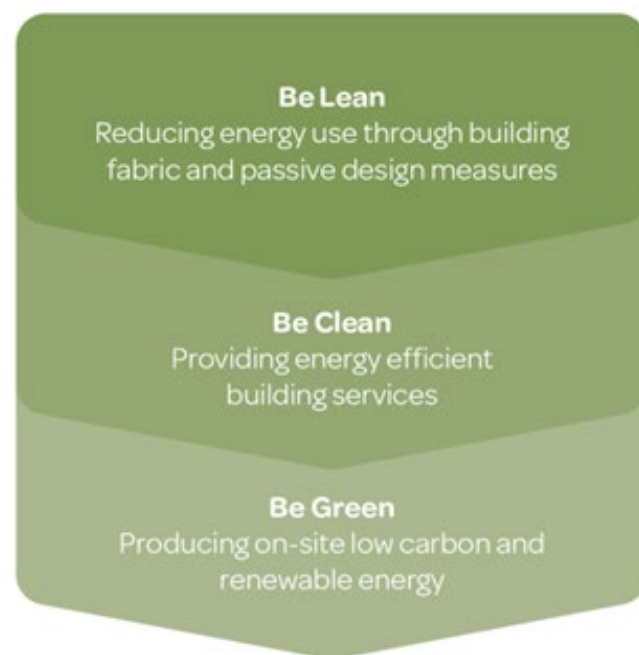
1.8.1. Barratts ‘Building Sustainability’ Framework sets out sustainability ambitions, targets, activities, and metrics to ensure that sustainability is embedded in every decision made by the business. BDW were the first national housebuilder to set a near-term net zero target, and reducing carbon emissions from the homes that they build plays a key role in achieving their transition towards net zero. Redrow homes have also set carbon reduction targets which have been validated by the Science Based Targets Initiative (SBTi).

1.8.2. Part L 2013 Building Regulations were in place when the outline application was submitted in 2018. Since then, there have been significant advancements in Building Regulations, as well as BDW and Redrow’s own corporate sustainability strategies.

1.8.3. The sustainability strategy for Highover Farm has also been influenced by the recently adopted Sustainability Supplementary Planning Document (SPD) which presents further information and guidance with respect to the sustainability measures that the Council would like to see in new development.

1.8.4. As a result of the BDW and Redrow corporate strategies, and the NHDC Sustainability SPD, Highover Farm has been designed to be a highly sustainable development that incorporates a range of measures to reduce carbon emissions and enhance resilience to the effects of a changing climate. These sustainability measures are set out in accordance with the themes of NHDC’s Sustainability SPD.

FIGURE 3. The Energy Hierarchy



OPTIMISING PASSIVE DESIGN & FABRIC PERFORMANCE

1.8.5. All homes and buildings will be designed in line with Part L 2021 as a minimum, which requires a reduction in carbon emissions of 31% for residential development, and 27% for non-residential development, compared to the 2013 Regulations. These carbon reductions will be achieved through design in accordance with the energy hierarchy, which aims to reduce energy demand through passive design measures and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy.

1.8.6. The orientation, form, elevation, and overshadowing of homes has been considered with the aim of optimising energy efficiency whilst accounting for wider considerations such as transport, green infrastructure, and good urban design.

1.8.7. Kitchens and bathrooms will be designed to be close to the hot water source to minimize heat loss.

1.8.8. The development will reduce thermal energy demand by targeting improved air leakage and fabric u-values.

1.8.9. Due to the construction timescales of the development, it is anticipated that a proportion of homes and buildings will be built after the introduction of the government’s Future Homes and Building Standard (FHS/ FBS). The FHS and FBS will require new development to achieve a 75% reduction in carbon emissions compared to Part L 2013. This is likely to involve higher fabric standard, improved air tightness, as well as Air Source Heat Pumps (ASHP) potentially combined with Solar PV.

1.8.10. Further detail on Optimising Passive Design & Fabric Performance is set out in the Sustainability and Energy Strategy produced to discharge Condition 12 of the Outline Planning Application.

ACHIEVING LOW CARBON ENERGY

1.8.11. The following principles are applied across the Site:

1.8.11.1. All Barratt’s homes built to Part L 2021 will be provided with high efficiency gas boilers and solar PV panels for the generation of on-site renewable energy.

1.8.11.2. Redrow homes will be heated using air source heat pumps, ahead of the FHS regulations, and will offer customers the opportunity to upgrade their homes by adding solar PV panels through MyRedrow, their online sales system.

1.8.11.3. Any homes built after the introduction of the FHS will benefit from an ASHP to provide low carbon heat and may also include PV depending on the final regulations chosen by the Government.

1.8.11.4. All ASHP **must** be located on non-public elevations, or where it is essential that they are located on view, they **must** be suitably screened with a shroud.

1.8.12. Further detail on low carbon renewable energy is set out in the Sustainability and Energy Strategy produced to discharge Condition 12.

MINIMISING CARBON FOOTPRINT

1.8.13. Embodied carbon associated with materials and construction can represent 40-70% of whole-life carbon impact of a new building. Embodied carbon is a key focus area for Barratt’s as part of their net zero transition. Barratt’s homes produce an average upfront carbon total of 325 kg/CO2e/m2, which exceeds the ‘gold’ level standard set out within NHDC’s Sustainability Guidance. This is achieved through a number of measures which significantly reduce construction-stage carbon, such as use of hydrotreated vegetable oil (HVO) as a sustainable diesel alternative, highly efficient construction vehicles, and early grid connections to minimise the use of generators. 33% of Barratts homes utilise modern methods of construction in the form of off-site products and systems, which reduces embodied carbon compared to traditional methods of construction through enhancing precision and minimizing waste.

1.8.14. A number of homes on site may be delivered using timber frame construction, which has a lower embodied carbon footprint compared to masonry construction due to timber being a lighter, lower embodied carbon material than masonry, and because the construction process being generally faster and more energy efficient.

01 INTRODUCTION

1.8.15. The development will support the sustainable management of waste and resources throughout both construction and operation. Barratts 'Building Sustainably' framework includes targets to achieve a 20% reduction in construction waste vs. 2013 levels, 95% diversion of construction waste from landfill, and use of 100% certified net zero deforestation timber. During construction, a range of procedures will be implemented to reduce, monitor and recycle waste on site, such as segregation of waste types, avoidance of over-ordering, assessing the potential use of secondary or recycled materials in the construction process. The design of the site includes high quality waste and recycling storage and collection facilities designed in line with NHDC's guidance to support best practice recycling rates.

1.8.16. Detail on the refuse strategy is provided in Section Four and full details of on-site storage facilities for waste will be provided at reserved matters application stages in line with Condition 10.

1.8.17. Further detail on carbon reduction measures are set out in the Sustainability and Energy strategy produced to discharge Condition 12.

HEALTHY PLACEMAKING

1.8.18. A number of principles have been incorporated into the overall design of the Site to support the wellbeing of residents and surrounding communities, including:

1.8.18.1. Extensive open space and green infrastructure provision – Section 2 refers.

1.8.18.2. Primary school strategically located adjacent to the local centres and Highover Green to form the 'heart' of the community.

1.8.18.3. Community allotments located close to the community 'heart'.

1.8.18.4. Public realm will be delivered with a focus on inclusive design, incorporating natural surveillance to create a safe and welcoming environment which designs-out opportunities for crime and anti-social behaviour.

1.8.18.5. Green and blue infrastructure throughout the site helps to mitigate the risk of overheating through providing a cooling effect. Homes will be required to demonstrate that the risk of overheating has been mitigated, taking into account projected increases in summer temperatures in line with Part O of the Building Regulations. This will include consideration of building orientation, window size, insulation, and shading devices. Design will follow the cooling hierarchy, which prioritises the use of passive cooling measures over active cooling measures (such as air conditioning), helping to minimise energy use and carbon emissions required to maintain a comfortable indoor temperature.

PROMOTING BIODIVERSITY

1.8.19. A range of habitat mitigation and enhancement measures to protect species and the surrounding environment and to deliver a net gain in biodiversity are incorporated. Further detail is provided in Section 2 and in the Sustainability and Energy Strategy produced to discharge Condition 12.

1.8.20. A Landscape and Ecological Management Plan (LEMP) will be produced to ensure the delivery of the agreed level of Biodiversity Net Gain, in line with Condition 21.

FIGURE 4. The Cooling Hierarchy



SUSTAINABLE TRAVEL

1.8.21. Vehicular transport currently account for c.33% of all greenhouse gas emissions within Hertfordshire. The Movement strategy aims to reduce reliance on the car and to encourage the use of more sustainable modes of transport such as walking, cycling, and public transport. This approach reduces carbon emissions and offers multiple co-benefits such as promoting physical activity, improving mental wellbeing, and reducing air pollution.

1.8.22. The following principles are included:

1.8.22.1. 20 mph speed limits,

1.8.22.2. traffic management measures,

1.8.22.3. a green corridor from High Dane through to Stotfold Road providing a traffic-free environment,

1.8.22.4. Footpath/cycle links to Collinson Close, Armour Way, Highover Way and Stotfold Road, as well as an extension to the Letchworth Greenway linking with Stotfold Road near the entrance to the development.

1.8.22.5. Cycle parking will be provided in line with NHDC standards which requires at least 1 secure covered space per dwelling (if there is no garage or secure area within curtilage of the dwelling), 1 space for staff plus 1 space for customers per 400 m2 of retail development, and 1 space per 5 staff plus 1 space per 3 students for educational development.

1.8.22.6. Two new bus stops will be provided on site to ensure all homes are within 400m of a public transport connection.

1.8.22.7. Every new home will have an EV charging point.

1.8.22.8. These measures support the delivery of a walkable neighbourhood that prioritise walking and cycling and a reduction in transport-related carbon emissions.

1.8.23. Further detail on the Sustainable Movement Strategy can be found in Section Three.

CONSERVING WATER

1.8.24. Homes will aim to limit water usage to a maximum of 110 litres or less per person per day through the provision of water efficient equipment including dual-flush toilets, low-flow showerheads, and aerated faucets.

1.8.25. Homes with access to a garden will be provided with a water butt to enable rainwater collection for external use.

1.8.26. Further detail on water efficiency measures is set out in the Sustainability and Energy Strategy produced to discharge Condition 12.

01 INTRODUCTION

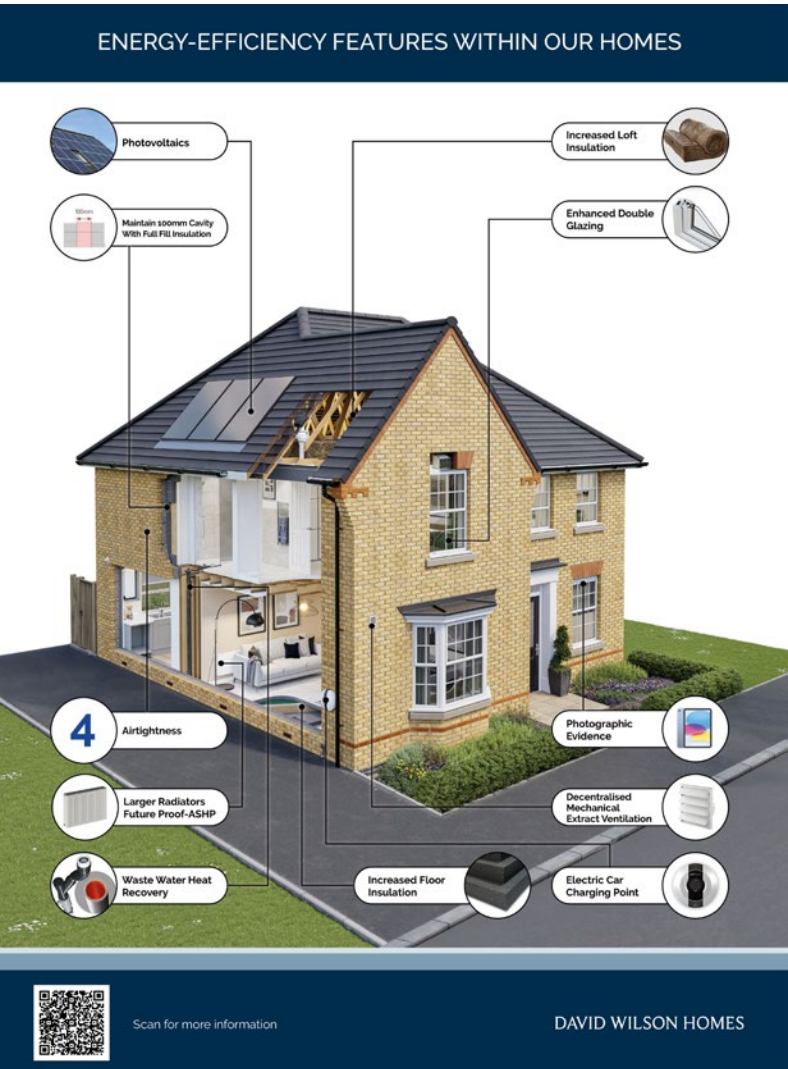
INCORPORATING SUSTAINABLE DRAINAGE

1.8.27. The site is located entirely within Flood Zone 1, defined as being at low risk of river or sea flooding. The surface water drainage strategy will be designed to accommodate stormwater for all storm events up to the 1 in 100-year event plus a 40% allowance for climate change.

1.8.28. The surface water drainage strategy includes a variety of Sustainable Drainage (SuDS) features in the form of attenuation basins, swales, and a soakaway which aim to mimic the natural processes of surface water drainage. These features will provide water treatment, biodiversity, and amenity benefits within blue and green corridors.

1.8.29. Further detail on the SuDS strategy for each character area can be found in Section Two.

1.8.30. A detailed management and maintenance plan will be developed for the SuDS features in line with conditions 13 and 29 of the outline planning application.



KEY SUSTAINABILITY FEATURES AND TARGETS

1.8.31. The following table sets out the key features included in the design of the site to support sustainability outcomes in line with NHDC’s Sustainability SPD.

THEME	COMMENTARY	SPD PERFORMANCE LEVEL
Optimising Passive Design & Fabric Performance	• All development to deliver a 27-31% reduction in carbon emissions over previous regulations. • A proportion of development delivered to the FHS/FBS, securing a 75% reduction in carbon emissions.	BRONZE
Achieving Low Carbon Energy	• On-site renewable technologies such as ASHP and Solar PV.	BRONZE
Minimising Whole Life Carbon	• Upfront carbon emissions of c. 325 kg/CO2e/m2, exceeding NHDC Sustainability Guidance ‘Gold’ standard (for Barratts homes). • Targeting a 20% reduction in construction waste vs. 2015 levels, 95% diversion of construction waste from landfill, and 100% certified net zero deforestation timber. • High quality recycling facilities designed in line with NHDC waste and recycling guidance.	Whole life carbon assessment, Residential – Silver (aside from post-completion assessment)
		Whole life carbon assessment, Non-Residential – Bronze
		Circular Economy – Bronze
Healthy Placemaking	• Approx. 13.6 Ha of green spaces, including parks, greenways, play spaces, and allotment provision. • All homes designed to mitigate the risk of overheating with consideration of rising summer temperatures.	Green & Blue Infrastructure, Residential development – Bronze
		Green & Blue Infrastructure, Non-residential development – Bronze
		Urban Greening Factor – N/A
Biodiversity	• Retention of key habitats including mature trees and hedgerows, and protection of Local Wildlife Site with green corridor buffer. • Creation of new habitats including species rich grassland, tree planting, bird nesting boxes, and bat roosting opportunities. • Biodiversity Net Gain of c.20% habitat units and c.63% hedgerow units.	Ecological surveys – Gold
		Arboriculture – Silver
		Biodiversity Net Gain – Gold
		Ecological buffers – Gold
Sustainable Transport	• A sustainable transport strategy that promotes active travel over the private car, reducing transport-related emission. • Provision of an EV charge point for each new home to support the uptake of low emissions vehicles	Transport assessments and travel plans – Gold
		EV Charging – Bronze
Water Efficiency	• Water efficient fixtures and fittings such as dual flush WCs and low-flow faucets, limiting water consumption to 110 l/p/d.	Conserving Water, Residential – Bronze
		Conserving Water, Non-Residential – Bronze
Sustainable Drainage	• SuDS in the form of basins, swales and a soakaway to mimic natural drainage systems and provide multifunctional flood risk, amenity, biodiversity and water quality benefits. • Drainage strategy designed to limit runoff to greenfield rates including a 40% allowance for climate change.	SuDS – Bronze

Landscape Character Areas



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Appendix

02 LANDSCAPE CHARACTER AREAS

2.1. GREEN INFRASTRUCTURE & NATURE

2.1.1. This section provides detailed instructions for the design of each of the major open spaces creating a network of green open spaces within the Highover Farm development.

2.1.2. This establishes a varied hierarchy of spaces providing for a range of uses and users experiences. These reaffirming the placemaking objectives of the site with a walkable community network of direct, legible and integrated pedestrian and cycle routes between the key designations of the site and the public open space network, that are further enhanced by a coordinated wayfinding framework.

2.1.3. With a landscape led design creating accessible, multi-functional and connected green spaces that support physical activity, community cohesion, sustainable drainage, biodiversity net gain and access to nature.

2.1.4. The adjacent landscape character areas plan show the type of green spaces as detailed below:

OPEN SPACES/PARKLANDS

1. HIGHOVER PARK (with NEAP area)
2. THRESHING BARN GREEN
3. HITCHIN MEADOWS (with LEAP area)

LINEAR PARK

4. ICKNIELD LINEAR PARK
5. STOTFOLD LINEAR PARK
6. DANE WALK

FORMAL GREEN SPACES

7. POCKET PARK (with LEAP area)
8. ALLOTMENTS
9. STOTFOLD ROAD GATEWAY

MANDATORY ELEMENTS

- Location and size of the main landscape spaces/ open spaces incorporating 2 LEAP, NEAP and Allotments.

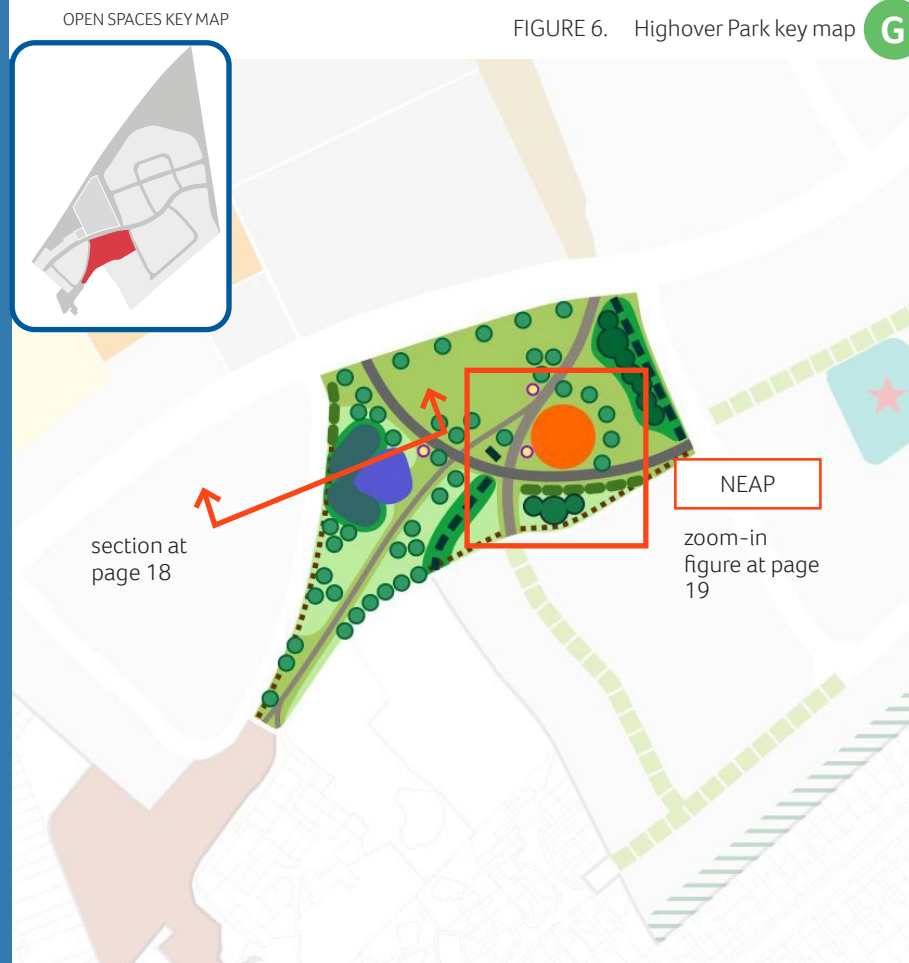
- KEY:**
- SITE BOUNDARY
 - RESIDENTIAL BLOCK
 - SCHOOL LAND & MIXED USE NEIGHBOURHOOD CENTRE
 - OPEN SPACES/ PARKLANDS**
 - 1. HIGHOVER PARK/NEAP
 - 2. THRESHING BARN GREEN
 - 3. HITCHIN MEADOWS/LEAP
 - LINEAR PARK**
 - 4. ICKNIELD LINEAR PARK
 - 5. STOTFOLD LINEAR PARK
 - 6. DANE WALK
 - FORMAL GREEN SPACES**
 - 7. POCKET PARK/LEAP
 - 8. ALLOTMENTS
 - 9. STOTFOLD ROAD GATEWAY
 - ★ PLAY AREA
 - RESIDENTIAL LAND USE RESERVED TO BACK GARDEN
 - SUDS FEATURES
 - WAYFINDING POSTS
 - TOUCAN CROSSING POINTS
 - - - - -> LINK TO LETCHWORTH GREENWAY

FIGURE 5. Illustrative Landscape Character Areas Plan



02 LANDSCAPE CHARACTER AREAS

2.2. HIGHOVER PARK



KEY:

	Structural planting		Play - NEAP
	Tree planting		Meadow grassland
	Scrub planting		Tussock grassland and hedgerow margins
	Surfaced cycleway / footpath - key route		Amenity grassland
	Surfaced cycleway / footpath		Existing hedging
	Seating		Existing vegetation
	Timber bollards		Existing and renovated pond

2.2.1. A traditional park setting with strong connectivity to 'The Avenue' the new public square, and school to the west.

2.2.2. Centrally a Neighbourhood Equipped Area for Play (NEAP) covering 1,100m² is sited, and is served by a comprehensive network of path connections.

2.2.3. To the wider park areas of open grassland allow for informal play opportunities as well as area of meadow and rough grass areas for habitat and ecological value.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

2.2.4. Existing hedgeline, vegetated areas and associated standard trees to be retained and protected in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'.

2.2.5. Parkland tree planting offers a selection of standard native tree planting with a limited number of feature specimen trees to key locations/junctions.

2.2.6. Native shrub planting to strengthened and enhance existing site features.

2.2.7. Regularly mown turf sward to the first 1m either side of the pedestrian paths/cycleways delivers a managed and maintained appearance.

2.2.8. Rough grassland edges to the areas requiring little maintenance making excellent habitat for wildlife and unappealing for park users to access.

2.2.9. Minimum margin width of 500mm to be maintained as longer grass at the foot of the existing hedgerow.

2.2.10. Swathes of meadow grassland provide visual interest and enhance biodiversity value in the park.

2.2.11. Regularly cut amenity grass area to offer opportunities to play formally and /or informally.

KEY SECTION :

1. EXISTING VEGETATION
2. EXISTING POND
3. MARGINAL PLANTING
4. SEATING
5. COMBINED PEDESTRIAN/ CYCLEWAY
6. PARKLAND TREES

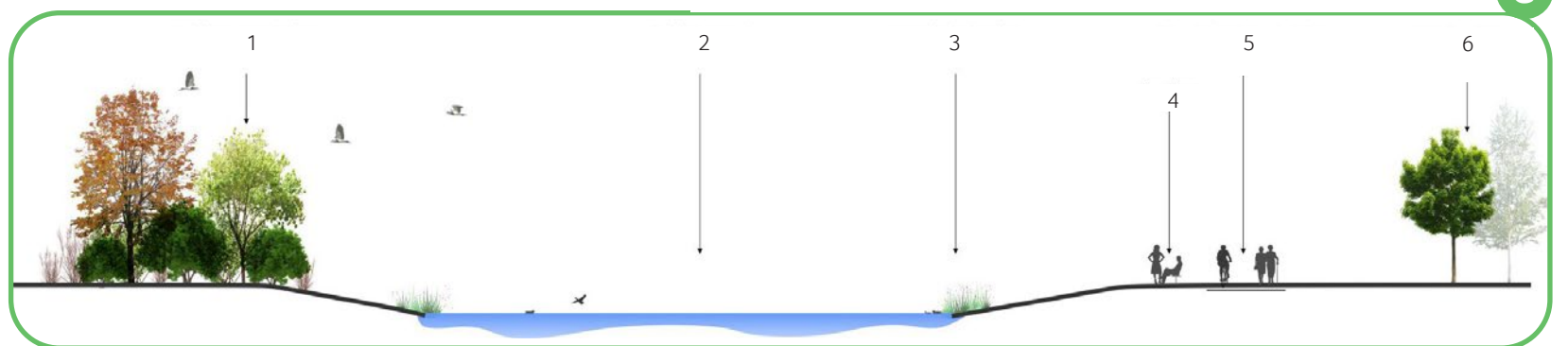


FIGURE 7. Illustrative section of existing pond in Highover Park

ACCESSIBILITY & STREET FURNITURE

2.2.12. Surfaced pathways for access through the open space with combined uses at 3.5m wide. Bitumen Macadam finish with precast concrete edging (key route Re: Section 3.1 - Movement) and unbound whin or granite dust path with precast concrete edging.

2.2.13. Pedestrian footpaths link into the combined pedestrian/ cycleway and adjacent development parcels at 2m wide. Constructed of unbound whin or granite dust path with precast concrete edging.

2.2.14. High quality benches with arms that are strategically placed at regular intervals to provide convenient resting spots.

2.2.15. High quality litter and dog bins at appropriately placed junctions. Litter and dogs bins to have lockable galvanised steel bodies with powder galvanized prime and polyester powder coat to appropriate RAL colour.

2.2.16. Pathway connecting to Highover Farm enhances both pedestrian accessibility and legibility for the local area.

BOUNDARY TREATMENTS

2.2.17. Timber bollard to align urban/highway edge. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

EXISTING POND

2.2.18. Pond to be cleared and actively managed going forward. Additional margin planting implementation to banks to improve biodiversity value and integration into the park.

2.2.19. Safety review to be undertaken and appropriate Health and Safety measures to be undertaken to ensure ongoing safety of park users.

LIGHTING

2.2.20. Cycleways forming key routes within pedestrian and cycle networks to be provided with bollard lighting in public open space or lighting to be part of the highway lighting scheme. Spacing of bollards to be agreed with Highway Authority.

02 LANDSCAPE CHARACTER AREAS

FIGURE 8. Illustrative images showing boundary treatments, furniture, materials and species



NATIVE PLANTING



POND PLANTS



BOWTOP RAILING IN ASPECT ©BDW



TIMBER BOLLARD



EXISTING POND



PLAY AREA WITH TIMBER EQUIPMENT

FORMAL PLAY PROVISION

2.2.21. Natural feel, adventure type Neighbourhood Equipped Area of Play (NEAP) play space mainly consisting of timber (robinia) based equipment. Informal design language to be integrated within the play space sitting centrally in the park.

KEY STANDARD

2.2.22. Designed in line with the FIT's 'Planning and Design for Outdoor Sport and Play' and installed in accordance with the play manufacturers specification.

2.2.23. Play area to be adequately sized, well located and of a high quality.

2.2.24. Play area to stimulate the imagination.

2.2.25. Materials and equipment to be safe and durable, and comply with relevant British Standards (BS EN 1176).

NEIGHBOURHOOD EQUIPPED AREA OF PLAY (NEAP)

To offer the following provision:

2.2.26. Cater for children from approx. 8+ years of age.

2.2.27. Have a minimum of activity zone of 1,100m2.

2.2.28. Contain at least 8 play experiences, consisting of at least 5 "inclusive" pieces of play and swing units for both toddlers and older children.

2.2.29. Make space for Girls' area offering seating and social integration opportunities.

2.2.30. Include seating, min. 2 benches, for both parent and children to socialise.

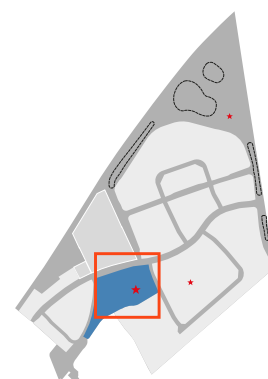
2.2.31. Safety surfacing to be provided in form such as grass matting and/ or bonded rubber mulch and to be installed to suit current regulation.

2.2.32. All planting to be non-toxic and thorn free, and to provide transition to the native treatment of the wider meadow area.

2.2.33. Boundary treatment to the perimeter of the park - timber posts placed at appropriate centres to discourage parking.

2.2.34. Boundary treatment (NEAP play area)- 1000mm high bowtop railing, finished in moss green (RAL 6005) with 2no. soft close gated access points. Gates to be finished in yellow to aid partially sighted users.

OPEN SPACES KEY MAP



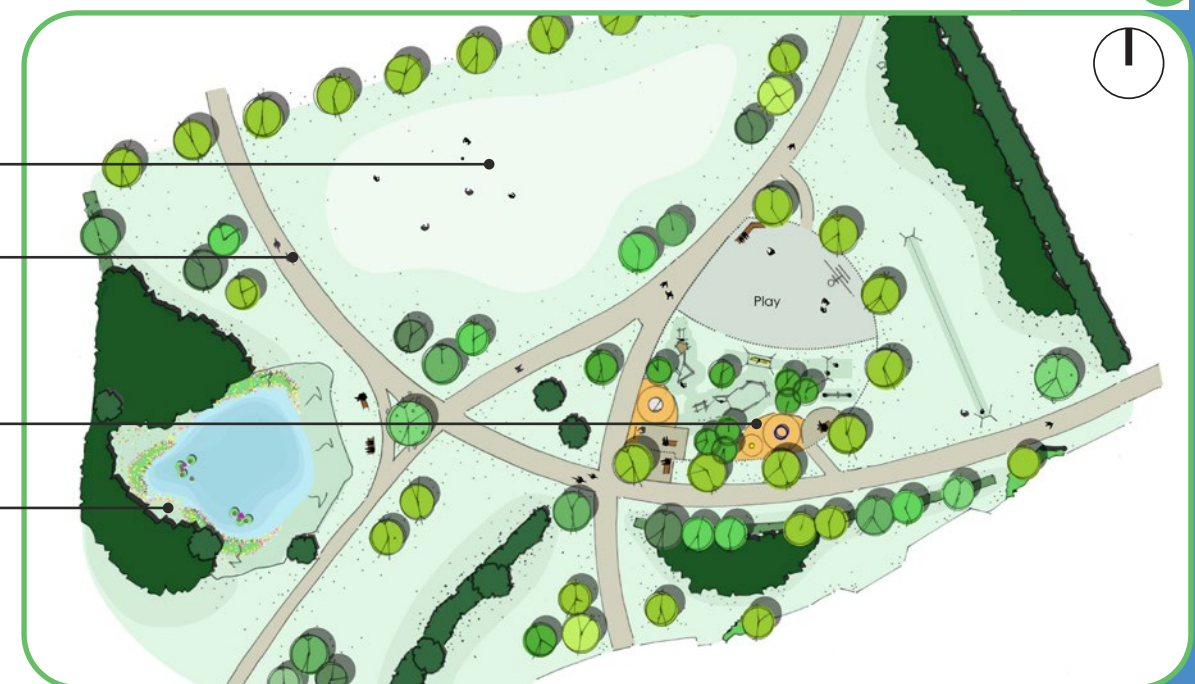
Open space for informal games and social gathering.

Clear and direct access through the park to the school site.

Timber based play area aimed for older children with hard surface area for ball games and seating opportunities.

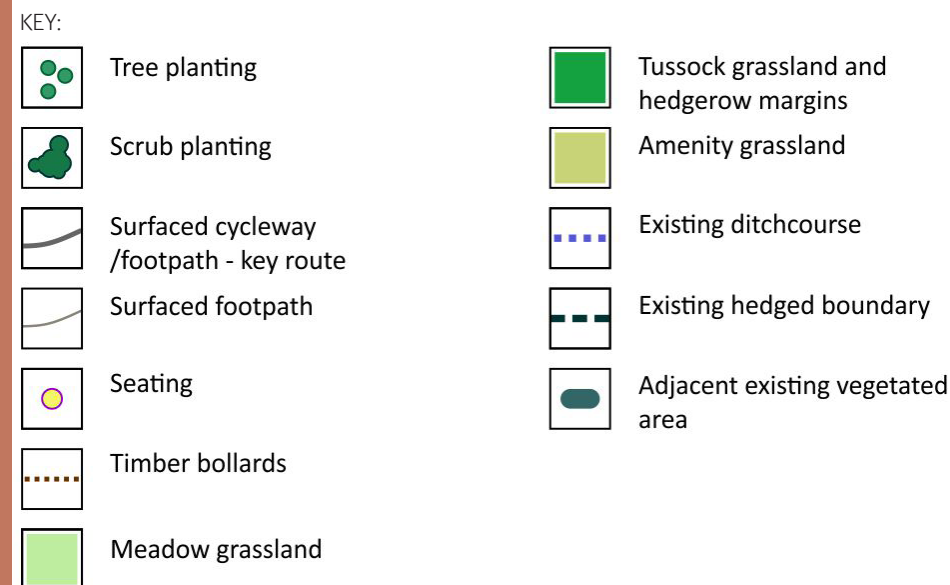
Existing pond cleared, restored and enhanced to create unique focal space within the park.

FIGURE 9. Illustrative sketch of NEAP area in Highover Park



02 LANDSCAPE CHARACTER AREAS

2.3. THRESHING BARN GREEN



2.3.1. Threshing Barn Green, is a continuation of Highover Park with a more rural landscape character reflecting the Grade II listed barns to the east.

2.3.2. The Green provides connectivity to Highover Park to the north and adjacent existing urban area. The large green space adjacent to the listed agricultural barns delivers an appropriate and considered landscape setting.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

2.3.3. Parkland tree planting offers a selection of standard native tree planting with a limited number of feature specimen trees to key locations/junctions.

2.3.4. Native shrub planting to strengthen and enhance the existing boundary hedgerows.

2.3.5. New mixed native species and ornamental hedgerows define boundaries to the site.

2.3.6. Regularly mown turf sward to the first 1m either side of the pedestrian paths/cycleways delivers a managed and maintained appearance.

2.3.7. Rough grassland areas to the park requiring little maintenance making excellent habitat for wildlife and unappealing for park users to access.

2.3.8. Minimum margin width of 500mm shall be maintained as longer grass at the foot of the existing hedgerow.

2.3.9. Swathes of meadow grassland provide visual interest and enhance biodiversity value in the park.

ACCESSIBILITY & STREET FURNITURE

2.3.10. Surfaced pathways for access through the open space with combined uses at 3.5m wide. Bitumen Macadam finish with precast concrete edging (key routes Re: Section 3.1 - Movement).

2.3.11. Pedestrian footpaths link into the combined pedestrian/ cycleway and adjacent development parcels at 2m wide. Constructed of unbound whin or granite dust path with precast concrete edging.

2.3.12. High quality benches with arms that are strategically placed at regular intervals to provide convenient resting spots.

2.3.13. High quality litter and dog bins at appropriately placed junctions. Litter and dogs bins to have lockable galvanised steel bodies with powder galvanized prime and polyester powder coat to appropriate RAL colour.

BOUNDARY TREATMENTS

2.3.14. Traditional estate style railings with single species hedges to the perimeter of all private drives/interface with private residential dwellings. Railing to be 1.2m high and finished in black (RAL 9005). Horizontal top rail solid bar with lower flat bar rails. Single species low clipped hedge, up to 600mm in height.

2.3.15. Timber bollard to align urban/highway edge. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

DRAINAGE

2.3.16. Existing ditch course retained and brought into active management.

LIGHTING

2.3.17. Cycleways forming key routes within pedestrian and cycle networks to be provided with bollard lighting in public open space or lighting to be part of the highway lighting scheme. Spacing of bollards to be agreed with Highway Authority.

02 LANDSCAPE CHARACTER AREAS

FIGURE 11. Illustrative images showing boundary treatments, furniture, materials and species



ESTATE RAILING WITH ORNAMENTAL HEDGE TIMBER BOLLARDS TRUMPINGTON ©BDW



ESTATE RAILING WITH ORNAMENTAL HEDGE IN THE ORCHARDS, ROBY ©BDW

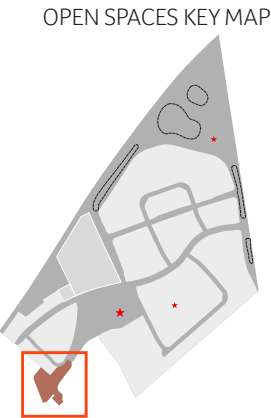


FIGURE 12. Illustrative sketch of Threshing Barn

G

Retained boundary vegetation.

Parkland trees and meadow swards creates an attractive setting and compliment the rural character of the Barn.

Cycleway provides connectivity through the public open space network and beyond.



02 LANDSCAPE CHARACTER AREAS

2.4. HITCHIN MEADOWS

M



KEY:

	Structural planting		CSS10/FCB Wild Bird Food Mixture grass type
	Tree planting		Meadow grassland
	Scrub planting		Tussock grassland and hedgerow margins
	Surfaced cycleway/footpath		Amenity grassland
	Mown path		Existing hedged boundary
	Seating		Adjacent existing vegetated area
	Play - LEAP		SuDS
			Earth mounding

2.4.1. The park is to have an informal rural feel echoing the edge of settlement location with mainly native species being utilised to reinforce this character and enhance the sites Biodiversity Net Gain credentials.

2.4.2. The park is to have excellent accessibility opportunities with both formal and informal routes that are clearly legibility for users.

2.4.3. The formal play area is to serve as a vibrant hub for social interaction and community integration within the park.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

2.4.4. Structural native buffer planting to the western boundary to assist in screening the railway line. All planting to adhered to Network Rail Recommend Planting Species, 2015.

2.4.5. Selection of standard native tree planting with a limited number of feature specimen trees to key locations/junctions.

2.4.6. Native shrub planting to open spaces provides seasonal interest, habitat opportunities and transition/integration into the adjacent public open space areas.

2.4.7. Drift of naturalised bulbs to be incorporated into grassland areas to add seasonal interest.

2.4.8. Regularly mown turf sward to the first 1m either side of the pedestrian paths/cycleways delivers a managed and maintained appearance.

2.4.9. Swathe of meadow grassland provides visual interest and enhanced biodiversity value throughout the park.

2.4.10. Rough grassland/tussock edges to the park requiring little maintenance make excellent habitat for wildlife and unappealing for park users to access.

2.4.11. Minimum margin width of 500mm is to be maintained as longer grass at the foot of the existing hedgerow.

2.4.12. Compensatory farmland bird habitat to the far north which is to be planted with a specific grass species mix like CSS10/FCB Wild Bird Food Mixture – Finch & Corn Bunting (1 year) AB9, which contains appropriate food plants for farmland birds.

2.4.13. Specific grass swards suitable for seasonally wet soils to be used on the swale banks creating a more diverse and natural treatment, enhancing wildlife and biodiversity value.

ACCESSIBILITY & STREET FURNITURE

2.4.14. Combined pedestrian and cycleway surfaced pathways for access through the open space with combined uses at 3.5m wide. Constructed of unbound whin or granite dust path with precast concrete edging.

2.4.15. Pedestrian footpaths link into the combined pedestrian/cycleway and adjacent development parcels at 2m wide. Constructed of unbound whin or granite dust path with precast concrete edging.

2.4.16. High quality benches with arms that are strategically placed at regular intervals to provide convenient resting spots.

2.4.17. High quality litter and dog bins at appropriately placed junctions. Litter and dogs bins to have galvanised steel bodies with powder galvanized prime and polyester powder coat to appropriate RAL colour.

BOUNDARY TREATMENTS

2.4.18. Existing vegetated and fenced boundaries are to be retained, maintained and enhanced through active management and infill planting where required.

LANDFORM & SUDS

2.4.19. Earth contouring/mounding incorporated in the park to strengthen the sites boundaries, provide visual interest to users and provide additional screening to the western boundary of the site adjacent the railway line. Variety of mounds shapes ranging in height, length, and width to suit its location. Mounds are to be no higher than 1.5m. Gradients of mounds to be no greater than 1:3 to allow safe access for maintenance. Earth mounding formed and graded from subsoils and finished with topsoil previously stored on site. Details of mounds to be produced at the detailed design stage.

2.4.20. Sustainable drainage features (attenuation basin) help create a diverse environment within the park and promote ecological and nature credentials. Constructed in accordance with the agreed surface water drainage proposals and CIRIA C697 guidelines.

LIGHTING

2.4.21. Cycleways forming key routes within pedestrian and cycle networks to be provided with bollard lighting in public open space or lighting to be part of the highway lighting scheme. Spacing of bollards to be agreed with Highway Authority.

02 LANDSCAPE CHARACTER AREAS

FIGURE 14. Illustrative images showing boundary treatments, furniture, materials and species



TIMBER POST AND RAIL



BENCH FURNITURE



TREES



GRAVEL PATH



PLAY AREA WITH TIMBER EQUIPMENT

PLAY PROVISION

2.4.22. Formal play provision is to be supported by informal 'Play on the Way' features bringing together an overarching play approach to the scheme. To be located adjacent to main access routes and designed to integrate harmoniously with the open spaces and required play safety standards.

KEY STANDARD

2.4.23. Designed in line with the FIT's 'Planning and Design for Outdoor Sport and Play' and installed in accordance with the play manufacturers specification.

2.4.24. Play area to be adequately sized, well located and of a high quality.

2.4.25. Play area to stimulate the imagination.

2.4.26. Materials and equipment to be safe and durable, and comply with relevant British Standards (BS EN 1176).

LOCAL EQUIPPED AREA OF PLAY (LEAP)

Will offer the following provision:

2.4.27. Cater for children from approx. 4 to 8 years of age.

2.4.28. Have a minimum of activity zone of 400m2.

2.4.29. Contain at least 6 play experiences, consisting of at least 3 "inclusive" pieces of play and swing units for both toddlers and older children.

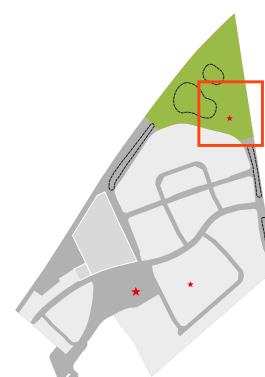
2.4.30. Includes seating, min. 2 benches, for both parent and children to socialise.

2.4.31. Safety surfacing to be provided in form such as grass matting and/ or bonded rubber mulch and to be installed to suit current regulation.

2.4.32. All planting is to be non-toxic and thorn free, and to provide transition to the native treatment of the wider meadow area.

2.4.33. Open boundaries and secure areas of play to be provided, with use of thornless native species hedgerow where required.

OPEN SPACES KEY MAP

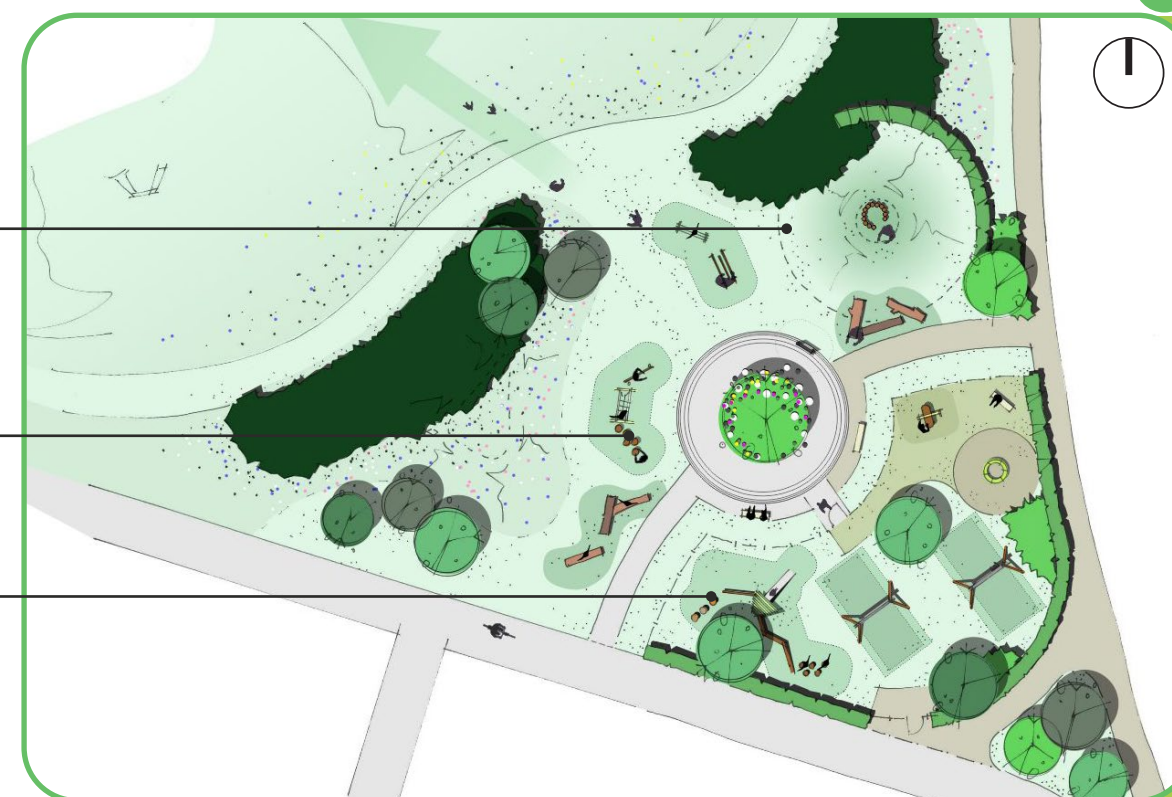


Land form used as part of the play experience.

Natural play apparatus integrate play space with the parks.

Play area to provide swing apparatus for toddlers, older children and disabled users.

FIGURE 15. Illustrative sketch of LEAP area in Hitchin Meadows



02 LANDSCAPE CHARACTER AREAS

2.5. ICKNIELD LINEAR PARK

M



KEY:

	Structural planting		Amenity grassland
	Tree planting		Existing hedgerow
	Scrub planting		Adjacent existing vegetated area
	Surfaced cycleway/footpath		SuDS
	Seating		Earth mounding
	Meadow grassland		
	Tussock grassland and hedgerow margins		

2.5.1. This linear park is typically over 40 metres in width but does reduce to 12m to the southwest corner.

2.5.2. The linear park is to reflect a naturalistic character including native structure planting to the west boundary providing a buffer to the railway line beyond and swathes of species rich meadow grassland to more open areas.

2.5.3. Through the space the combined pedestrian and cycleway forms important connectivity to the adjacent green infrastructure and wider site encouraging active use by residents.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

2.5.4. Structural native buffer planting to the western boundary to assist in screening the railway line. All planting to adhere to Network Rail Recommend Planting Species, 2015.

2.5.5. Selection of standard native tree planting with a limited number of feature specimen trees to key locations/junctions.

2.5.6. Native shrub planting to open spaces provides seasonal interest, habitat opportunities and transition/integration into the adjacent public open space areas.

2.5.7. Drift of naturalised bulbs to be incorporated into grassland areas to add seasonal interest.

2.5.8. Regularly mown turf sward to the first 1m either side of the pedestrian paths/cycleways delivers a managed and maintained appearance.

2.5.9. Swathe of meadow grassland provides visual interest and enhanced biodiversity value throughout the park.

2.5.10. Rough grassland/tussock edges to the park requiring little maintenance make excellent habitat for wildlife and unappealing for park users to access.

2.5.11. Minimum margin width of 500mm is to be maintained as longer grass at the foot of the existing hedgerow.

2.5.12. Specific grass swards suitable for seasonally wet soils to be used on the swale banks creating a more diverse and natural treatment, enhancing wildlife and biodiversity value.

ACCESSIBILITY & STREET FURNITURE

2.5.13. Combined pedestrian and cycleway surfaced pathways for access through the open space with combined uses at 3.5m wide. Constructed of unbound whin or granite dust path with precast concrete edging.

2.5.14. High quality benches with arms that are strategically placed at regular intervals to provide convenient resting spots.

2.5.15. High quality litter and dog bins at appropriately placed junctions. Litter and dogs bins to have galvanised steel bodies with powder galvanized prime and polyester powder coat to appropriate RAL colour.

BOUNDARY TREATMENTS

2.5.16. Existing vegetated and fenced boundaries is to be retained, maintained and enhanced through active management and infill planting where required.

LANDFORMS & SUDS

2.5.17. Earth contouring/mounding incorporated in the park to strengthen the sites boundaries, provide visual interest to users and provide additional screening to the western boundary of the site adjacent the railway line. Variety of mounds shapes ranging in height, length, and width to suit its location. Mounds to be no higher than 1.5m. Gradients of mounds to be no greater than 1:3 to allow safe access for maintenance. Earth mounding formed and graded from subsoils and finished with topsoil previously stored on site. Details of mounds to be produced at the detailed design stage.

2.5.18. Sustainable drainage features (attenuation basin) help create a diverse environment within the park and promote ecological and nature credentials. Constructed in accordance with the agreed surface water drainage proposals and CIRIA C697 guidelines.

LIGHTING

2.5.19. Cycleways forming key routes within pedestrian and cycle networks to be provided with bollard lighting in public open space or lighting to be part of the highway lighting scheme. Spacing of bollards to be agreed with Highway Authority.

02 LANDSCAPE CHARACTER AREAS

FIGURE 17. Illustrative images showing play on the way features



PLAY ON THE WAY



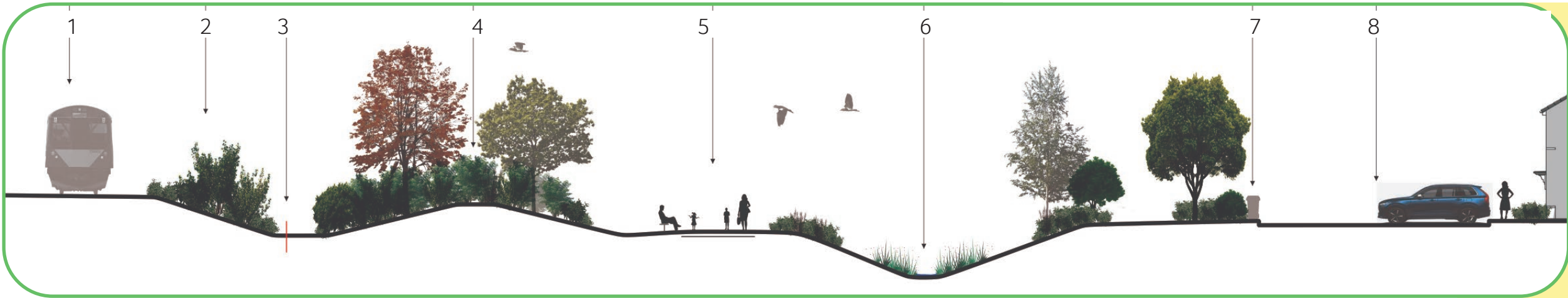
PLAY ON THE WAY

2.5.20. Natural, informal play items along the footpaths create interest along the route. Examples: Timber trunks, balance beams and play panels.

2.5.21. Materials and equipment to be safe and durable, and comply with relevant British Standards (BS EN 1176)

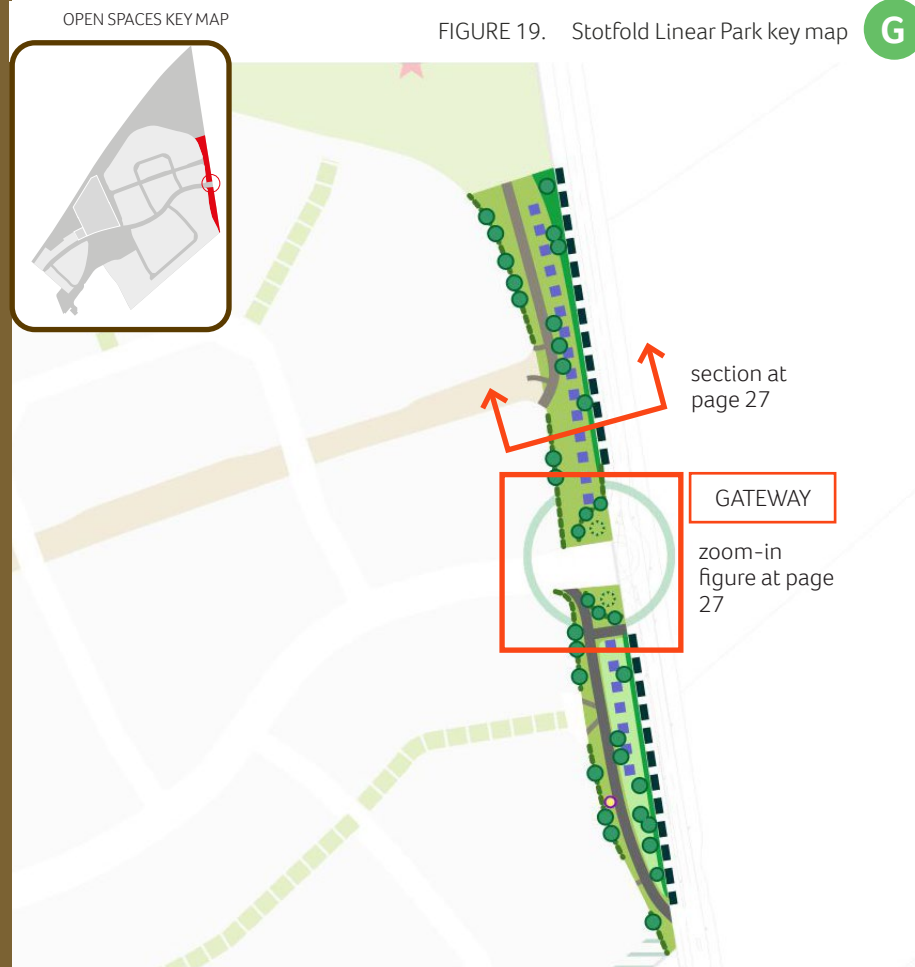
FIGURE 18. Illustrative section of Icknield Linear Park

- KEY SECTION :
- 1. RAILWAY LINE
 - 2. EXISTING VEGETATION TO NETWORK RAIL LAND
 - 3. SITE BOUNDARY
 - 4. NATIVE TREES AND SHRUBS PLANTING
 - 5. COMBINED PEDESTRIAN/ CYCLEWAY
 - 6. SWALE
 - 7. BIN COLLECTION
 - 8. PRIVATE DRIVES & PARKING



02 LANDSCAPE CHARACTER AREAS

2.6. STOTFOLD LINEAR PARK & GATEWAY



KEY:

	Tree planting		Tussock grassland and hedgerow margins
	Hedge planting		Amenity grassland
	Entrance ornamental shrub planting		Existing hedged boundary
	Surfaced cycleway /footpath - key route		SuDS
	Surfaced cycleway /footpath		
	Seating		
	Meadow grassland		

2.6.1. The entrance to the site is identified by the Stotfold Road Gateway with the associated linear park running north and south.

2.6.2. Clipped single species hedgerows supported by formal shrub beds and specimen tree planting defines the access and main entrance into the site.

2.6.3. The linear park is typically 20-25 metres in width reducing in the southeast corner where a combined pedestrian/cycleway access point is located.

2.6.4. The space is to have a rural character reflecting the edge of settlement location with the existing hedgeline and associated trees managed to ensure their welfare for the future. Through the park a number of swales form part of the sites wider SUDs network.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

2.6.5. Existing hedgeline and associated standard trees to be retained and protected in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations. Hedgeline to be brought into active management being maintained to a height of 2.5 to 3m, with any gaps infilled as necessary.

2.6.6. Native tree planting to add interest in the park and strengthen the hedgeline where required.

2.6.7. Feature trees to complement and reinforce the sites entrance space.

2.6.8. Native shrub planting to open spaces provides seasonal interest, habitat opportunities and transition/integration into the adjacent public open space areas.

2.6.9. New mixed native species and ornamental hedgerows define boundaries of the site.

2.6.10. A simple planting palette of larger specimen shrubs to provide interest with a variety of small to medium height growing ornamental grasses and shrubs create a transition/entrance space into the site.

2.6.11. Drift of naturalised bulbs to be incorporated into grassland areas to add seasonal interest.

2.6.12. Regularly mown turf sward to the first 1m either side of the pedestrian paths/cycleways delivers a managed and maintained appearance.

2.6.13. Swathe of meadow grassland provides visual interest and enhanced biodiversity value throughout the park.

2.6.14. Minimum margin width of 500mm is to be maintained as longer grass at the foot of the existing hedgerow.

2.6.15. Specific grass swards suitable for seasonally wet soils to be used on the swale banks creating a more diverse and natural treatment, enhancing wildlife and biodiversity value.

ACCESSIBILITY & STREET FURNITURE

2.6.16. Surfaced pathways for access through the open space with combined uses at 3.5m wide. Bitumen Macadam finish with precast concrete edging (key route Re: Section 3.1 - Movement) and unbound whin or granite dust path with precast concrete edging.

2.6.17. High quality benches with arms, located appropriately for easy access/use.

2.6.18. High quality litter and dog bins at appropriately placed junctions. Litter and dogs bins to have galvanised steel bodies with powder galvanized prime and polyester powder coat to appropriate RAL colour.

BOUNDARY TREATMENTS

2.6.19. Timber bollards to align the perimeters of the highway junctions to deter adhoc parking. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

SUDS

2.6.20. Linear sustainable drainage features (swales) help create a diverse environment within the park and promote ecological and nature credentials. Appropriate grass types, and perimeter shrub and tree planting will integrate the swales into the park setting. Constructed in accordance with the agreed surface water drainage proposals and CIRIA C697 guidelines.

LIGHTING

2.6.21. Cycleways forming key routes within pedestrian and cycle networks to be provided with bollard lighting in public open space or lighting to be part of the highway lighting scheme. Spacing of bollards to be agreed with Highway Authority.

02 LANDSCAPE CHARACTER AREAS

FIGURE 20. Illustrative images showing boundary treatments.



TIMBER BOLLARDS MONARCH KEEP, BURSLEDON ©BDW

- KEY SECTION :
- 1. ENCLOSE PRIVATE FRONTAGE
 - 2. COMBINED PEDESTRIAN/CYCLEWAY
 - 3. SWALE
 - 4. EXISTING VEGETATION BOUNDARY
 - 5. STOTFOLD ROAD

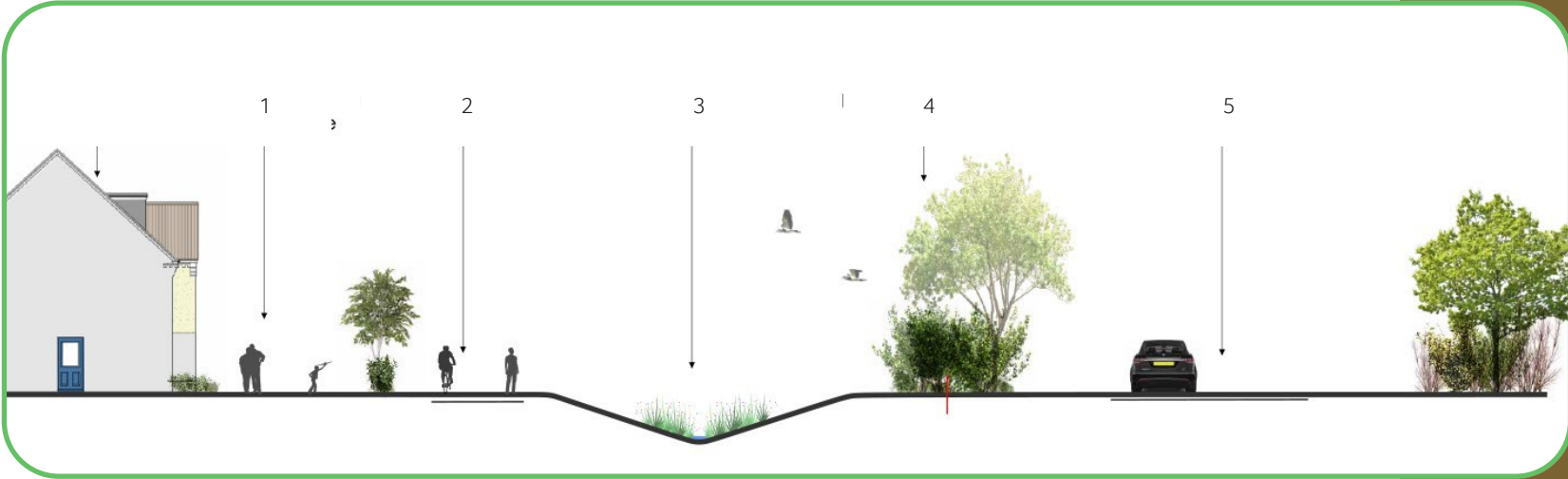


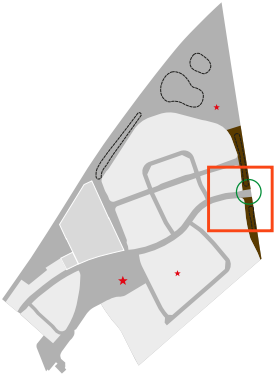
FIGURE 21. Illustrative section of Stotfold Linear Park

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FIGURE 22. Illustrative sketch of Gateway area

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OPEN SPACES KEY MAP



Entrance Landscape.

The Avenue tree planting.

Link to Toucan Crossing allow connection to Letchworth Greenway

Sustainable drainage swales.



02 LANDSCAPE CHARACTER AREAS

2.7. DANE WALK

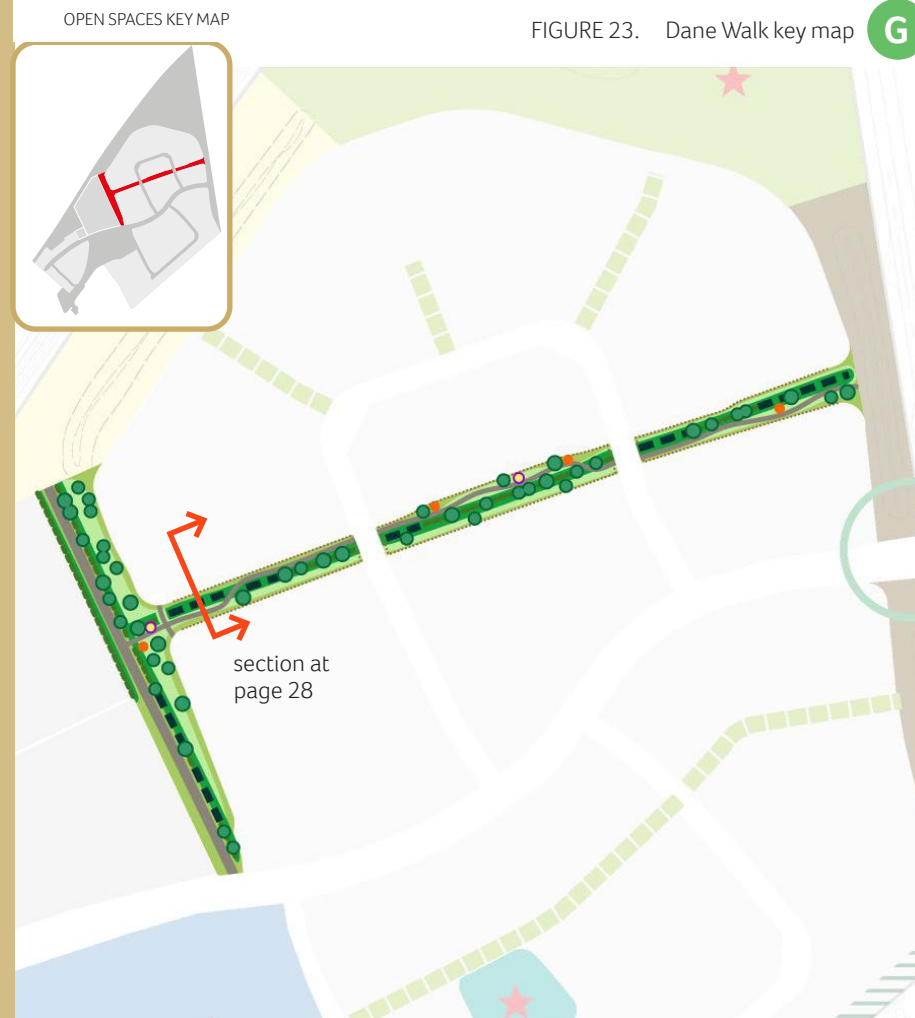
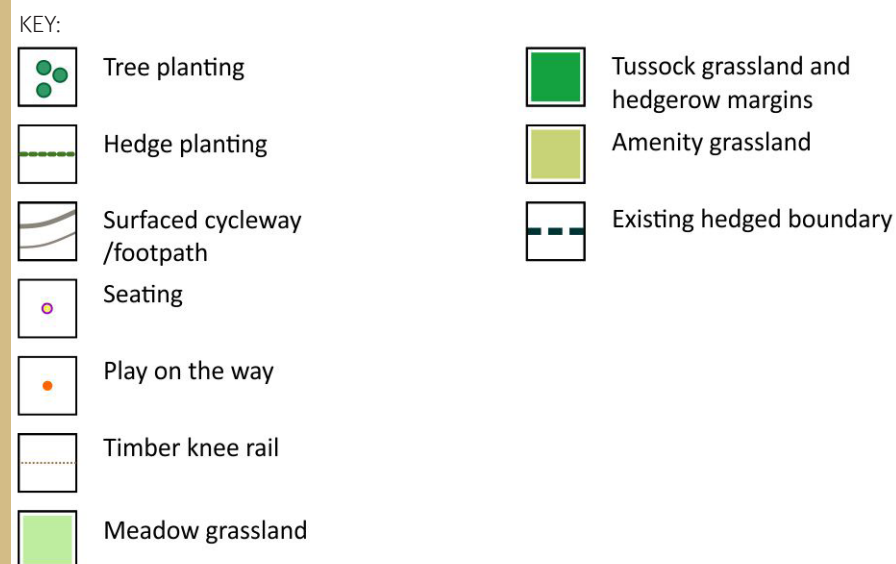


FIGURE 23. Dane Walk key map

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- 2.7.1.** This linear park, typically no narrower than 12m in width, is to see the existing hedgeline retained, enhanced and infilled to secure its welfare and future with an appropriately located path meandering through the space offering access and connectivity for users.
- 2.7.2.** The linear park is to be informal and more rural in character reflecting the characteristics Hitchin Meadow and the Icknield Linear Park.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

- 2.7.3.** Existing hedgeline and associated standard trees to be retained and protected in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations. Hedgeline to be brought into active management being maintained to a height of 2.5 to 3m, with any gaps infilled as necessary.
- 2.7.4.** Native tree planting to add interest and strengthen the hedgeline where required.
- 2.7.5.** Native shrub planting to open spaces provides seasonal interest, habitat opportunities and transition/integration into the adjacent public open space areas.
- 2.7.6.** Regularly mown turf sward to the first 1m either side of the pedestrian paths/cycleways delivers a managed and maintained appearance.
- 2.7.7.** Swathe of meadow grassland provides visual interest and enhanced biodiversity value throughout the park.
- 2.7.8.** Minimum margin width of 500mm is to be maintained as longer grass at the foot of the existing hedgerows.

ACCESSIBILITY & STREET FURNITURE

- 2.7.9.** Combined pedestrian and cycleway surfaced pathways for access through the open space with combined uses at 3.5m wide. Constructed of unbound whin or granite dust path with precast concrete edging.
- 2.7.10.** Secondary pedestrian footpath link into the combined pedestrian/cycleway and development parcels at 2m wide. Finish to be unbound whin or granite dust path to reflect natural feel.
- 2.7.11.** High quality benches with arms, located appropriately for easy access/use.
- 2.7.12.** High quality litter and dog bins at appropriately placed junctions. Litter and dogs bins to have galvanised steel bodies with powder galvanized prime and polyester powder coat to appropriate RAL colour.

BOUNDARY TREATMENTS

- 2.7.13.** Timber bollard to align urban/highway edge. 200mm square timber bollards with chamfered top, 450mm high (above ground) and posts to be installed at no wider than 2m centres.

PLAY ON THE WAY

- 2.7.14.** Natural, informal play items along the footpath create interest along the route. Examples: Timber trunks, stone boulders and timber stepping stones.
- 2.7.15.** Materials and equipment must be safe and durable, and comply with relevant British Standards (BS EN 1176).

KEY SECTION :

1. PRIVATE DRIVES & PARKING
2. EXISTING HEDGE & TREES
3. FOOTPATH MEANDERING THROUGH DANE WALK
4. PRIVATE DRIVES

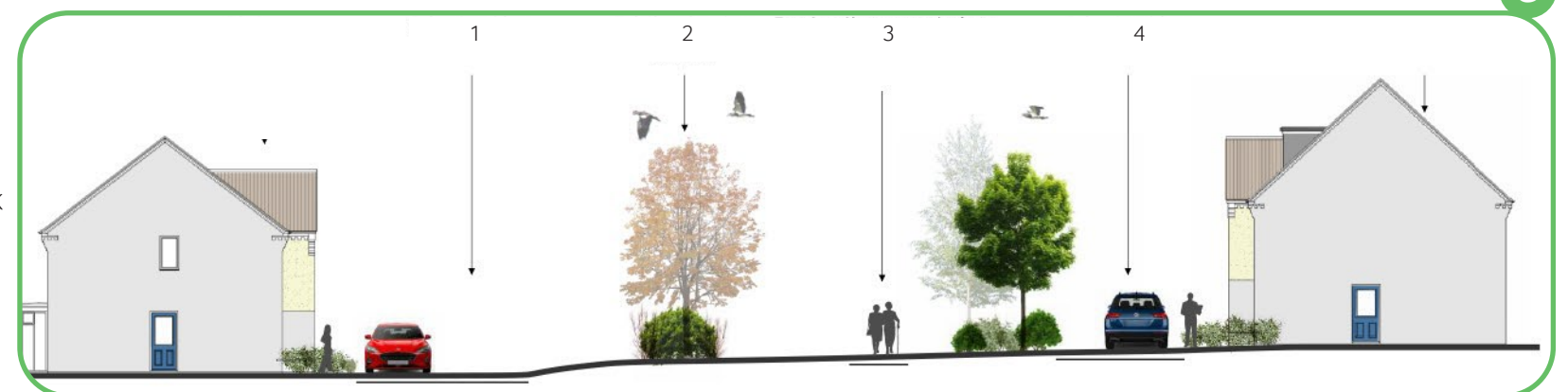


FIGURE 24. Illustrative section of Dane Walk

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02 LANDSCAPE CHARACTER AREAS

2.8. POCKET PARK

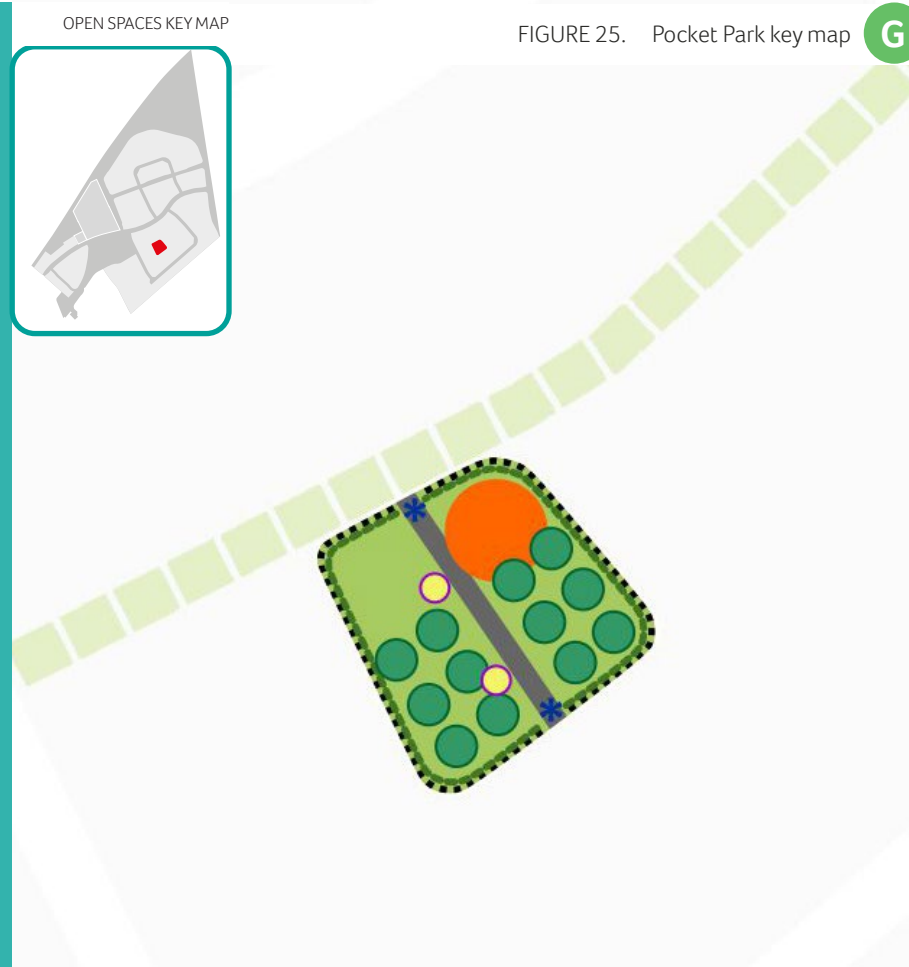


FIGURE 25. Pocket Park key map

2.8.1. Enclosed by the adjacent built form this formal enclosed green space with excellent accessibility offers opportunities for residents to meet, seat and play within a secure environment that is naturally surveyed.

2.8.2. A formal Local Equipped Area for Play (LEAP) is proposed offering formal play opportunities for younger users of the pocket park.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

2.8.3. Grove tree planting. Small treed area with no understorey reflecting a grove style of tree planting.

2.8.4. Single species hornbeam hedges with railings to define extent of the pocket park reinforcing the formal character of the space.

2.8.5. Considered use of a simple ornamental planting palette that will aim to create a visually pleasant setting for the play area and wider pocket park.

2.8.6. Regularly cut amenity grass strengthens the formal character of the space.

ACCESSIBILITY & STREET FURNITURE

2.8.7. Surfed footpath for access through the open space at 2m wide. Bitumen Macadam finish with precast concrete edging.

2.8.8. High quality benches with arms, located appropriately for easy access/use.

2.8.9. High quality litter and dog bins at appropriately placed junctions. Litter and dogs bins to have lockable galvanised steel bodies with powder galvanized prime and polyester powder coat to appropriate RAL colour.

BOUNDARY TREATMENTS

2.8.10. Traditional estate style railings with single species hedges (as above) to the perimeter of the pocket park boundary. Railing to be 1.2m high and finished in black (RAL 9005). Horizontal top rail solid bar with lower flat bar rails.

PLAY PROVISION

2.8.11. Local Equipped Area of Play (LEAP) play space mainly consisting of timber (robinia) based equipment. Formal design language will integrate the play space within the pocket park design language.

2.8.12. Wider pocket park to be fenced with hedging. Chicane access points will allow free flow for cyclist whilst removing clear and uninterrupted access directly to the highway.

KEY STANDARDS

2.8.13. Designed in line with the FIT's 'Planning and Design for Outdoor Sport and Play' and installed in accordance with the play manufacturers specification.

2.8.14. Play area is to be adequately sized, well located and of a high quality.

2.8.15. Play area to stimulate the imagination.

2.8.16. Materials and equipment to be safe and durable, and comply with relevant British Standards (BS EN 1176)

LOCAL EQUIPPED AREA OF PLAY (LEAP)

Will offer the following provision:

2.8.17. Cater for children from approx. 4 to 8 years of age.

2.8.18. Have a minimum of activity zone of 400m2.

2.8.19. Contain at least 6 play experiences, consisting of at least 3 "inclusive" pieces of play and swing units for both toddlers and older children.

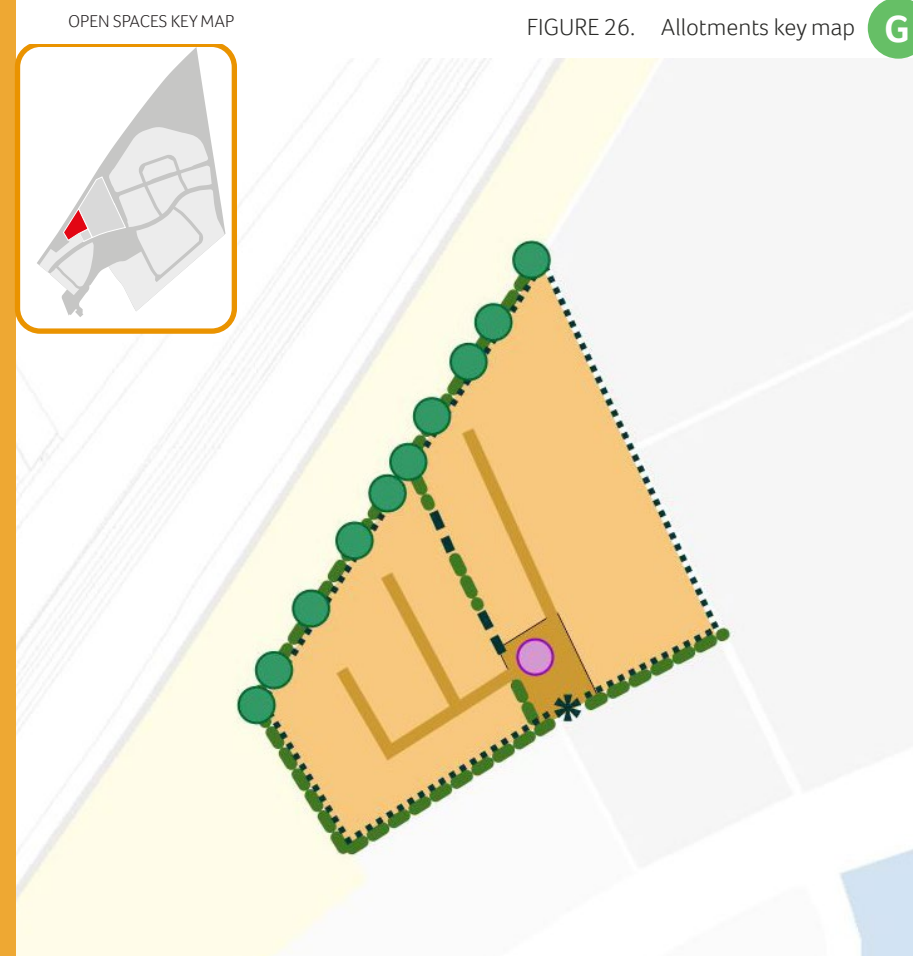
2.8.20. Include seating, min. 2 benches, for both parent and children to socialise.

2.8.21. Safety surfacing is to be provided in form such as grass matting and/ or bonded rubber mulch and to be installed to suit current regulation.

2.8.22. All planting is to be non-toxic and thorn free, and to provide transition to the native treatment of the wider meadow area.

02 LANDSCAPE CHARACTER AREAS

2.9. ALLOTMENTS



KEY:

-  Tree planting
-  Hedge planting
-  Allotment (growing area to be divided to suit need)
-  Gravelled paths serving allotment plots
-  Communal hub
-  Perimeter mesh fencing
-  Lockable gated access

2.9.1. A clear and regular layout the allotments will offer a variety of full (250m²) and half sized (125m²) allotment plots to suit the local need, accessed by a network of surfaced pathways.

LANDSCAPE & BIODIVERSITY

Refer to Planting Palette section of species detail at page 31.

2.9.2. New mixed native species hedgerows to define boundaries adjacent to open space to aid integration visual integration.

ACCESSIBILITY

2.9.3. 1.5m wide unbound whin or granite dust path with tanalised timber edging to serve all allotment plots.

2.9.4. A designated loading bay area to the front of the allotments to allow 'drop off' and 'pick up' of materials is to be provided.

2.9.5. Access road to contain one disabled user space within close proximity to the entrance of the allotments.

BOUNDARY TREATMENTS

2.9.6. 1.8m high green (RAL 6005) painted steel mesh fence to be used where a boundary enclosure is required with lockable access gate to the entrance. A3 size notice board to be erected at the entry point with allotment details.

ALLOTMENTS PLOTS

2.9.7. 125 and/or 250m² individual plots to be created to suit local need. Plots to be topsoil to a depth of 450mm. Plots to be weed free, ripped and cultivated (300mm).

2.9.8. Water butts to be provided for each plot.

2.9.9. Communal hub providing temporary storage areas/communal composting to be provided.

2.9.10. Each plot is to receive a standard 6x4 timber shed.

2.10. ECOLOGICAL MITIGATION & ENHANCEMENT

2.10.1. The following ecological measures **must** be delivered across the site as part of the green infrastructure strategy to achieve biodiversity enhancement, habitat connectivity, and species-specific support. These measures align with the Environmental Statement and complement the Design Code's planting and SuDS strategies. All features will be implemented in accordance with the Landscape Masterplan and supporting LEMP:

2.10.1.1. Existing hedgerows **must** be retained, enhanced and infilled using native species of local provenance (e.g. hawthorn, blackthorn, field maple, hazel, dogwood).

2.10.1.2. Species-rich grassland **must** be created in the following locations:

- Hitchin Meadows.
- Along swales and basin margins.
- Railway line boundary.
- Within open space corridors such as Dane Walk and Icknield Linear Park.

2.10.1.3. A minimum of 1,000 m² of low-management farmland bird habitat **must** be provided in Hitchin Meadows and/or along edge-of-site boundaries. These areas will be sown with a diverse wild bird food mix (e.g. millet, kale, mustard, rape) to support species such as linnet, yellowhammer, and corn bunting.

2.10.1.4. Rough grassland and wildflower meadow planting around SuDS features **must** be maintained as low-intervention habitat, covering at least 0.78 ha across the site.

2.10.1.5. Log piles, boulder features and hibernacula **must** be incorporated into meadow and woodland edge planting to provide shelter for hedgehogs, amphibians, reptiles, and invertebrates.

2.10.1.6. To facilitate dispersal of hedgehogs and other small mammals into new habitat, newly erected fences and impermeable boundaries **must** include 'Hedgehog Gateways'. These are 130mm x130mm sections of fence cut out at the base, at regular intervals.

2.10.1.7. All planting associated with ecological mitigation **must** avoid invasive non-native species and maximise year-round foraging, nesting, and shelter opportunities.

2.10.1.8. All character areas and public open spaces **must** include ecological enhancement features such as boxes, hibernacula, or log piles.

BIRD BOXES

2.10.2. A minimum of 40 bird boxes **must** be installed across the 37-ha site (approx. 1.1 boxes per hectare).

2.10.3. Boxes **must** be split between:

- Integrated units within buildings.
- Tree-mounted boxes on retained mature trees only within green corridors and open spaces.

2.10.4. A minimum of one integrated bird box per character area **must** be provided, with a target of 25–50% of total provision being integrated within buildings where feasible.

2.10.5. Box types **must** support a range of species including house sparrow, starling, swift, and robin. Suitable products include:

- Schwegler 1SP Sparrow Terrace.
- Impeckable Swift Brick (standard or curved face).
- Wildcare Starling Box or Eco Robin Box.

2.10.6. Boxes **must** be positioned at appropriate heights and orientations per manufacturer guidance, and installation **must** be confirmed by the ecologist at reserved matters stage.

BAT BOXES:

2.10.7. A minimum of 20 bat boxes **must** be installed across the site (approx. 1 per 1.85 ha).

2.10.8. Boxes **must** be split between tree-mounted and integrated units, with provision in each main character area.

2.10.9. Box types **must** cater to crevice-dwelling species such as common pipistrelle and soprano pipistrelle. Suitable products include:

- Schwegler 1FR or 2FR Bat Tubes.
- Wildcare Kent Bat Box.
- Impeckable Bat Brick (flush or curved face).

2.10.10. Boxes **must** be placed on southerly or south-easterly aspects and in locations with minimal disturbance, at a height of 3–5 m.

2.10.11. The measures outlined above contribute to the delivery of Biodiversity Net Gain and will be aligned with the principles of the Environment Act 2021 and Natural England guidance, with detailed habitat creation, enhancement, and monitoring to be secured via the approved LEMP and BNG metric.

02 LANDSCAPE CHARACTER AREAS

2.11. PLANTING PALETTE



ENGLISH OAK



PURPLE BEECH



LIQUIDAMBAR



SILVER BIRCH



BLACK PLUM



FILED MAPLE



HAWTHORN



HAZEL



GUELDER ROSE



SPINDLE



YELLOW IRIS



COMMON RUSH



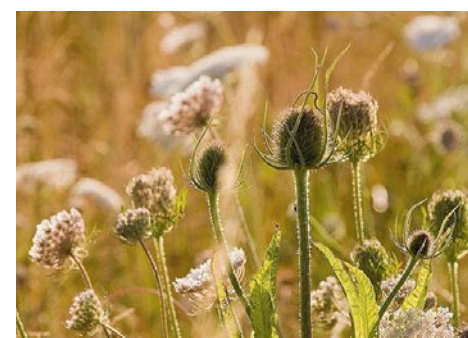
MEADOWSWEET



AMENITY GRASS



EM4



EM10

FIGURE 27. Planting Palette

M

2.11.1. The following is a curated list of suggested species for the open spaces, though it is not exhaustive.

PARKLAND & FEATURE TREES

2.11.2. Selection of Select (10-12cm girth) and Heavy Standard (12-14cm girth) as bare root/rootballed trees. Clear stem to 1.8m (min.). Installed with appropriate staking and irrigation.

2.11.3. Native Trees:

- Beech (*Fagus sylvatica*)
- Field Maple (*Acer campestre*)
- Hornbeam (*Carpinus betulus*)
- Oak (*Quercus robur*)
- Silver birch (*Betula pendula*)
- Smalled leafed Lime (*Tilia Cordata*)
- Whitebeam (*Sorbus aria*)
- Wild Cherry (*Prunus avium*)

2.11.4. Specimen Trees:

- Copper Beech (*Fagus sylvatica* 'Purpurea')
- Norway Maple (*Acer x freemannii* 'Autumn Blaze')
- Sweetgum (*Liquidambar styraciflua*)

GROVE TREE PLANTING

2.11.5. Extra Heavy Standard (14-16cm girth), bare root/rootballed trees. Clear stem to 1.8m (min.). Installed with appropriate staking and irrigation.

- Birch (*Betula pendula*)
- Cherry Plum (*Prunus cerasifera* 'Nigra')

02 LANDSCAPE CHARACTER AREAS

PLANTING PALETTE

M

STRUCTURAL PLANTING

2.11.6. Trees to be planted as feathered stock at 3m centres with shrub understorey planted as transplanted at 1.5m centres. All stock to be supplied with appropriate stake, ties, spiral guards, shelters, and canes.

2.11.7. Tree:

- Alder (*Alnus glutinosa*)
- Birch (*Betula pendula*)
- Field Maple (*Acer campestre*)
- Hornbeam (*Carpinus betulus*)
- Oak (*Quercus robur*)
- Wild Cherry (*Prunus avium*)

2.11.8. Shrub understorey:

- Blackthorn (*Prunus spinosa*)
- Dog Rose (*Rosa canina*)
- Dogwood (*Cornus sanguinea*)
- Hawthorn (*Crataegus monogyna*)

SCRUB PLANTING

2.11.9. Scrub planted as transplanted at 1.0m centres. All stock to be supplied with appropriate stake, ties, spiral guards, shelters, and canes.

- Buckthorn (*Rhamnus cathartica*)
- Dog Rose (*Rosa canina*)
- Dogwood (*Cornus sanguinea*)
- Hazel (*Corylus avellana*)
- Holly (*Ilex aquifolium*)
- Guelder Rose (*Viburnum opulus*)
- Spindle (*Euonymus europaeus*)
- Wild Privet (*Ligustrum vulgare*)

NATIVE MIX SPECIES HEDGEROW

2.11.10. Hedgerow to be planted as transplanted/3 litre containerised grown stock on a double staggered row at 250mm centres. All stock to be supplied with appropriate stake, ties, spiral guards, shelters, and canes.

- Dog Rose (*Rosa canina*)
- Dogwood (*Cornus sanguinea*)
- Hawthorn (*Crataegus monogyna*)
- Hazel (*Corylus avellana*)
- Holly (*Ilex aquifolium*)
- Honeysuckle (*Lonicera periclymenum*)
- Guelder Rose (*Viburnum opulus*)

BULBS

2.11.11. Bulbs planting to meadow areas and planted edges providing a naturalised look and seasonal interest.

- Galanthus nivalis
- Anemone blanda blue-flowered
- Hyacinthoides non-scripta
- Muscari armeniacum

MARGINAL AND AQUATIC VEGETATION

2.11.12. Selection of 40cc to 110cc plugs planted at 10 per m2.

2.11.13. Species suitable for permanently wet conditions:

- Ceratophyllum demersum
- Filipendula ulmaria
- Iris pseudacorus
- Juncus effusus
- Mentha aquatica
- Myosotis scorpioides
- Myriophyllum spicatum
- Potamogeton crispus

AMENITY GRASS

2.11.14. Perennial ryegrass-based hardwearing low maintenance lawn. A22 Low Maintenance from Germinal Ltd or similar approved seed mix.

INFORMAL AMENITY GRASSLAND

2.11.15. Slow growing grasses with a selection of wild flowers that respond well to regular short mowing. EL1, Flowering Lawn Mixture supplied by Emorsgate Ltd or similar approved seed mix.

MEADOW GRASSLAND

2.11.16. Species that are adapted to growing on thin lime-rich soils of low fertility and with a significant chalk or limestone content. EM6, Meadow Mixture for Chalk and Limestone Soils supplied by Emorsgate Ltd or similar approved seed mix. Kidney vetch to be added to the mix to support the local Small Blue butterflies.

ROUGH GRASSLAND

2.11.17. A mixture has been devised to create areas of tussocky grassland. EG10, Tussock Grass Mixture supplied by Emorsgate Ltd or similar approved seed mix.

HEDGEROW MARGIN

2.11.18. Wildflowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath established hedgerows. EH1, Hedgerow Mixture supplied by Emorsgate Ltd or similar approved seed mix.

GRASSLAND TO SUDS

2.11.19. Mixture that contains species suitable for seasonally wet soils. Soils in wet meadows may flood for short periods in winter but are usually well drained in summer. EM8, Meadow Mixture for Wetlands supplied by Emorsgate Ltd or similar approved seed mix.

02 LANDSCAPE CHARACTER AREAS

2.12. DRAINAGE STRATEGY

FOUL DRAINAGE STRATEGY

2.12.1. Foul water from the development will be directed to a new foul water pumping station, which will discharge to the Anglian Water public sewer on Stotfold Road, ultimately connecting into the network on Cambridge Road.

Anglian Water has confirmed the public sewer network has capacity to serve the development. The pumping station will be designed with foul storage capacity and will release flows at a controlled and limited rate at controlled times. This helps to minimise impact and pressure on the downstream sewer network and ensures a sustainable and efficient operation of the system.

SURFACE WATER DRAINAGE STRATEGY

2.12.2. The surface water drainage strategy for the Highover Farm development incorporates a series of Sustainable Drainage Systems (SuDS) designed to mimic natural drainage processes and manage runoff in a sustainable and resilient way. As there are no suitable watercourses, rivers, or public surface water sewers within or adjacent to the site, no positive discharge from the development is proposed.

2.12.3. The site naturally falls toward the north-east corner, which is the primary low point. Surface water will be conveyed toward this location, where it will be stored and released at a controlled and limited rate through a sequence of SuDS features. This provides significantly better control of surface water compared to the existing unmanaged field drainage, which currently allows uncontrolled runoff.

2.12.4. The drainage strategy also includes three stages of treatment to improve water quality before infiltration. Surface water will be progressively filtered and cleansed through:

2.12.4.1. Swales: slowing flows and filtering sediment and contaminants;

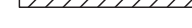
2.12.4.2. Attenuation Basins: providing temporary storage and further settlement of pollutants; and

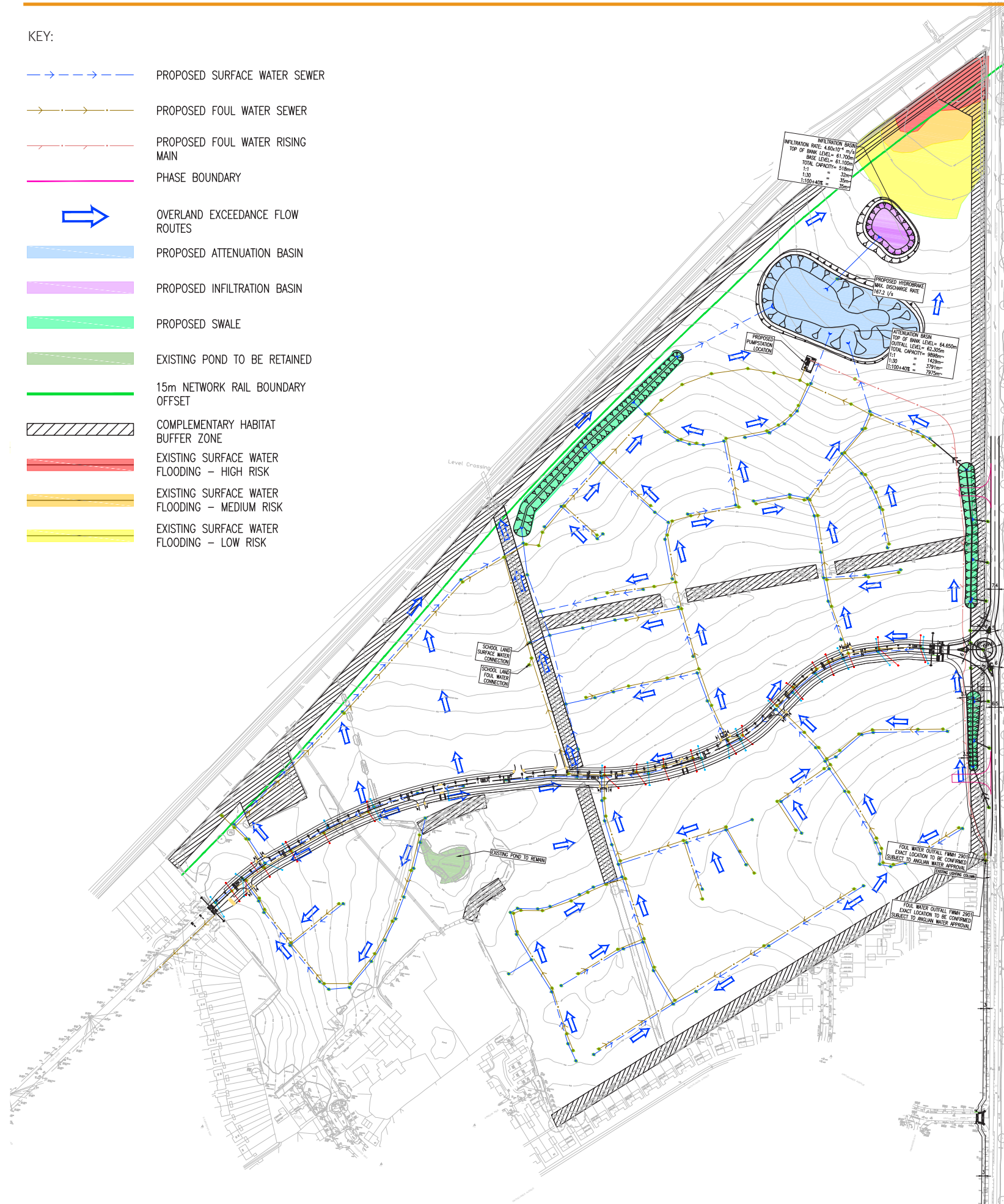
2.12.4.3. Infiltration Basins: enabling treated water to soak into the ground at a sustainable rate.

2.12.5. This tiered approach aligns with Environment Agency guidance and the SuDS Manual (CIRIA C753), supporting flood risk reduction, water quality improvements, and biodiversity enhancement.

FIGURE 28. Illustrative Drainage Strategy by WSP

KEY:

-  PROPOSED SURFACE WATER SEWER
-  PROPOSED FOUL WATER SEWER
-  PROPOSED FOUL WATER RISING MAIN
-  PHASE BOUNDARY
-  OVERLAND EXCEEDANCE FLOW ROUTES
-  PROPOSED ATTENUATION BASIN
-  PROPOSED INFILTRATION BASIN
-  PROPOSED SWALE
-  EXISTING POND TO BE RETAINED
-  15m NETWORK RAIL BOUNDARY OFFSET
-  COMPLEMENTARY HABITAT BUFFER ZONE
-  EXISTING SURFACE WATER FLOODING – HIGH RISK
-  EXISTING SURFACE WATER FLOODING – MEDIUM RISK
-  EXISTING SURFACE WATER FLOODING – LOW RISK



02 LANDSCAPE CHARACTER AREAS

KEY SUDS COMPONENTS:

2.12.6. SWALES

2.12.6.1. Shallow, vegetated channels that collect runoff from roads and hard surfaces, reduce peak flows, and remove pollutants.

2.12.7. ATTENUATION BASINS

2.12.7.1. Landscaped basins designed to store surface water temporarily before discharging to infiltration. They also assist in settling out finer particulates.

2.12.8. INFILTRATION BASINS

2.12.8.1. Shallow depressions that receive pre-treated runoff from attenuation basins and allow gradual infiltration into the ground, where conditions are suitable.

2.12.9. SOAKAWAYS:

2.12.9.1. Below-ground storage features that may be used to manage runoff locally from smaller areas or individual plots.

2.12.10. PERMEABLE PAVING

2.12.10.1. Porous surface to allow water to run through it rather than accumulate

2.12.11. RAIN GARDENS

2.12.11.1. Shallow planted areas to capture water flowing off roads and roofs, and slowing down the water flow.

2.12.12. These SuDS elements will be sensitively designed and integrated across the development, aligned with the distinct character of each area, to deliver effective long-term surface water management.

FIGURE 29. Illustrative images showing SUDs features

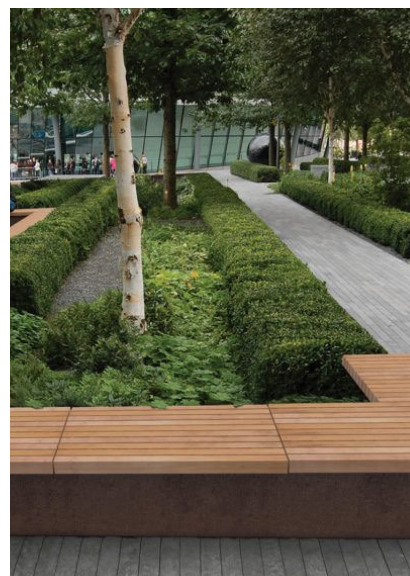
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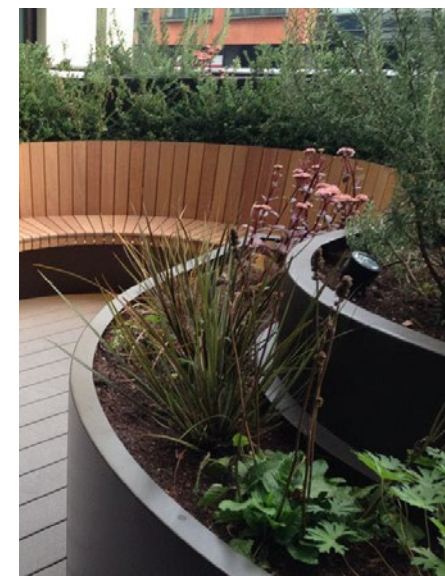
BASIN



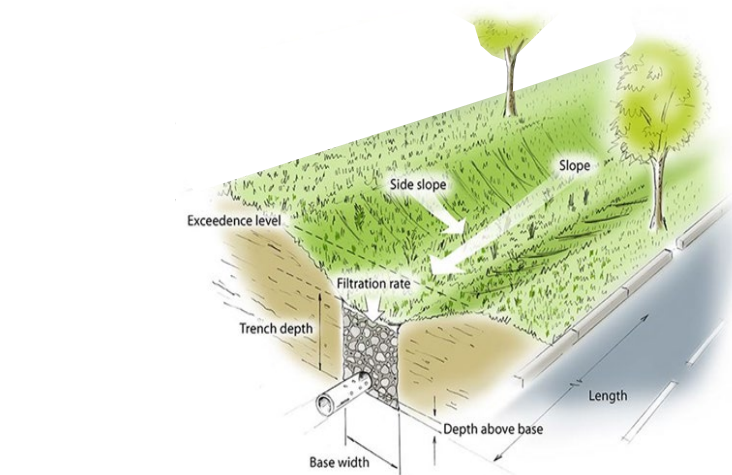
BASIN



PLANTERS



PLANTERS



SWALE



SWALE



BUILD-OUTS

02 LANDSCAPE CHARACTER AREAS

2.13. KEY SUDS DESIGN PRINCIPLES

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2.13.1. The following outlines how Sustainable Drainage Systems (SuDS) **should** be integrated into each character area as appropriate, responding to its form, function and landscape character whilst supporting the overall drainage strategy and place making objectives.

2.13.1.1. Permeable block paving to be used where appropriate at raised junction tables to support surface water infiltration and prioritise pedestrian and cycle movement.

2.13.1.2. Street trees within grass verges to be combined with SuDS compatible tree pits to manage runoff and contribute to the character of this principal route.

2.13.1.3. Across all character areas, private driveways to be constructed using brick paving to assist with surface water management as part of the SuDS strategy.

2.13.1.4. Trees and planters integrated within the public realm to contribute to stormwater management through interception and slow-release.

2.13.1.5. Build-outs incorporated into the highway layout for traffic calming to be used to accommodate street trees, helping manage surface water and enhance character.

2.13.1.6. SuDS principles to be considered in the design of shared spaces, play areas, and landscaped frontages to enhance water resilience and biodiversity.

2.13.1.7. To the upper slopes and perimeters of the proposed attention basins groups of native tree and areas shrub planting **should** be proposed to aid softening these features into the public open space network and wider landscape. Their placement will avoid conflict with the functionality of the basins. This approach not only supports biodiversity and habitat creation but also ensure that these designed attenuation features blend harmoniously with the natural environment.

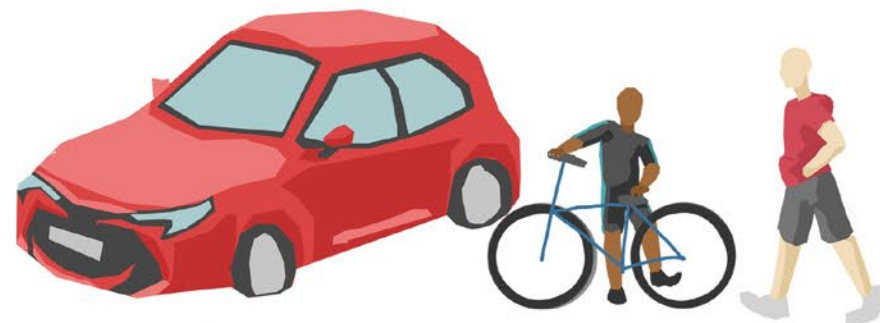
2.13.1.8. The green space to the south contains an existing pond which is not part of the formal drainage strategy, but it will be enhanced through the planting of marginal aquatic vegetation and supported with meadow grassland and parkland trees. These features will complement the site-wide SuDS objectives and contribute positively to biodiversity and landscape character.

FIGURE 30. Illustrative SUDs Strategy

G



Movement



03

01

02

04

Appendix

03 MOVEMENT

3.1. VISION & SUSTAINABLE TRANSPORT STRATEGY

3.1.1. The vision for the scheme is to create a highly desirable place to live, play, and socialise. Sustainability is a core principle essential to achieving this ambition.

3.1.2. A key component of the sustainable ethos underpinning the design vision is to ensure walking and cycling are attractive, safe, and convenient alternatives to the private car.

3.1.3. The development **must** prioritise walking and cycling infrastructure across the site, with strong, legible connections to surrounding areas and key destinations.

3.1.4. ACTIVE TRAVEL INFRASTRUCTURE REQUIREMENTS:

3.1.4.1. Primary Route (Active Travel Corridor):

- Two-way segregated cycleway along the Avenue.
- Footways provided on both sides of the Avenue.

3.1.4.2. Secondary Streets:

- Continuous footpaths on both sides of the street.

3.1.4.3. Tertiary Streets:

- Shared surface design to support low vehicle speeds and pedestrian priority.

3.1.4.4. Public Open Spaces:

- Shared-use paths for pedestrians and cyclists.

3.1.5. LIGHTING STRATEGY:

3.1.5.1. Primary Route (Active Travel Corridor):

- High level lighting provided to adoptable standard, in accordance with Hertfordshire County Council specification;

3.1.5.2. Secondary Streets:

- High level lighting provided to adoptable standard, in accordance with Hertfordshire County Council specification;

3.1.5.3. Tertiary Streets:

- Potential for low level/bollard lighting subject to review of lux levels as part of reserved matters for each area.

3.1.5.4. Public Open Spaces and other active travel routes:

- Bollard lighting where appropriate; or
- Integration into the wider highway lighting scheme.

Appropriate lighting will be provided on all cycle/shared routes.

KEY (DIAGRAM ON THE RIGHT):

ACTIVE TRAVEL ROUTE:

-  PEDESTRIAN/CYCLE ACCESS POINT
-  PRIMARY STREET WITH SEGREGATED CYCLE LANE ON ONE SIDE AND FOOTPATH ON BOTH SIDES
-  KEY ROUTE PEDESTRIAN AND/OR CYCLE ROUTE (see note *1)
-  SECONDARY PEDESTRIAN AND/OR CYCLE ROUTE
-  RECREATIONAL ROUTE
-  PLAY AREAS
-  BUS GATE VEHICULAR RESTRICTION
-  TOUCAN CROSSING POINTS
-  LINK TO LETCHWORTH GREENWAY
-  INDICATIVE BUS STOPS LOCATION
-  RETAINED ACCESS TO EXISTING PROPERTY



PEDESTRIAN/CYCLE ROUTE ALONG POS



SURFACING OF SEGREGATED CYCLEWAY
©BICYCLEDUTCH



PEDESTRIAN ROUTE IN CHIMES,
LOUGHBOROUGH ©BDW

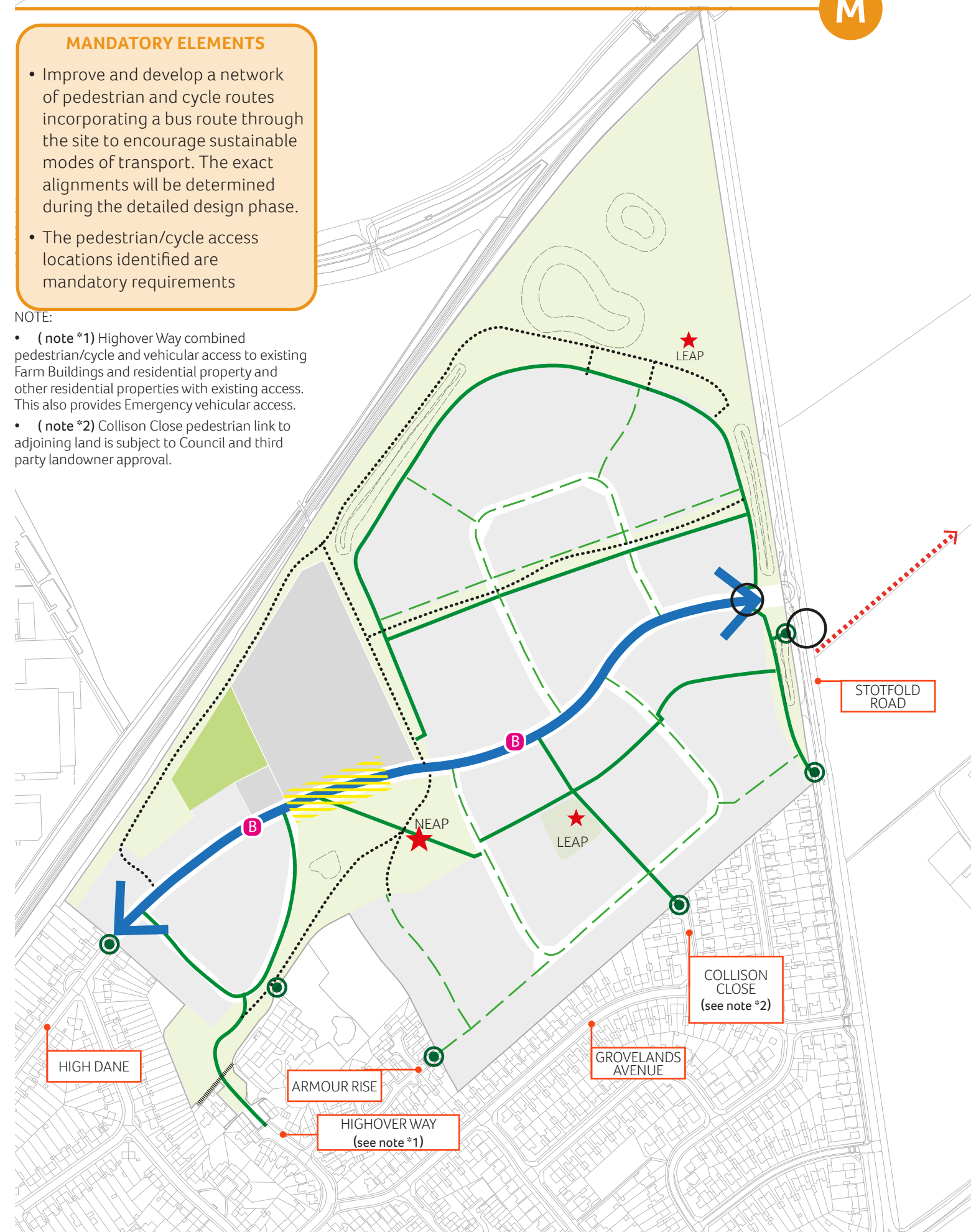
MANDATORY ELEMENTS

- Improve and develop a network of pedestrian and cycle routes incorporating a bus route through the site to encourage sustainable modes of transport. The exact alignments will be determined during the detailed design phase.
- The pedestrian/cycle access locations identified are mandatory requirements

NOTE:

- (note *1) Highover Way combined pedestrian/cycle and vehicular access to existing Farm Buildings and residential property and other residential properties with existing access. This also provides Emergency vehicular access.
- (note *2) Collision Close pedestrian link to adjoining land is subject to Council and third party landowner approval.

FIGURE 31. Illustrative Active Travel diagram



03 MOVEMENT

3.1.6. WAYFINDING AND SIGNAGE:

- Cycle route signage **must** be integrated into the scheme design.
- Signage **should** be placed along the main route connecting Hitchin and Letchworth.
- Signs **must** indicate distances to key destinations (e.g. town centre, railway station).

FIGURE 32. Illustrative Lighting Strategy diagram



KEY FIGURE 32

LIGHTING STRATEGY:

- HIGHWAY LIGHTING SCHEME
- - - BOLLARD LIGHTING
- NO LIGHTING

NOTE:

- (note *1) Highover Way combined pedestrian/cycle and vehicular access to existing Farm Buildings and residential property and other residential properties with existing access. This also provides Emergency vehicular access.
- (note *2) Collision Close pedestrian link to adjoining land is subject to Council and third party landowner approval.

3.2. PUBLIC TRANSPORT ACCESSIBILITY

3.2.1. The site benefits from excellent public transport connectivity. Hitchin railway station is the nearest station, located approximately 1.8 km from the site boundary. It is accessible by foot, bicycle, and local bus services, with stops located near the station entrance.

3.2.2. Walking to Hitchin station from the site takes approximately 21 minutes, while cycling takes around 5 minutes. The site is also within a 10-minute cycle of Letchworth Garden City railway station.

3.2.3. Frequent bus services currently operate between Hitchin and Letchworth Garden City. Existing bus stops are located nearby on High Dane, Cambridge Road, Sturgeon's Way, and Woolgrove Road.

3.2.4. Following discussions with the Hertfordshire County Council Sustainable Transport Manager and Centrebus, a new bus service (Route 82) is expected to be introduced. This service will travel through the site between Stotfold Road and High Dane, forming a loop via Sturgeon's Way and Tristram Road before rejoining High Dane and travelling back through the site out onto Stotfold Road.

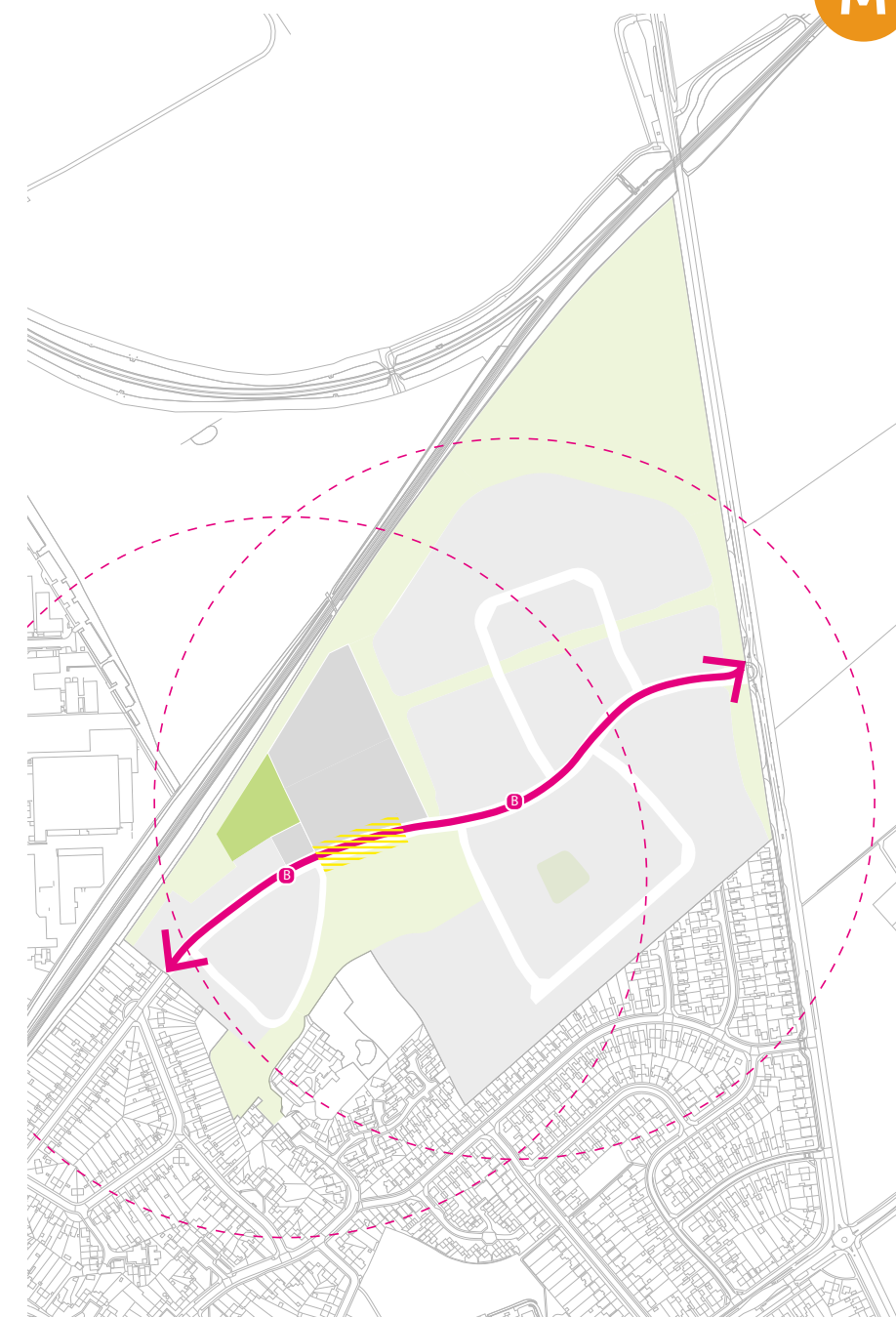
3.2.5. Whilst it is not anticipated that buses will make this movement, buses that potentially enter and leave via High Dane **must** be able to turn around at the Stotfold roundabout

3.2.6. Two bus stops will be provided within the development. One stop will be located adjacent to the neighbourhood centre, and the other further east along the Avenue.

3.2.7. Isochrone walking distance to a bus stop for all units within the development **should** be circa 400m.

3.2.8. A bus gate is proposed along the Avenue, near the neighbourhood centre and school, to restrict general vehicular access while still permitting emergency vehicles and public transport.

FIGURE 33. Illustrative Public Transport diagram



KEY:

- BUS ROUTE
- (B) INDICATIVE BUS STOPS LOCATION WITH CIRCA 400M CATCHMENT AREA
- BUS GATE PREVENTING THROUGH TRAFFIC, WITH LIMITED AREA OF DEVELOPMENT ACCESSED FROM HIGH DANE

03 MOVEMENT

3.3. ACCESS & VEHICULAR MOVEMENT

3.3.1. This section provides a detailed specification for the design of streets within the site. It covers the principal elements of the movement corridor i.e. carriageway width, provision of footways, use of shared space, parking options, surface treatments and landscaping.

3.3.2. These are set out in the tables on the following pages.

3.3.3. Highover Farm is primarily accessed from the east from the new proposed roundabout in Stotfold Road with secondary access from the west side through High Dane.

3.3.4. Emergency access through Highover Way will provide vehicular, cycle and pedestrian access to the existing Farm Buildings and residential units.

3.3.5. The scheme **must** prioritise cycle and pedestrian routes across the whole site with good connectivity also towards the surrounding areas.

3.3.6. A Toucan crossing facility for pedestrians and cyclists on Stotfold Road will link the site with the Letchworth Greenway.

3.3.7. Additionally, new pedestrian access points will be provided at Stotfold Road and Armour Rise. Pedestrian access from Collison Close will be subject to approval from the council and third-party landowners.

3.3.8. Each street type is illustrated by a series of annotated diagrams laid out on the followings page with mandatory and guidance elements.

3.3.9. Streets **must** be designed to ensure vehicular speeds are no more than 20 mph, in order to promote walking and cycling.

3.3.10. All streets **must** be designed to be in accordance with Manual for Streets and HCC guidance.

KEY:

-  MAIN VEHICULAR ACCESS VIA STOTFOLD ROAD
-  LIMITED VEHICULAR ACCESS VIA HIGH DANE
-  EMERGENCY ACCESS (see note *1)
-  PEDESTRIAN/CYCLE ACCESS POINT
-  VEHICULAR CONNECTION TO FUTURE DEVELOPMENT
-  PRIMARY ROAD "THE AVENUE"
-  SECONDARY STREET
-  TERTIARY STREET 1
-  TERTIARY STREET 2 / LANE
-  TERTIARY STREET 3 / EDGE LANE
-  INFORMAL STREET
-  RESTRICTED VEHICULAR MOVEMENTS / BUS GATE
-  TOUCAN CROSSING POINTS
-  LINK TO LETCHWORTH GREENWAY
-  INDICATIVE BUS STOPS LOCATION
-  RETAINED ACCESS TO EXISTING PROPERTY

NOTE:

- (note *1) Highover Way combined pedestrian/cycle and vehicular access to existing Farm Buildings and residential property and other residential properties with existing access. This also provides Emergency vehicular access.
- (note *2) Collison Close pedestrian link to adjoining land is subject to Council and third party landowner approval.

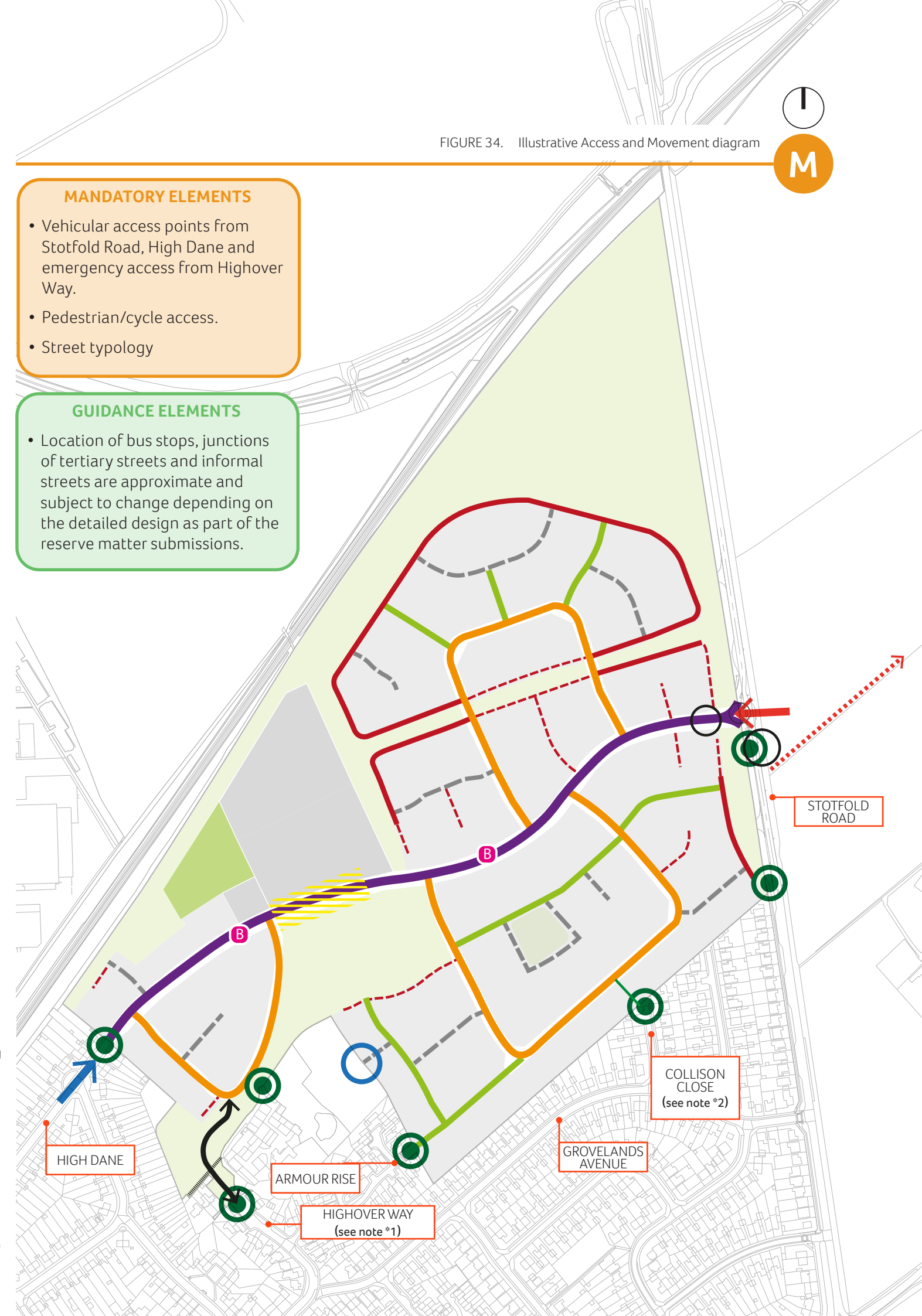
MANDATORY ELEMENTS

- Vehicular access points from Stotfold Road, High Dane and emergency access from Highover Way.
- Pedestrian/cycle access.
- Street typology

GUIDANCE ELEMENTS

- Location of bus stops, junctions of tertiary streets and informal streets are approximate and subject to change depending on the detailed design as part of the reserve matter submissions.

FIGURE 34. Illustrative Access and Movement diagram





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TABLE 3.1 MANDATORY REQUIREMENTS HIGHWAY EXTENT						
Refer to following pages to more details						
	PRIMARY ROAD: THE AVENUE	SECONDARY STREET	TERTIARY STREET 1	TERTIARY STREET 2 / LANE	TERTIARY STREET 3 / EDGE LANE	INFORMAL STREET
STREET DIMENSIONS						
HIGHWAY EXTENT	17.5m	12.0m	4.8m	4.8m	4.8m	min. 4.1m
CARRIAGEWAY WIDTH	6m	5.5m (shared space with cars and cycles).	4.8m (shared space with cars, pedestrians and cycles).	4.8m (shared space with cars, pedestrians and cycles).	4.8m (shared space with cars, pedestrians and cycles).	min.4.1m (shared space with cars, pedestrians and cycles).
FOOTWAY	2.0m on both sides.	2.0m on both sides except where development is facing public open space.	Shared space environment.	Shared space environment.	Shared space environment.	Shared space environment.
CYCLING	3.0m Dedicated two-way segregated cycle way along southern side of Avenue.	Cycles share carriageway.	Cycles share shared space with cars and pedestrians.	Cycles share shared space with cars and pedestrians.	Cycles share shared space with cars and pedestrians.	Cycles share shared space with cars and pedestrians.
STREET SURFACE MATERIAL	Tarmac.	Tarmac.	Block Paving.	Block Paving.	Block Paving.	Block Paving.
TRAFFIC CALMING	Through raised tables at pedestrian crossing points, junctions and a change of material.	Through build-out features incorporating landscape and/or parking and a change of material. Raised tables will only be considered if traffic calming measures cannot be implemented using build-out features.	Through build-out features incorporating landscape and/or parking. Raised tables will only be considered if traffic calming measures cannot be implemented using build-out features.	Through build-out features incorporating landscape and/or parking. Raised tables will only be considered if traffic calming measures cannot be implemented using build-out features.	Through build-out features incorporating trees and/or parking. Raised tables will only be considered if traffic calming measures cannot be implemented using build-out features.	n/a
ADOPTABLE HIGHWAY	Yes.	Yes.	Designed to meet adoptable standards.	Designed to meet adoptable standards.	Designed to meet adoptable standards.	n/a
PUBLIC TRANSPORT						
PUBLIC TRANSPORT ROUTE	Yes.	No.	No.	No.	No.	No.

3.3.11. PRIMARY ROAD: THE AVENUE

- 3.3.11.1. The Avenue forms the principal route through the development, connecting the two main access points at Stotfold Road and High Dane.
- 3.3.11.2. It will maintain a consistent carriageway width, with a localised narrowing at the bus gate, situated directly in front of the primary school.
- 3.3.11.3. The bus gate **must** act as a visual and functional focal point within the site, reinforcing the neighbourhood centre and school as key destinations.

3.3.12. SECONDARY STREETS

- 3.3.12.1. Secondary streets will connect to the Avenue and provide a number of internal loops throughout the development that link various areas within the development.

3.3.13. TERTIARY STREETS

- 3.3.13.1. Tertiary streets will reinforce internal connectivity while promoting a less urban, more residential character.
- 3.3.13.2. These routes will be designed with shared surface treatments to prioritise pedestrian and cyclist movement.
- 3.3.13.3. Key view corridors will be preserved and enhanced.
- 3.3.13.4. Traffic calming features, such as build-outs, will be incorporated to manage vehicle speeds.

3.3.14. INFORMAL STREETS

- 3.3.14.1. Informal streets will serve a limited number of homes, typically no more than five if served by a single point of access.
- 3.3.14.2. These streets will be designed as shared spaces, giving clear priority to pedestrians and cyclists.
- 3.3.14.3. Their layout will encourage low traffic speeds and promote a sense of enclosure and community.



FIGURE 35. Precedents pictures of street typologies



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3.4. PRIMARY ROAD: THE AVENUE

TABLE 3.2 MANDATORY REQUIREMENTS FOR THE AVENUE	
SPECIFICATION	PRIMARY ROAD – THE AVENUE (road to be adopted)
CARRIAGEWAY	6.0m may narrow where bus gate is proposed. Refer to page 60-63
FOOTWAY	2.0m to both sides.
CYCLEWAY	3.0m to one side (two-way segregated cycle way).
VERGE	Yes, separating carriageway from foot/cycleway: min 2.0m on one side and 2.5m on other side adjacent to cycleway.
FRONTAGE ACCESS	Yes.
SHARED SPACE	No.
SURFACE FINISHES	Carriageway: Tarmac. Footway: Tarmac. Bus Gate : Block Paved. Signage to restrict vehicular movements in accordance with HCC requirements and specification. Automatic Number Plate Recognition (ANPR) can be added to the lighting column if required in the future.
ON STREET PARKING	No
PUBLIC TRANSPORT ROUTE	Yes.
LANDSCAPING	Street trees in grass verge spaced between 9m to 12m(subject to visibility splays). Tree species or similar approved: (Regular double-sided planting in highway verges) Fastigate Hornbeam (Carpinus betulus ‘Frans Fontaine’), Pear Blossom (Pyrus calleryana ‘Chanticleer’) and Turkish Hazel (Corylus colurna). Size: Extra Heavy Standard, 18-20cm girth. Rootballed
TARGET DESIGN SPEED	20mph.
STREET LIGHTING	Yes, Galvanised steel column, placed back of footway away from main front windows. Specification must follow HCC standards. Urban square/Bus Gate area lighting solution to repsond to landscape grid.
UTILITY SERVICES	Located under footways both sides of carriageway to accommodate depths required by the service provider.
JUNCTION RADII	6.0m.
STREET FURNITURE	Traffic signs. Street name signs. The specifications must comply with national and HCC requirements for traffic signage. Bus stop shelter required on northern side of the Avenue in the two locations.

- 3.4.1. The junctions with the Avenue **must** be designed to promote pedestrian and cycle priority with raised tables to facilitate at grade crossing of the side arms for pedestrians and also for cyclists using the 2-way cycle lane to the south of the Avenue.
- 3.4.2. Bollards **must** be incorporated appropriately, to protect pedestrians and cyclists on the raised table from turning vehicles.
- 3.4.3. Pedestrians and cyclists **must** have priority at the junctions, so good visibility is required at the giveway lines leading up to the raised tables.
- 3.4.4. The junctions will be designed to accommodate refuse vehicles.
- 3.4.5. A contrast in material such as block paving, **must** be required for the raised tables at the junctions along the Avenue to provide awareness to motorists that the environment is changing and provide greater emphasis on the pedestrian and cycle priority.

FIGURE 36. Typical street cross section of the Avenue. Tree locations on these drawings are illustrative only. Materials illustrated in this section are intended only as guidance and do not suggest colour type use.

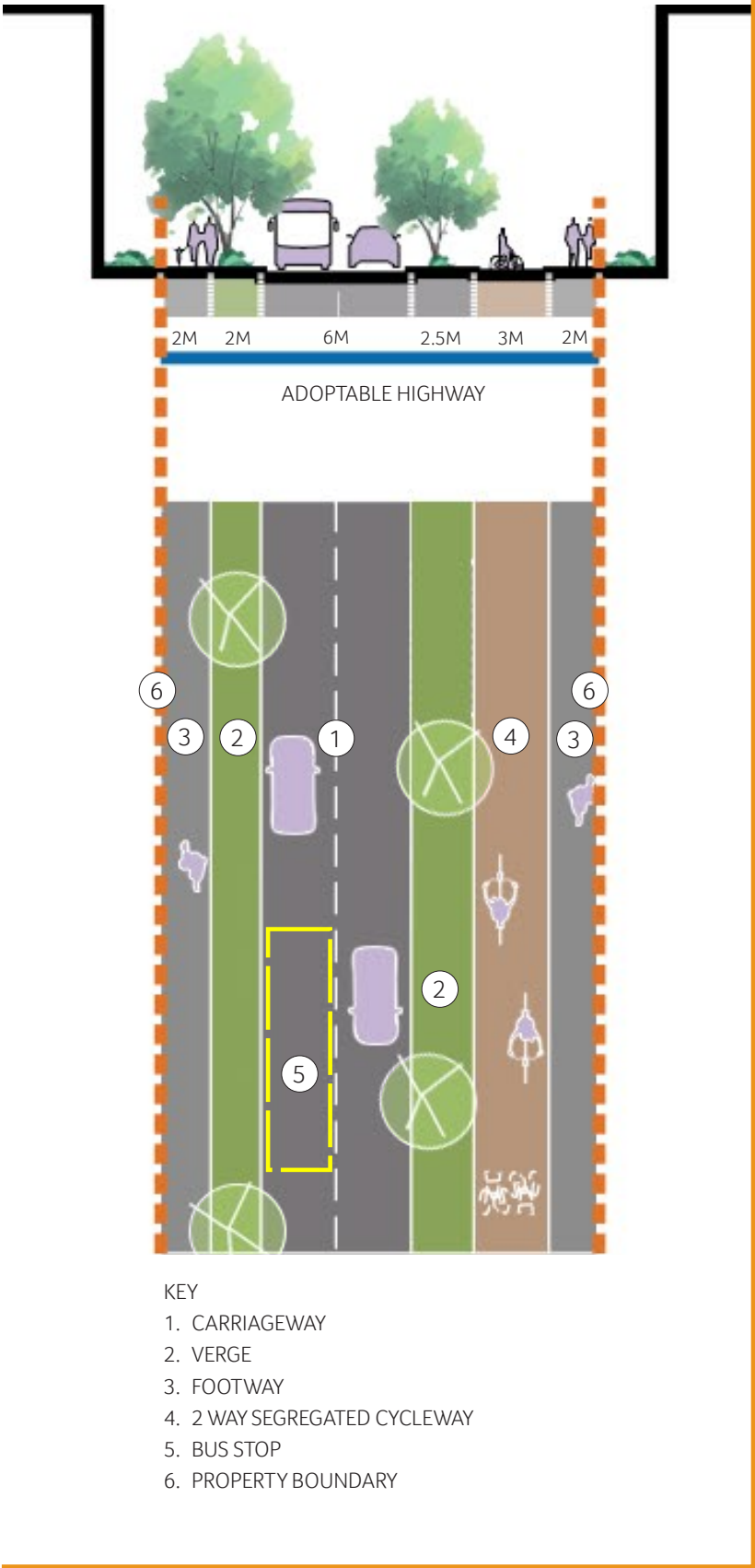
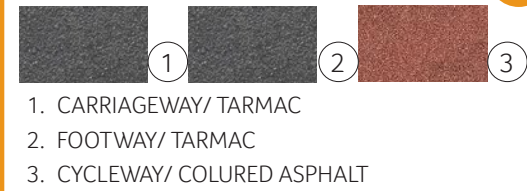


FIGURE 37. Example of crossing



FIGURE 38. Materials for the Avenue



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MOVEMENT

3.5. SECONDARY STREET

SPECIFICATION	SECONDARY STREET (road to be adopted)
CARRIAGEWAY	5.5m Carriageway can be narrowed to 3.7m where build-out features are incorporated
FOOTWAY	2.0m to both sides (only to one side if development facing public open space).
CYCLEWAY	No.
VERGE	Yes, min.1.5-3.0m to one side with trees, shrubs and planting. No, if one sided development facing onto public open space. Width may vary to accommodate parking bays.
FRONTAGE ACCESS	Yes.
SHARED SPACE	No.
SURFACE FINISHES	Carriageway: Tarmac. Footway: Tarmac.
ON STREET PARKING	Parallel parking in bays set into verge, with planting in the verge implemented to discourage parking on the verge.
PUBLIC TRANSPORT ROUTE	No.
LANDSCAPING	Street trees in grass verge spaced between 9m to 12m. Tree species or similar approved: (Regular one-sided planting in highway verge) - Apple Blossom (Malus trilobata) and Cherry Blossom (Prunus Pandora). Size: Extra Heavy Standard, 16-18cm girth. Bare root and rootballed.
TARGET DESIGN SPEED	20mph.
STREET LIGHTING	Yes, Galvanised steel column, placed back of footway away from main front windows. Specification must follow HCC standards.
UTILITY SERVICES	Located under footways both sides of carriageway to accommodate depths required by the service provider.
JUNCTION RADII	6.0m.
STREET FURNITURE	Traffic signs. Street name signs. The specifications must comply with national and HCC requirements for traffic signage.

- 3.5.1. Tactile paving and dropped kerbs will be incorporated to facilitate appropriate crossing locations on the secondary streets.
- 3.5.2. Build-outs **should** be incorporated to narrow the crossing distance and facilitate traffic calming and assist in controlling traffic speeds of 20mph. These traffic features **should** be located every 60-70metres.
- 3.5.3. The build-outs **should** be landscaped and where possible incorporate on street parking bays to meet HCC parking standards.
- 3.5.4. Raised tables will only be considered if traffic calming measures cannot be implemented using build-out features.

FIGURE 40. Materials for the Secondary Street

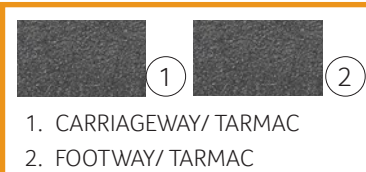
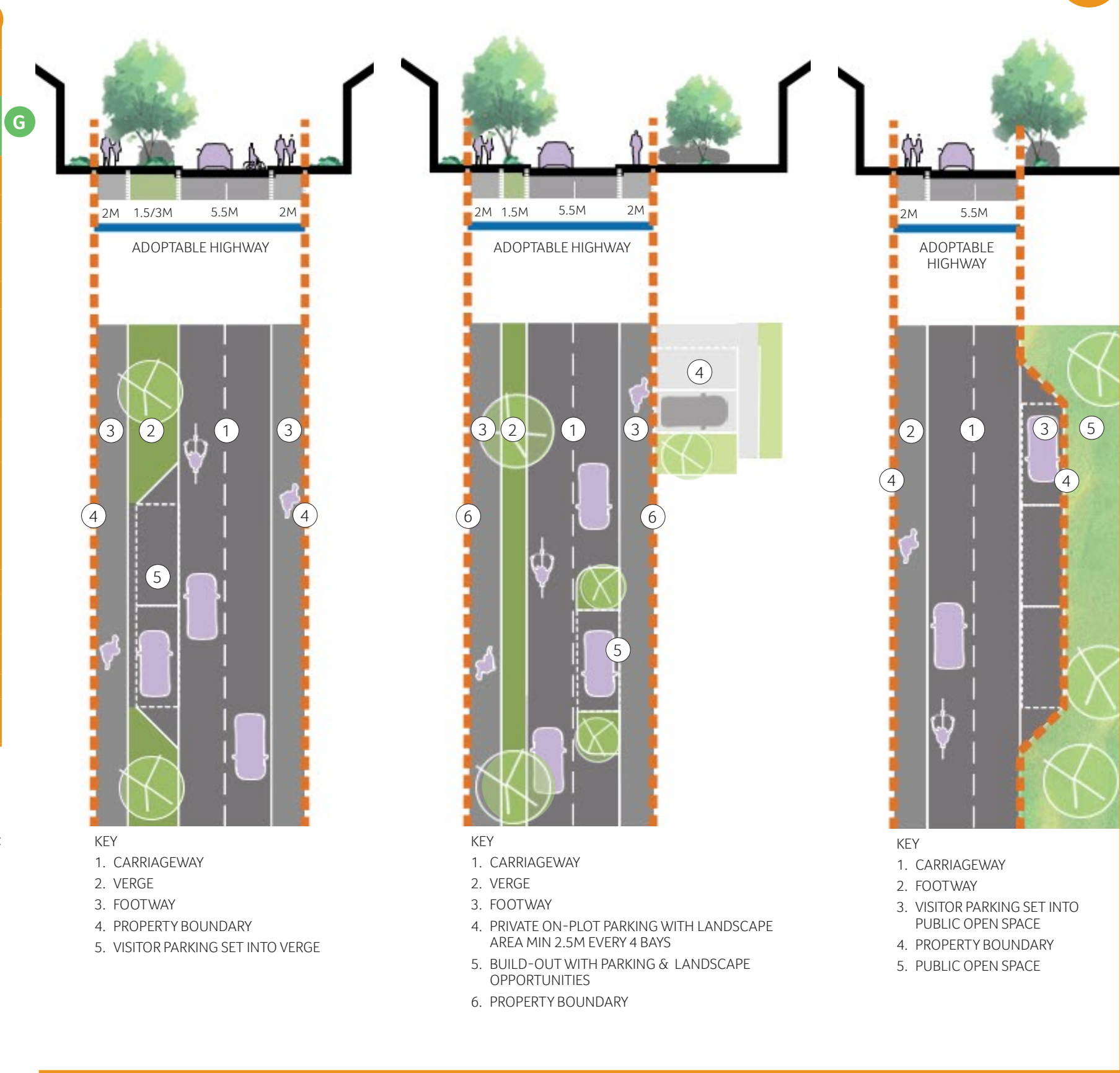


FIGURE 39. Typical street cross section of the Secondary Streets. Tree locations on these drawings are illustrative only. Materials illustrated in this section are intended only as guidance and do not suggest colour type use



3.6. TERTIARY STREET: TYPE 1, TYPE 2 LANE & TYPE 3 EDGE LANE

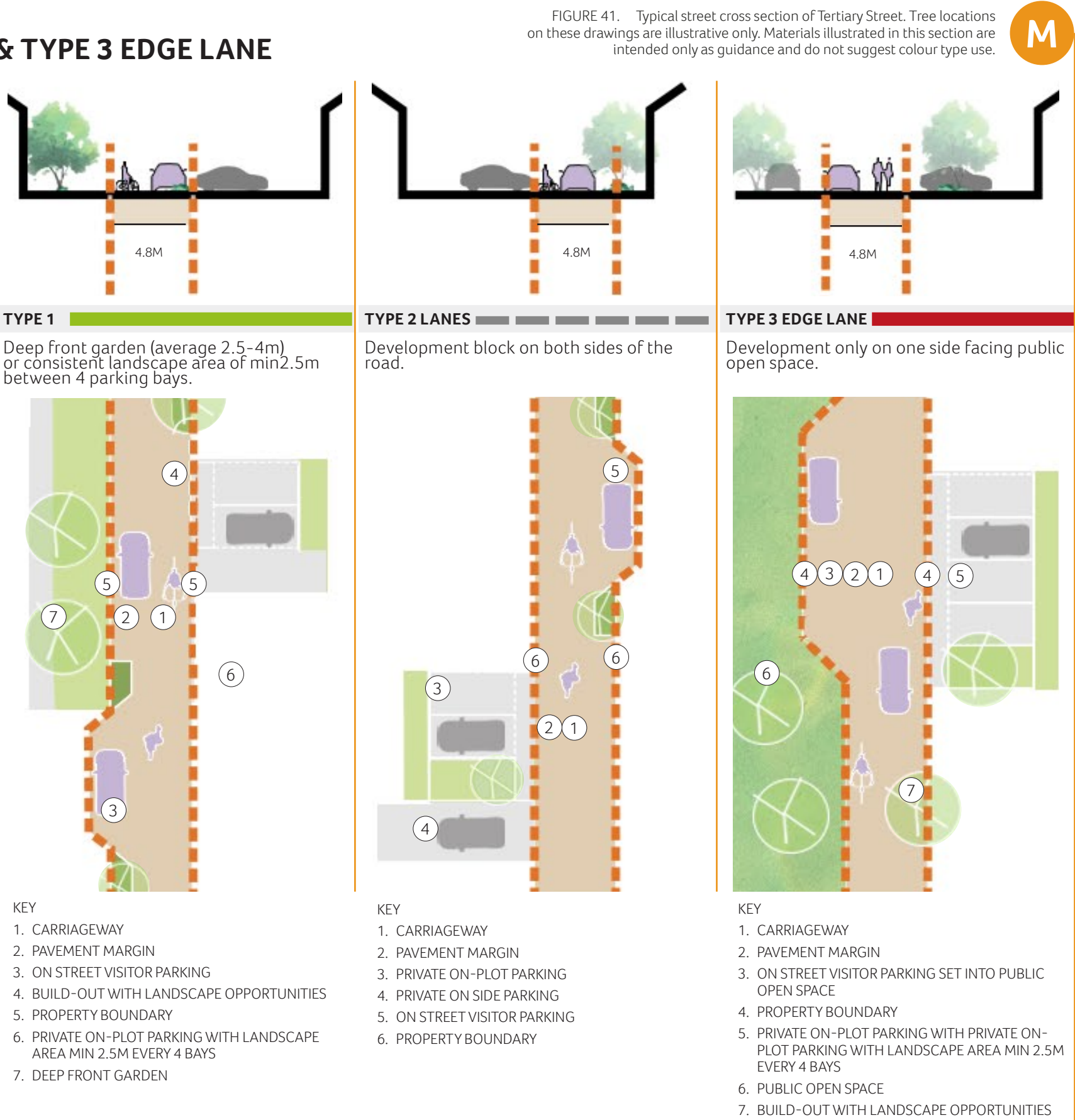
TABLE 3.4 MANDATORY REQUIREMENTS FOR TERTIARY STREET	
SPECIFICATION	TERTIARY STREET
CARRIAGEWAY	4.8m (subject to requirements of utilities/sewer and tracking of vehicles). Carriage can be narrowed to a minimum of 4.1m where cars are required to pass each other and can be narrowed to an absolute minimum of 3.7m over short sections where build-outs are incorporated.
FOOTWAY	Shared.
CYCLEWAY	No.
VERGE	No.
SHARED SPACE	Yes.
SURFACE FINISHES	Block Paved. Contrasting colour in key locations.
ON STREET PARKING	Parallel parking in bays on street.
PUBLIC TRANSPORT ROUTE	No.
LANDSCAPING	Tree species – on-plot informally spaced tree planting with no less than 1 tree per 4 plots. Tree species or similar approved to be utilised where appropriate but still providing adequate visibility. Birch (Betula utilis jacquemontii), Magnolia (Magnolia Kobus 'Isis'). Size: Extra Heavy Standard, 14-16cm & 16- 18cm girth. Bare root and rootballed. Refer to the character areas for the on-plot landscape treatments.
TARGET DESIGN SPEED	20mph.
STREET LIGHTING	Yes, Formal street lighting appropriate for residential area. Lighting to be provided along the edges of the shared surface, placed away from main front windows. Specification must follow HCC standards.
UTILITY SERVICES	Utilities to be accomodated within the 4.8m carriageway width, where feasible, to depth specified by the service provider.
JUNCTION RADII	4.0m (subject to tracking).
STREET FURNITURE	Traffic signs. Street name signs. The specifications must comply with national and HCC requirements for traffic signage.

- 3.6.1. As per HCC guidance on mews streets without footways sets a maximum of 25 dwellings per vehicular access.
- 3.6.2. Build-outs **should** be incorporated to narrow the crossing distance and facilitate traffic calming and assist in controlling traffic speeds of 20mph.
- 3.6.3. The build-outs **should** be landscaped and where possible incorporate on street parking bays could be located between build-outs to create the traffic calming and facilitate the parking to meet HCC parking standards.
- 3.6.4. These traffic features **should** be located every 60-70metres.
- 3.6.5. Raised tables will only be considered if traffic calming measures cannot be implemented using build-out features.

FIGURE 42. Materials for the Tertiary Street.



1. CARRIAGEWAY/ BLOCK PAVING



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3.7. INFORMAL STREET

SPECIFICATION	INFORMAL STREET
CARRIAGEWAY	Wider carriageway informal in character narrowing to min. 4.1m.
FOOTWAY	Shared
CYCLEWAY	No.
VERGE	No.
SHARED SPACE	Yes.
SURFACE FINISHES	Block Paved.
ON STREET PARKING	Parallel parking in bays on street.
PUBLIC TRANSPORT ROUTE	No.
LANDSCAPING	Tree planting offer via adjacent public open space area. Refer to the character areas for the on-plot landscape treatments.
TARGET DESIGN SPEED	10mph.
STREET LIGHTING	Yes, low level lighting where feasible.
UTILITY SERVICES	Located under one side of the shared surface.
JUNCTION RADII	
STREET FURNITURE	Traffic signs. Street name signs.

3.7.1. 6m width will be required on the Informal streets where vehicles need to reverse from drives

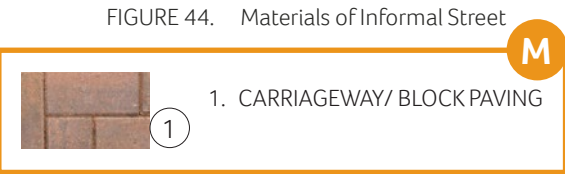
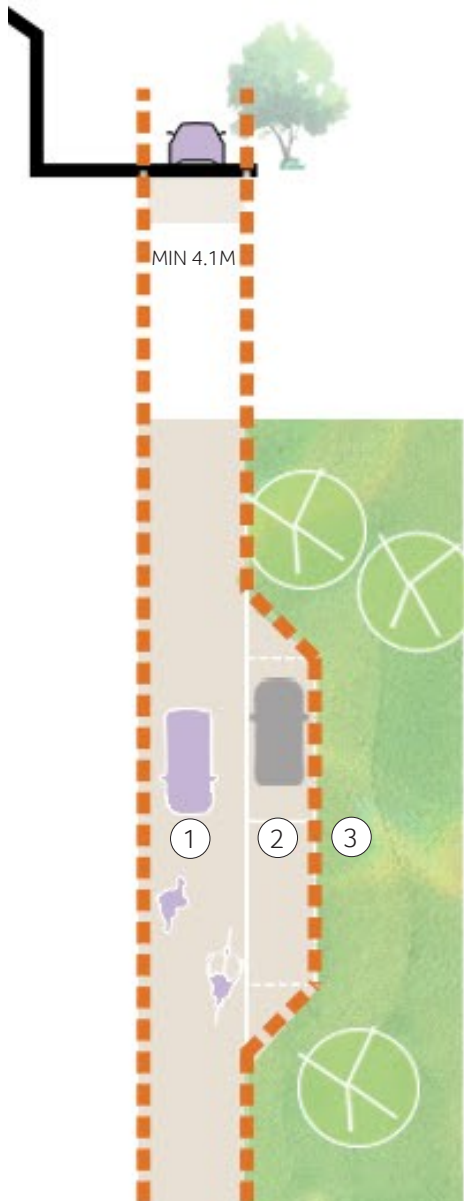


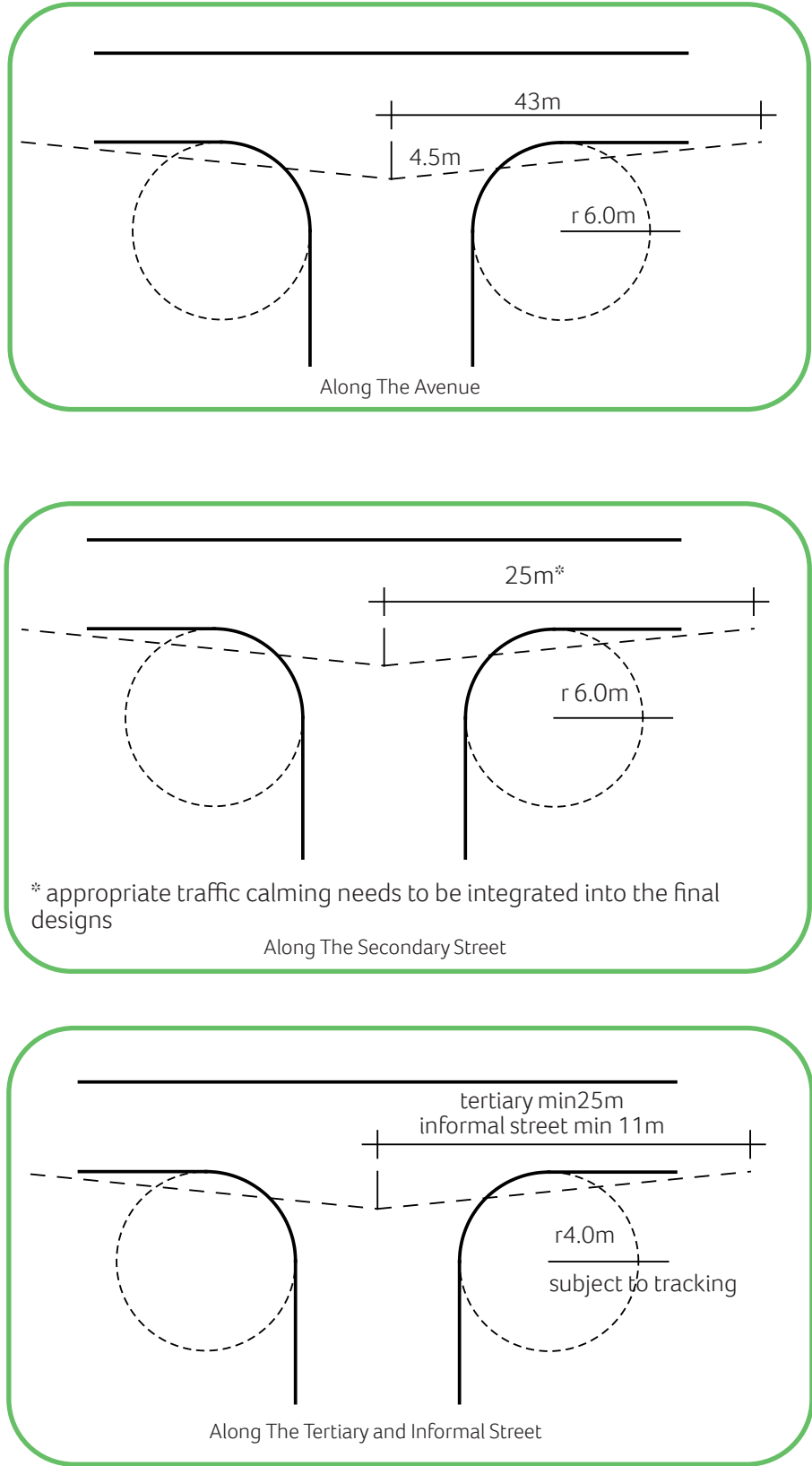
FIGURE 43. Typical street cross section of Informal Street. Tree locations on these drawings are illustrative only. Materials illustrated in this section are intended only as guidance and do not suggest colour type use.



- KEY
- 1. CARRIAGEWAY
 - 2. ON STREET VISITOR PARKING SET INTO PUBLIC OPEN SPACE
 - 3. PUBLIC OPEN SPACE

3.8. JUNCTION

FIGURE 45. Indicative junction designs



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MOVEMENT

3.9. PARKING

- 3.9.1.** Vehicular parking **must** be provided in accordance with the NHDC Vehicle Parking at New Development SPD(2011). Parking standards are included in the table 3.6 below.
- 3.9.2.** A combination of on plot, rear courtyards and on street parking solutions **must** be provided depending on housing typologies and layout configuration.
- 3.9.3.** Electric car charging points **must** be considered when designing streets and buildings. Planning Condition 18 requires details for such infrastructure to be submitted with a Reserved Matters Application.
- 3.9.4.** EV charging points **must** be considered for every house.
- 3.9.5.** Provision **must** to be made for visitor bays in accordance with Table 3.6.

TABLE 3.6 CAR PARKING (refer to table 4.1 of SPD Vehicle Parking at New Development NHDC)

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SPECIFICATION	RESIDENTIAL PARKING STANDARDS
1 BEDROOM	To be 1 space for dwelling minimum.
2+ BEDROOMS	To be 2 space for dwelling minimum.
NOTE	Garages will be counted towards meeting the standards only if they are at least 7m x 3m measured internally. Garages should have personal doors to be more suited for parking/storage.
VISITOR/ UNALLOCATED	Between 0.25 and 0.75 spaces per dwelling (rounded up to nearest whole number), with the lower standard being applied where there are no garages in the proposed scheme and the higher standard applied where every dwelling in the scheme is to be provided with a garage.

3.9.6. Flats **must** have 1 parking space minimum.

TABLE 3.7 PARKING TYPOLOGIES SUMMARY FOR STREET TYPES

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TPOLOGY	LOCATION	PRIMARY ROAD THE AVENUE	SECONDARY STREET	TERTIARY TYPE 1	TERTIARY TYPE 2 LANE	TERTIARY TYPE 3 EDGE LANE	INFORMAL STREET
ON PLOT SIDE PARKING	OFF STREET	Yes	Yes	Yes	Yes	Yes	Yes
ON PLOT FRONT PARKING	OFF STREET	No	Yes	Yes	Yes	Yes	Yes
SURVEILLED COURTYARD AND FOGS	OFF STREET	No	Yes	Yes	Yes	No	No
VISITORS	ON STREET	No	Parallel parking in bays set into verge.	Parallel parking in bays on street.	Parallel parking in bays on street.	Parallel parking in bays on street.	Parallel parking in bays on street.

3.9.7. Details of parking typologies are set out below:

3.9.8. ON PLOT SIDE PARKING

- 3.9.8.1.** Parking **must** be accommodated on-plot, with single or double driveways between buildings.
- 3.9.8.2.** Driveways **must** be constructed to facilitate safe movement for both pedestrians and cyclists, promoting accessibility and mobility.
- 3.9.8.3.** All driveways **should** have a minimum width of 3.6m for a single and 6.6m for a double to ensure adequate space for pedestrian and cycle passage even when vehicles are parked.
- 3.9.8.4.** Parking could be in a stand alone or integrated garage, in a carport or uncovered.
- 3.9.8.5.** Larger detached dwellings may come with single or double garages. They **should** only serve as parking spaces if they meet the necessary dimensions specified in the NHDC Vehicle Parking at New Development SPD, which requires internal measurements of 7m x 3m.

3.9.9. ON PLOT FRONT PARKING

- 3.9.9.1.** The frontage parking typology **should** be used to achieve a consistent frontage. This is usually associated with semi detached / terraced units, or larger detached units with integral garage.
- 3.9.9.2.** It gives the opportunity to provide space for low level planting and trees. Landscape **must** be included as a minimum 2.5m gap every 4 parking spaces.
- 3.9.9.3.** Use of contrasting coloured sets and T marks **should** help to define parking spaces.
- 3.9.9.4.** A defensible landscape space **should** be provided in front of each property, as minimum of 2m deep.
- 3.9.9.5.** Carport will be without garage doors, for example under FOG units.
- 3.9.9.6.** On-plot front parking **should** be avoided on both sides of a Primary, Secondary or Tertiary Street, to avoid visual dominance of cars and avoid wide asphalt surfacing in the street scene.

3.9.10. SURVEILLED COURTYARD AND FOGS

- 3.9.10.1.** Rear/side courtyards car parking **should** be introduced on the layout. They will help in achieving a consolidated frontage and reduce the number of vehicular crossing points along the main road.
- 3.9.10.2.** They **must** serve a limited number of properties, no more than 10 dwellings. In cases where the parking courts serve apartment blocks, these will serve no more than 13 plots, and the design **should** include landscape and natural surveillance.
- 3.9.10.3.** *The entrance to parking courts should be a minimum width of 3.0m for up to 9 parking spaces and 4.1m wide for 10 or more spaces. Where the entrance to a parking area is built over, the headroom should be a minimum of 2.5m* Courtyards will required use of high quality hard surface, as block paving (Refer to Place & Movement Planning and Design Guide for Hertfordshire).
- 3.9.10.4.** Parking courts **must** be overlooked (i.e. habitable rooms) to provide a safe environment. They **must** be designed to include solid (masonry) boundary treatments and enhanced with tree and shrub planting where achievable to soften the out outlook for residents and enhance visual appeal.
- 3.9.10.5.** In the parking areas, pockets of soft landscaping **should** be integrated to accommodate climbing plants. These will bring a softer element into these hard landscape dominated parking courts and further enhance biodiversity and habitat value within the development parcels.

3.9.11. ON STREET VISITOR PARKING

- 3.9.11.1.** On street ‘unallocated’ visitor parking spaces **should** be set into verge along secondary street.
- 3.9.11.2.** On street visitor parking **shall** be created as “build-out” within the carriageway in order to reduce the overall carriageway width and act as calming features along secondary and tertiary streets.
- 3.9.11.3.** On street visitor parking **must** have regard to the Council’s standards with parallel bay of 6x2.5m or perpendicular bay of 5x2.5m if unobstructed. (Refer to Place & Movement Planning and Design Guide for Hertfordshire).
- 3.9.11.4.** Where a parallel bay is adjacent to green space rather than a footway, the bay should be configured as a 2.1m wide bay plus a 0.5m margin marked in from the kerb (e.g. with a different coloured block) to facilitate access to the vehicle from the kerb side without walking on the verge.
- 3.9.11.5.** To promote better landscaping and discourage parking on verges, the number of consecutive parking spaces to be limited to a maximum of three. Following these spaces, a full-length verge **should** be established, featuring a tree to enhance the area. The verges **should** be raised and include shrubs and trees to effectively deter parking.

03 MOVEMENT

3.9.12. PARKING MATERIALS

ON PLOT SIDE PARKING, FRONT PARKING, COURTYARD AND FOGS

- 3.9.12.1. Block paving **must** be used on private parking driveways and on courtyard shared space excluding bays.
- 3.9.12.2. Tarmac **must** be used on parking bays in courtyards and on front parking.

ON STREET VISITOR PARKING

- 3.9.12.3. Tarmac finish **must** be used along secondary streets.
- 3.9.12.4. A mix of block paving laid in contrasting bond or colours **must** ensure a different appearance for visitor bays along tertiary and informal streets.

3.9.13. CYCLE PARKING

- 3.9.13.1. Residential cycle parking **must** be covered and secure.
- 3.9.13.2. Each dwelling **must** have residential cycle parking, which can be provided in one of the following ways:
 - a. within a shed in the garden for houses and maisonettes.
 - b. within storage units at the end of driveway for houses.
 - c. where garage is plotted it **should** have a minimum internal dimension of 3mx7m to allow car parking and cycle storage.
 - d. designated covered bike stores for flats.
- 3.9.13.3. Driveway widths **must** ensure adequate space for pedestrian and cycle passage even when vehicles are parked.
- 3.9.13.4. Cycle parking **must** be provided to the standards defined in the NHDC Vehicle Parking at New Development SPD.
- 3.9.13.5. Cycle visitors parking on scheme **must** be provided by ensuring drive is large enough to easily get bike to rear garden whilst cars are parked on drive.
- 3.9.13.6. Cycle parking for parents and visitors on Highover Green **must** be located close to the school entrance.



SIDE PARKING THE ORCHARDS, ROBY ©BDW



FRONT PARKING HAYLING ISLAND ©BDW



INTEGRAL PARKING TRUMPINGTON ©BDW



FOG STAPELEY GARDENS, NANTWICH ©BDW



PARKING COURT SPIERS MEADOW, BASINGSTOKE ©BDW



VISITOR PARKING SCREENED BY LANDSCAPE TRUMPINGTON ©BDW

M

TABLE 3.8 CYCLE PARKING (refer to table 4.1 of SPD Vehicle Parking at New Development NHDC)	
SPECIFICATION	MINIMUM CYCLE PARKING
	RESIDENTIAL PARKING STANDARDS
1 BEDROOM	To be 1 secured covered space for dwelling. None if garage or secure area provided within curtilage of dwelling.
2+ BEDROOMS	
VISITOR/ UNALLOCATED	If no garage or secure area is provided within curtilage of dwelling then 1 covered and secure space for each dwelling in a communal area for residents plus 1 space per dwelling for visitors.



BIKE STORAGE FOR FOG DARWIN GREEN, CAMBRIDGE ©BDW



BIKE STORAGE FOR FLATS GILLIES MEADOW, BASINGSTOKE ©BDW

FIGURE 46. Precedents pictures of vehicular and cycle parking

Building Form



01

02

03

04

Appendix

04 BUILDING FORM

4.1. URBAN DESIGN PLAN

4.1.1. The Urban Design Framework serves as a strategic tool that outlines the design vision for the development and identifies the main design principles to be followed.

4.1.2. The key principles are outlined below:

4.1.2.1. Main vehicular access from Stotfold Road and from High Dane.

4.1.2.2. Creation of strong routes and key spaces through a well defined block structure.

4.1.2.3. Provision of permeable connectivity throughout the site.

4.1.2.4. Legibility will be emphasized by incorporating key spaces and gateway buildings, as well as strategic groupings and landmarks.

4.1.2.5. Provision of a sequence of green spaces, play areas and linear parks, all connected through pedestrian and cycle routes.

4.1.2.6. Treatment of the important edges to the site towards the public open space, with direct frontages looking onto the green.

4.1.2.7. Variation in building form and treatment will be used to create distinct characters while ensuring a cohesive vision for the development.

4.1.2.8. Inclusion of key views across the site through road alignment and providing direct visual and pedestrian connectivity.

4.1.2.9. Provision for the 2FE primary school, school pitches and mixed use neighbourhood centre.

4.1.2.10. Provision of a Bus Gate.

4.1.2.11. The site will offer vehicular, pedestrian, and cycling connectivity both within the development and to the surrounding areas.

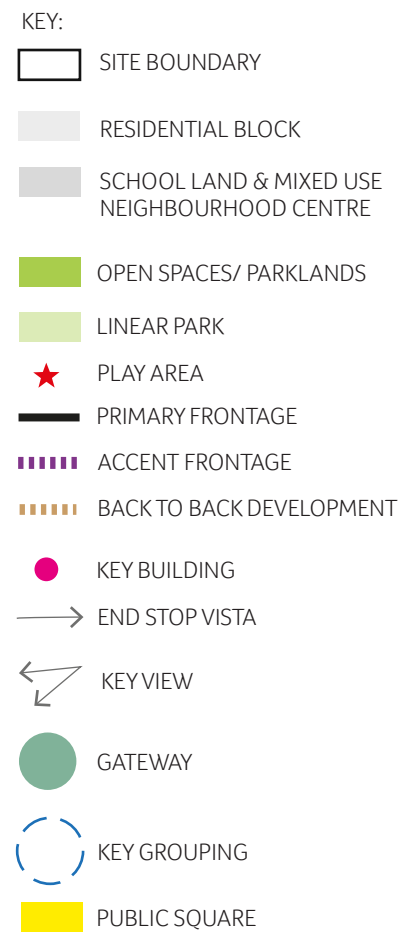
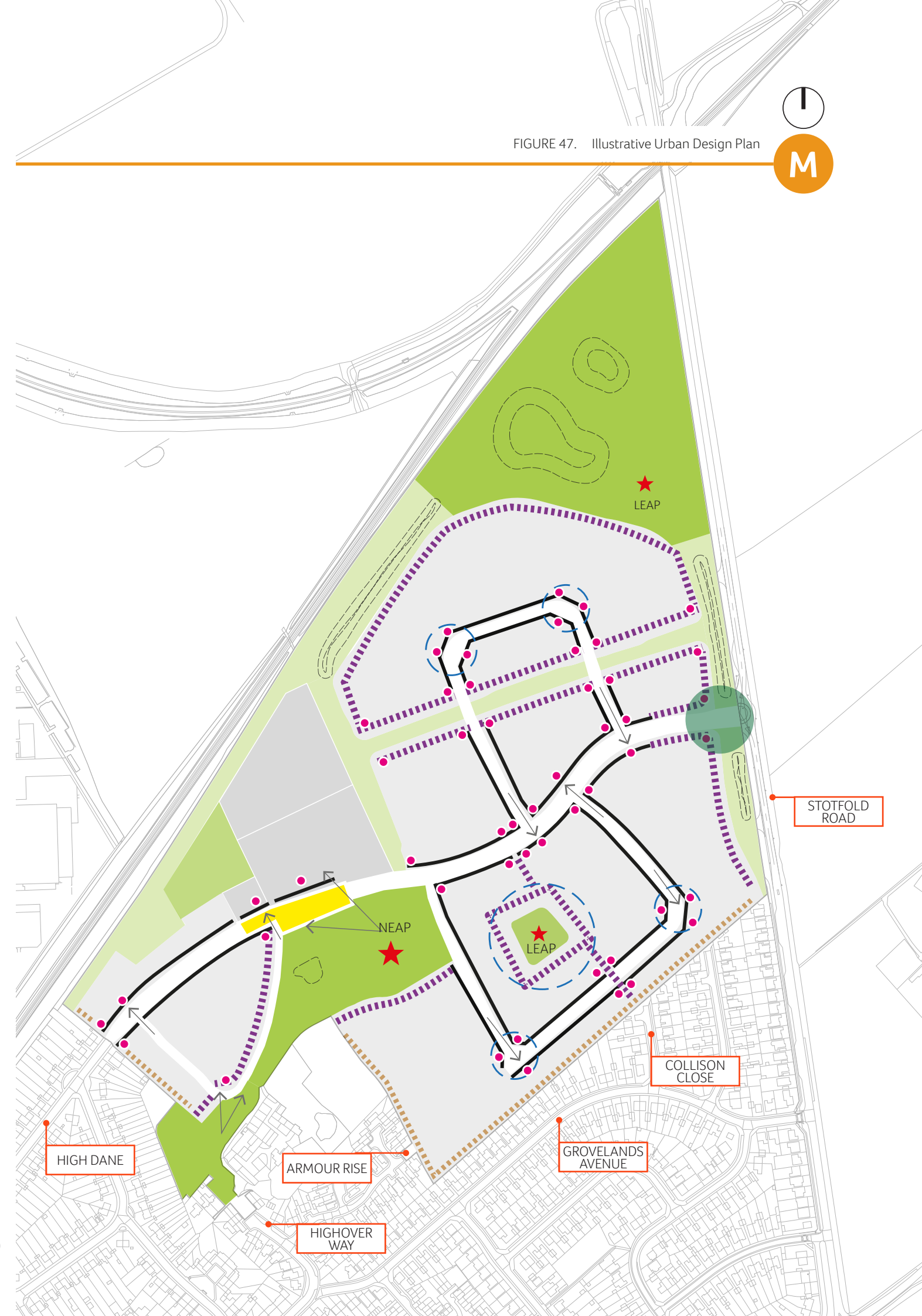


FIGURE 47. Illustrative Urban Design Plan



04 BUILDING FORM

4.2. BUILDING HEIGHTS

4.2.1. As per the “Strategic Masterplan Framework: Design Parameters and Principles”, the site will be designed to be predominantly two storeys, reflecting the surrounding developments.

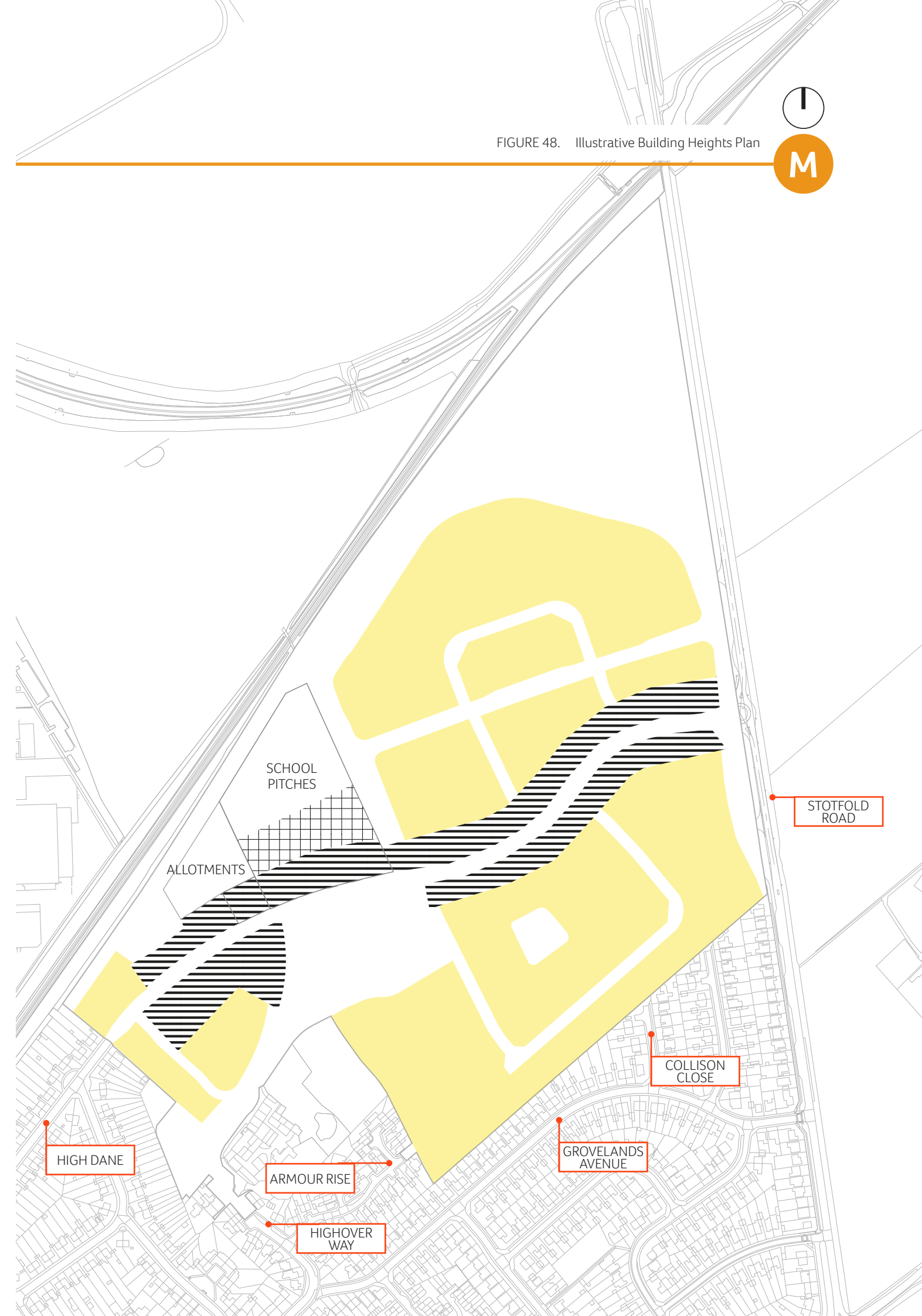
4.2.2. Strategically placed taller buildings, measuring two and a half storeys, will be incorporated throughout the site to enhance visibility and highlight key routes and spaces. There are also opportunity to include occasional three-story buildings in key locations for placemaking purposes.

4.2.3. The Avenue will be defined by a higher percentage of three storey and two and a half storeys and to provide a strong built form and visual environment.

KEY:

-  SITE BOUNDARY
-  1 STOREY
-  2/2.5 STOREYS
-  2/3 STOREYS

FIGURE 48. Illustrative Building Heights Plan



4.3. GENERAL PRINCIPLES

4.3.1. The chapter is focused on the key guidelines that shape the development.

4.3.2. General principles:

4.3.2.1. Creating a unique look. Incorporate distinct building forms, varying materials, and thoughtful landscaping to achieve a unique and recognisable look.

4.3.2.2. Affordable homes must be integrated with market homes and not be identifiable through the quality of their materials or details.

4.3.2.3. Enclosure of key spaces. Design building forms around key spaces to create an enclosure that emphasizes these areas within the development.

4.3.2.4. Separation of public and private spaces. Ensure a clear separation between public and private spaces by providing a consistent setback from the street with high-quality boundary treatments.

4.3.2.5. Varied and interesting townscape. Use variations in roofscape and building heights to create a varied and visually interesting townscape.

4.3.2.6. Corner building design. Design corner buildings to provide overlooking of public space on each prominent side, enhancing the overall aesthetics of the development.

4.3.2.7. Wayfinding and pedestrian experience. Utilize significant landmarks and important buildings as focal points along the main route to assist wayfinding. Additionally, incorporate incidental green spaces to create a more pleasant and inviting walking experience for pedestrians.

4.3.2.8. Quality and durability of materials. Construct all buildings using high-quality traditional materials that are durable, age well, and are enhanced by weathering.

4.3.2.9. Consistency in material palettes. Maintain a consistent transition between different material palettes, particularly for variations in brick type to uphold a coherent style throughout the development.

4.3.2.10. Material usage in dwellings. Ensure consistency of materials along rows of terraced or linked dwellings, limiting the use of more than two materials across walls of dwellings.

4.3.2.11. Emphasizing architectural elements. Incorporate decorative brick elements such as brick headers, sills, string courses, and patterns, as well as stone or precast features like sills, copings, and thresholds to enhance the architectural detailing.

4.3.2.12. The Council expects the proposal to comply with all mandatory items. Where this is not possible, a clear justification needs to be provided to demonstrate the design rationale and achieve the requirements.

4.4. CHARACTER AREA

4.4.1. The following sections provide a description of the different characters within the development. As a general rule, the development **should** be designed with an approach in line with the common principles that identify the character as set out in the Hitchin Strategic Masterplan Framework (Jan 2023) and in the Design Access Statement (Jan 2023).

4.4.2. A series of design workshops highlighted the necessity to define further key space such as at High Dane and at the entrance to the site via Stotfold Road: the Gateway.

4.4.3. Character areas are proposed across the site and relate to how the development presents itself when viewed from the public realm.

They are:

- The Avenue with special places: High Dane and Gateway.
- Highover Green.
- Threshing Barn Green.
- Grovelands.
- Meadow View.

4.4.4. THE AVENUE

This character area defines the backbone of the development, showcasing a strong rhythm of repetitive building forms along the main route. It features a new tree-lined street with a double footpath and a segregated cycleway on one side.

The dwellings actively facing the main route and will consist mainly of semi-detached and terraced units with apartments buildings and detached plots to underpin corners.

Mainly two and half and three storeys with front facing gables.

The street alignment allows for views of the central area and new school building to unfold as the visitor travels along it.

4.4.5. SPECIAL PLACE: HIGH DANE

The building form **should** recall the consistent rhythm deployed on High Dane. Change of roof orientation will help to underpin end vistas or key locations.

The dwellings actively facing the main route and will consist of predominantly of semi-detached units with occasionally detached, terraced houses.

4.4.6. SPECIAL PLACE: THE GATEWAY

The Gateway, located at the site entrance from Stotfold Road creates a framing of the main site access with dwellings pushed slightly forward with no direct driveway access on the first part of the block. These units will all park to the rear, creating a more defined and compact frontage.

4.4.7. HIGHOVER GREEN

Highover Green will be the heart of the neighbourhood forming a natural hub and meeting place, framed by the Primary School, the neighbourhood level facilities and Highover Park all coming together in a pedestrian and cycle friendly urban square.

4.4.8. THRESHING BARN GREEN

This character area takes its design reference from the Grade II listed Threshing Barn in the farmyard adjacent to the development.

A consistent frontage of detached dwellings and spaces between them is created facing Highover Park, while a more continuous approach with semi-detached and terrace units defines the inner blocks.

4.4.9. GROVELANDS

This area will serve as transition between the formality of the Avenue character area and the existing residential area of Walsworth. It will be a denser area of urban character and a tight grid pattern comprising predominantly semi detached and terraced units creating a strong building line.

Feature buildings will be proposed at key junctions and around the pocket park, defined by a change of material, increased height and/or change of roof pitch orientation. Dwellings at key junctions will be located to address corners.

4.4.10. MEADOW VIEW

This character area has a more informal arrangement heading towards the edge of the development, focussed on the relationship with the open spaces of Hitchin Meadows and Dane Walk

This character area exhibits distinct variation in typology and plotting configurations moving away from the Avenue and consists of detached, semi-detached, and a small number of terraced properties arranged in groups and compositions.

A distinctive treatment with tile hanging will be provided on the edges fronting onto the public open space to give this area its own special character and giving prominence to front gable features.

Pedestrian links connect this area to the network of public open space routes.

TABLE 4.1 OVERVIEW CHARACTER AREAS

Refer to following pages to more details and specification inside each character area

	STREET TYPE	LAND USE/OPEN SPACES	SCALE	BUILDING TYPOLOGIES
THE AVENUE	- Primary Road: The Avenue - Secondary Street (only small section/ junction) - Tertiary Street Lanes(only small section/junction)	- Housing - Icknield Linear Park - Stotfold Linear Park - Allotments	Up to 3 storeys	- Detached - Semi-detached - Terraced - Apartments
HIGHOVER GREEN	Primary Road: The Avenue	- Educational (2FE Primary School) & Sport Pitches - Mixed Use (Neighbourhood facility) - Public realm and Highover Park/NEAP - Icknield Linear Park	- Up to 2 storeys for the neighbourhood building - School to be up to 2 storeys (with the possibility of increase heights for the entrance up to 3 storey as per OPP).	
THRESHING BARN GREEN	- Secondary Street - Tertiary Street Lanes	- Housing - Threshing Barn green	Up to 2/2.5 storeys	- Detached - Semi-detached - Terraced
GROVELANDS	- Secondary Street - Tertiary Street 1 & Lanes - Informal street .	- Housing - Pocket Park/LEAP	Up to 2/2.5 storeys	- Detached - Semi-detached - Terraced - Flats
MEADOW VIEW	- Secondary Street - Tertiary Street 1, Lanes and Edge Lanes - Informal street	- Housing - Icknield Linear Park - Hitchin Meadow/ LEAP - Dane Walk	Up to 2/2.5 storeys	- Detached - Semi-detached - Terraced

KEY:

SITE BOUNDARY

THE AVENUE

SPECIAL PLACE - HIGH DANE

SPECIAL PLACE - THE GATEWAY

HIGHOVER GREEN

THRESHING BARN GREEN

GROVELANDS

MEADOW VIEW

KEY FRONTAGES

1. POCKET PARK AND PED/CYCLE LINK

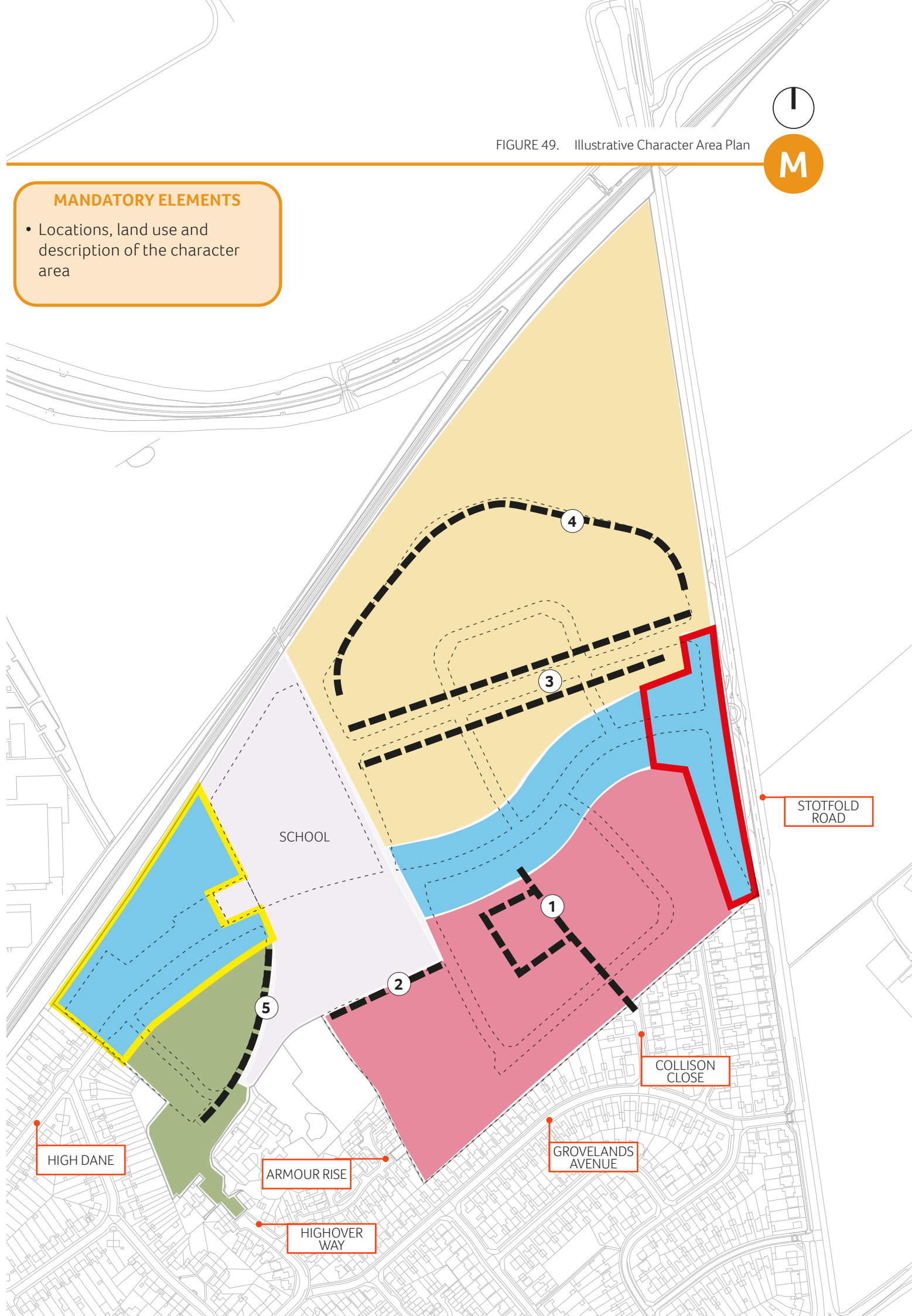
2. HIGHOVER PARK

3. DANE WALK

4. HITCHIN MEADOW

5. LISTED BUILDING /HIGHOVER PARK

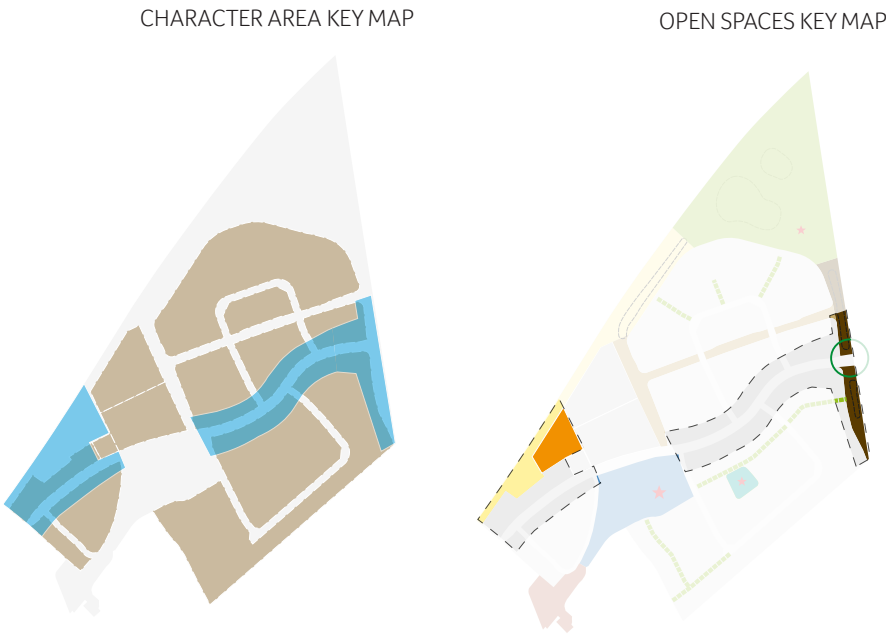
FIGURE 49. Illustrative Character Area Plan



04

BUILDING FORM

4.5. THE AVENUE CHARACTER AREA



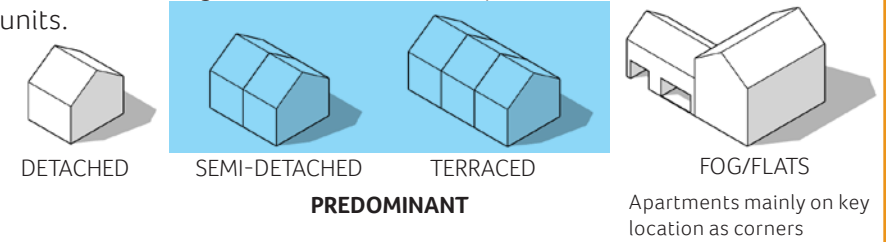
CHARACTER SPECIFICATION

STREET TYPE	- Primary Road: The Avenue - Secondary Street (only small section/junction) - Lanes (only small section/junction)
LAND USE	- Housing - Allotments
SCALE	Up to 3 storeys
OPEN SPACES	- Icknield Linear Park - Stotfold Linear Park - Allotments

BUILDING TYPOLOGIES

The following typologies apply in general across the whole character area unless specified in special places.

4.5.1. Frontage **must** be primarily made of semi-detached and terraced dwellings with detached and apartments located as corners units.



APPEARANCE

- 4.5.2. **Must** be urban and formal in character.
- 4.5.3. Key buildings, such as key corners and end-stop vistas, **must** be distinct in presentation using different material palettes and/or additional architectural details to assist in wayfinding.

BUILDING LINE

- 4.5.4. Continuous building lines **must** have consistent alignment and set back to create a strong rhythm.
- 4.5.5. Space between buildings **must** be used to allow on-plot parking or occasional access to courtyards and rear garden.
- 4.5.6. **Must** be use of carlinks or links to emphasise continuity of the built form.

SET BACK

- 4.5.7. Building set back **must** be typically between 2m-4m.

ROOF TYPE

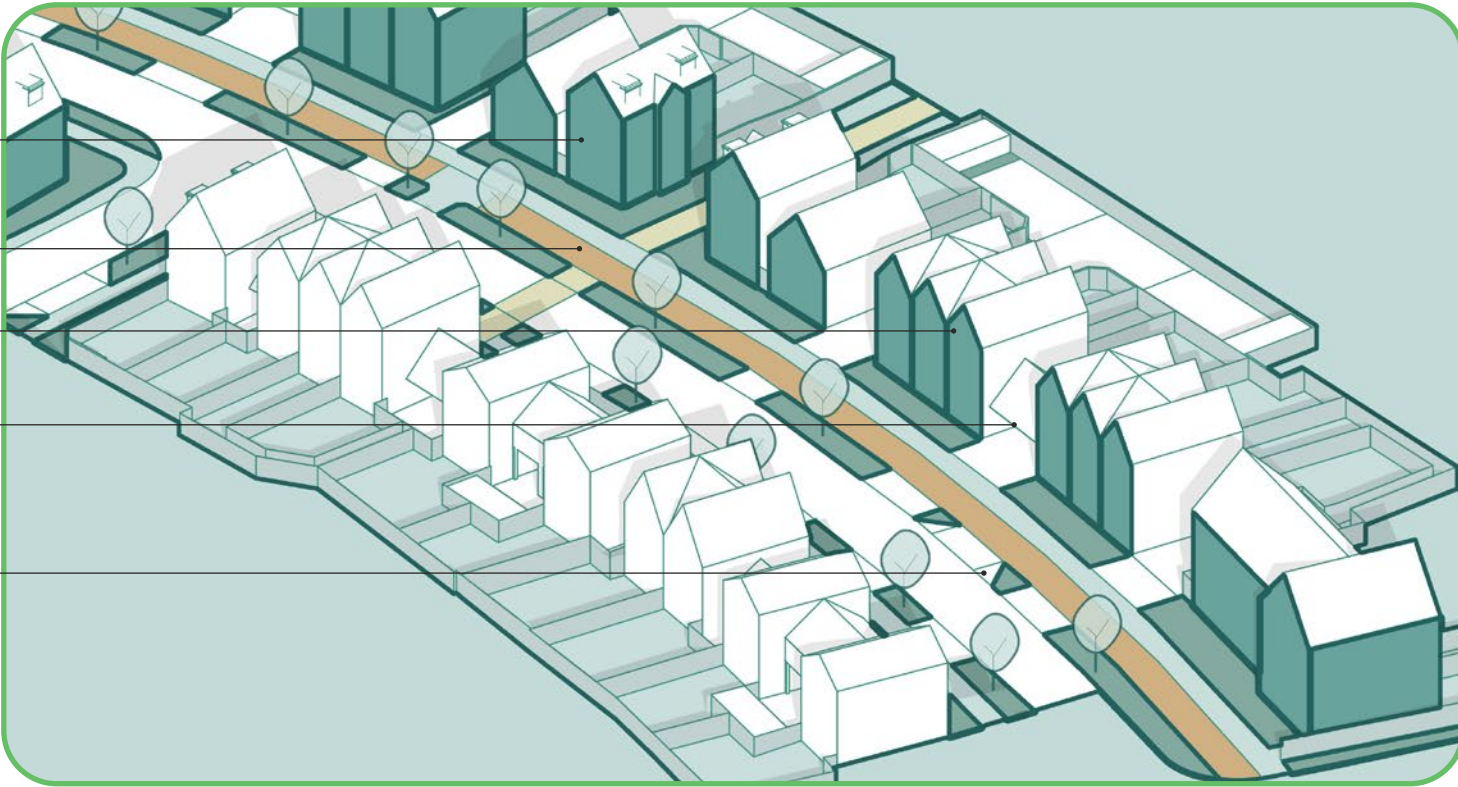
- 4.5.8. Primarily **must** be front facing gable roofs.
- 4.5.9. In the special area of High Dane refer to page 58.
- 4.5.10. **Should** be opportunity for dormers to add richness to the roofscape.

PARKING

- 4.5.11. On-plot side parking **must** be used for detached, semi-detached and terraced houses.
- 4.5.12. Rear court parking **must** be used for apartments and occasionally for houses.

FIGURE 50. Typical Avenue arrangement. Refer to page Section 03 Movement for specification.

- Detached units with dual aspect to identify corners.
- Segregated cycleway.
- Repeating gables to define frontage.
- Mainly continuous frontage of 2.5/3 storeys units. Carlinks or habitable room above carport help maintain continuity of built form.
- Verge on both sides of the road, with opportunities of visitor parking provision.



04 BUILDING FORM

The following principles apply in general across the whole character area unless specified in special place.

MATERIALS

4.5.13. The main wall material **must** be a rough-cast render in white, employed on main elevations or gable features. Render **must** be used on proportion of 3/4 of the main elevations, from ground floor sill heights on houses and from first floor on apartments type.

4.5.14. Dark Red/Burgundy brick **must** be used as a complementary wall material.

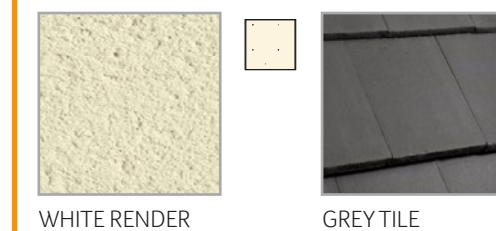
4.5.15. The primary roof material **must** be grey tile.

BOUNDARY TREATMENTS

4.5.16. Up to 1.2m high vertical railing painted either black or grey. Native species low clipped hedge. Up to 600mm in height. **Must** be used on primary frontages adjacent to public realm.

4.5.17. 1.8m high brick wall **must** be provided for side boundary which are addressing the street public realm or internal courtyards, and it **must** match the main building material.

4.5.18. Close boarding fence up to 1.8m in height **must** be used for internal plots between gardens.



M

PRIMARY



M

SECONDARY

The following principles apply in general across the whole character area unless specified in special place.

ARCHITECTURAL DETAILS

4.5.19. Corbel and brick eaves **must** be finished in the same dark red/ burgundy brick hue also when render is in use.

4.5.20. The windows **must** be dark grey colour, and feature a top hung style with bars.

4.5.21. Lean-to canopy **must** be used predominantly, as well as occasional use of pitched porches.

4.5.22. The rainwater goods **must** be in black or dark grey.

KEY BUILDING

Enhance architectural details or material treatment.

4.5.23. Flat arch or arch header in multi-red colour brick material or reconstituted stone material **must** be on corner plots and end stop vistas, also when rendering wall material is in use on main elevations.

4.5.24. A different distribution of material finishes or tones **must** be used.

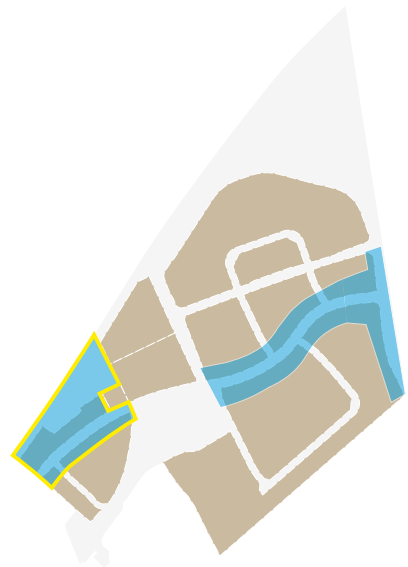
FIGURE 51. Indicative streetscene of the Avenue character area. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.



04 BUILDING FORM

4.6. THE AVENUE CHARACTER AREA: SPECIAL PLACE - HIGH DANE

CHARACTER AREA KEY MAP



SPECIAL PLACE HIGH DANE

APPEARANCE

4.6.1. **Must** be urban and formal in character.

4.6.2. The building form **should** recall the consistent rhythm deployed on High Dane. First plots leading into the site **must** be semis without garages.

BUILDING LINE

4.6.3. **Must** be as per the Avenue character area. Refer to page 54.

SET BACK

4.6.4. **Must** be as per the Avenue character area. Refer to page 54.

ROOF TYPE

4.6.5. **Must** have a simple arrangement with roof ridge aligned to the building frontage. Opportunities for hipped or barn-ends roof type for plots adjacent to existing High Dane neighbourhood.

4.6.6. Front gables allowable to punctuate the main roof line. Dormers **should** be used to add richness to the roofscape.

PARKING

4.6.7. **Must** be as per the Avenue character area. Refer to page 54.

MATERIALS

4.6.9. **Must** be as per the Avenue character area. Refer to page 55.

ARCHITECTURAL DETAILS

4.6.10. **Must** be as per the Avenue character area except for the entrance where they **must** feature brick door surround in multi-red colour without a canopy is employed.

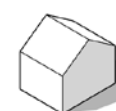
4.6.11. **Must** have a projecting brick quoining along edges for all units to be dark red/burgundy colour as well as corbel and brick eaves.

BOUNDARY TREATMENTS

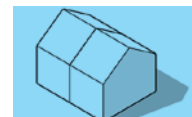
4.6.12. **Must** be as per the Avenue character area. Refer to page 55.

BUILDING TYPOLOGIES

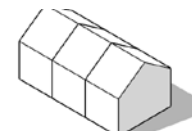
4.6.8. Frontage **must** be primarily made of semi-detached units to recall rhythm deployed on existing High Dane neighbourhood.



DETACHED



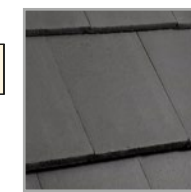
SEMI-DETACHED
PREDOMINANT



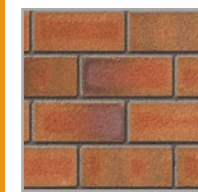
TERRACED



WHITE RENDER



GREY TILE



DARK RED/
BURGUNDY BRICK

PRIMARY

SECONDARY

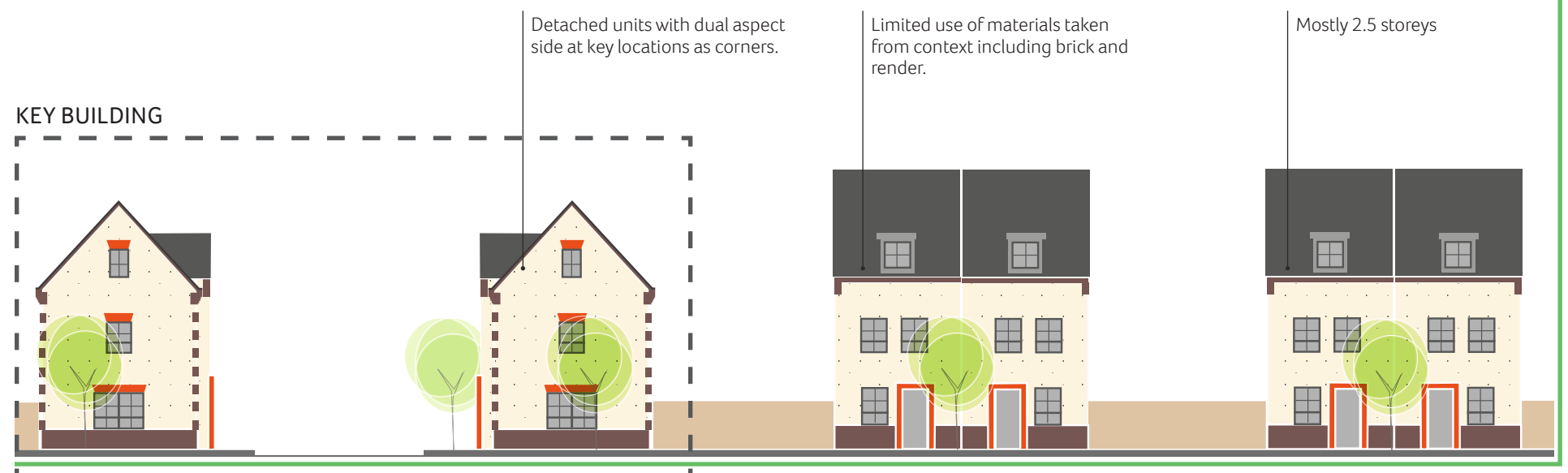
KEY BUILDING

Enhance architectural details or material treatment.

4.6.13. Flat arch or arch header in multi-red colour brick material or reconstituted stone material **must** be on corner plots and end stop vistas, also when rendering wall material is in use on main elevations.

4.6.14. A different distribution of material finishes or tones **must** be used.

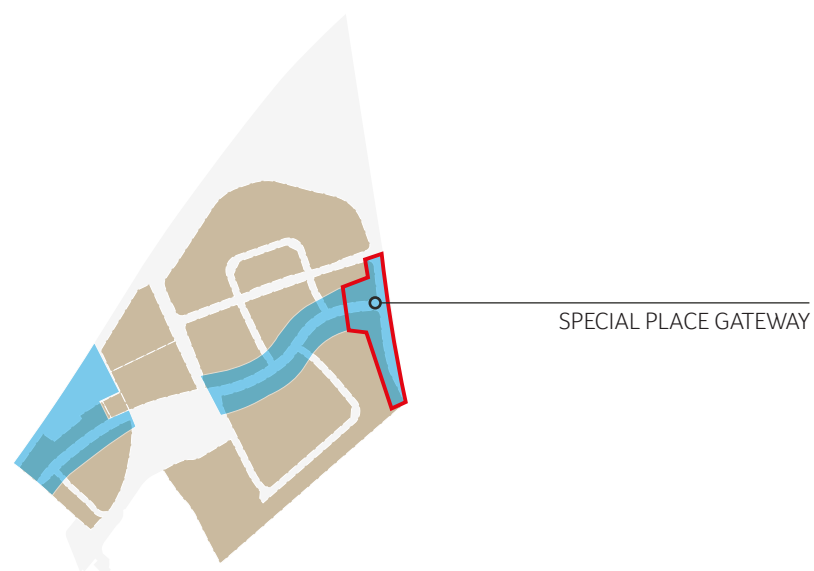
FIGURE 52. Indicative streetscene of High Dane frontage. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.



04 BUILDING FORM

4.7. THE AVENUE CHARACTER AREA: SPECIAL PLACE - THE GATEWAY

CHARACTER AREA KEY MAP



APPEARANCE

4.7.1. **Must** be as per the Avenue character area. Refer to page 54.

BUILDING LINE

4.7.2. **Must** be as per the Avenue character area. Refer to page 54.

SET BACK

4.7.3. **Must** be as per the Avenue character area. Refer to page 54.

ROOF TYPE

4.7.4. **Must** be as per the Avenue character area. Refer to page 54.

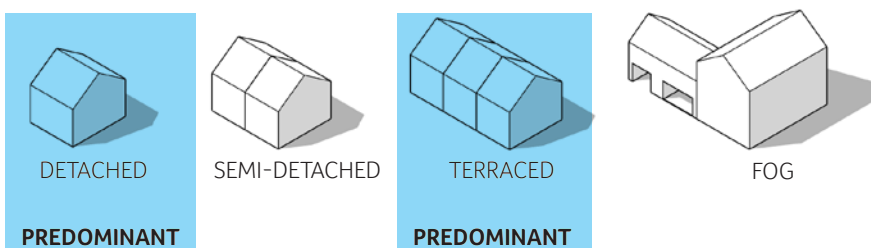
PARKING

4.7.5. **Must** be as per the Avenue character area. Refer to page 54.

BUILDING TYPOLOGIES

4.7.6. Frontage **must** be primarily made terraced dwellings along Avenue with potential for courtyard arrangements and FOGs.

4.7.7. **Must** be mainly detached units along Stotfold Road.



MATERIALS

4.7.8. **Must** be as per the Avenue character area. Refer to page 55.

ARCHITECTURAL DETAILS

4.7.9. **Must** be as per the Avenue character area except for additional:

4.7.9.1. Flat arch header and sill **must** be in reconstituted stone.

4.7.9.2. **Must** have mainly pitched porches.

BOUNDARY TREATMENTS

4.7.10. **Must** be as per the Avenue character area. Refer to page 55.



KEY BUILDING

Enhance architectural details or material treatment.

4.7.11. **Must** use projecting brick quoining along edges for corner buildings or end stop vistas and **must** be dark red/burgundy colour as well as corbel and brick eaves.

4.7.12. A different distribution of material finishes or tones **must** be used.

FIGURE 53. Indicative massing of the Gateway area. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.

Rear parking court with landscape features.

The symmetry of the arrangement on both sides of the avenue indicates the edge of the gateway, transitioning into the rest of the Avenue.

Consolidated frontage broken only with access to rear courtyard.

Dedicated cycleway.

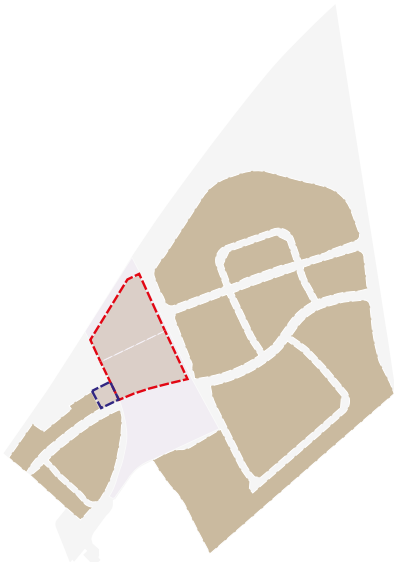
Shared pedestrian/cycle route

Landscape led to announce your arrival enhancing Gateway.

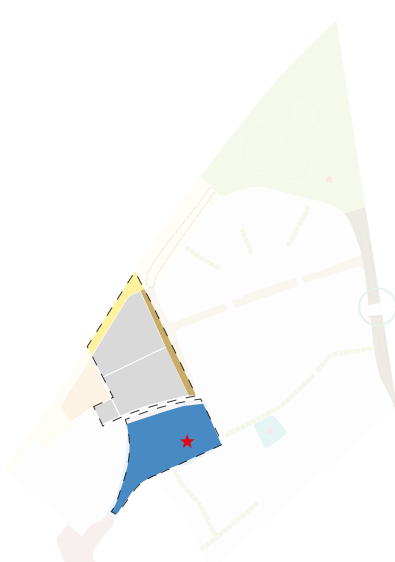


4.8. HIGHOVER GREEN CHARACTER AREA

CHARACTER AREA KEY MAP



OPEN SPACES KEY MAP



CHARACTER SPECIFICATION

STREET TYPE	Primary Road: The Avenue
LAND USE	- Educational (2FE Primary School) & Sport Pitches - Mixed Use (Neighbourhood facility)
SCALE	- Up to 2 storeys for the neighbourhood building - School to be up to 2 storeys (with the possibility of increase heights for the entrance up to 3 storey as per OPP).
OPEN SPACES	- Highover Park/NEAP - Icknield Linear Park

Highover Green will be the heart of the neighbourhood forming a natural hub and meeting place, framed by the school site, the neighbourhood level facilities, the Avenue and Highover Park all coming together in a pedestrian and cycle friendly urban square.

The location is shown on the framework plans in the centre of the site, bound by the railway line and 'Icknield Linear Park' to the north, existing hedgerow to the east, commercial floorspace and allotments located to the west, and The Avenue and Highover Park to the south.

APPEARANCE

- 4.8.1. The architectural composition of this space **must** clearly define it as the focal point of the development, ensuring a distinct identity that sets it apart from surrounding areas.
- 4.8.2. Key buildings **must** stand out architecturally, being designed in a contemporary style that differentiates them from the surrounding residential buildings.
- 4.8.3. Key buildings **must** be designed with a high-quality, durable brick that is relevant to the surrounding character areas.
- 4.8.4. Key buildings **must** incorporate design elements that signify their importance, such as enhanced detailing, increased height, prominent entrances, or distinctive roof treatments.

4.8.5. The material palette **should** reflect the role of this area as the heart of the development, incorporating high-quality finishes that differentiate it from adjacent residential streets.

4.8.6. Landmark features, such as a gateway structure, or a visually striking façade treatment, **should** strengthen its sense of place and provide a clear reference point within the development.

4.8.7. The arrangement of buildings **should** create a strong sense of enclosure and definition to the northern end of Highover Park, reinforcing the perception that this is a central gathering space, rather than a transitional area.

4.8.8. Roof forms of key buildings **should** vary from the surrounding residential context, providing a clear distinction in form and therefore further enhance the legibility of this place.

4.8.9. Architectural detailing **should** be of exceptional quality, reflecting the distinct identity of the Highover Green Character Area while complementing the broader development context.

BUILDING LINE

4.8.10. Key buildings **must** frame the public open space to the south, creating a clear sense of enclosure along the entire length of Highover Park and the public square.

4.8.11. Variations in the building line **should** be introduced selectively to emphasise key spaces or landmarks, providing visual interest and breaking potential monotony.

4.8.12. Key buildings **should** offer some shelter from the elements within their public-facing elevation design.

VEHICULAR MOVEMENT & PARKING

4.8.13. The primary street through the public square **must** act as bus gate.

4.8.14. The bus gate area **must** be designed in line with agreed highway principles to ensure safe and controlled access while maintaining a pedestrian-friendly environment.

4.8.15. A single point of access **must** be provided at the eastern end of the public square for school-related vehicular movements.

4.8.16. The layout of the highway at the last junction before the bus gate in each direction **must** clearly direct non-permitted traffic away from the bus gate by means of the road layout, markings, materials and signage.

4.8.17. Parking for the neighbourhood facility **must** be located to the rear, with some short-stay parking bays to the side. This is to ensure that vehicles do not park in the primary street (other than legally in the loading bay), nor obstruct the road to the allotments, nor dominate the street/public realm.

4.8.18. Parking for the primary school **must** be bounded by a solid wall to the south or be sited behind any school building along the Highover Green length. This is to ensure Highover Park's northern boundary is defined, enclosed and continuous, avoiding a visual gap in built form between the school and adjacent homes.

4.8.19. Cycle parking **must** be located close to the school entrance, play area and any other identifiable destinations within the Highover Green Character Area, with easy access, good natural surveillance and not likely to cause an obstruction.

04 BUILDING FORM

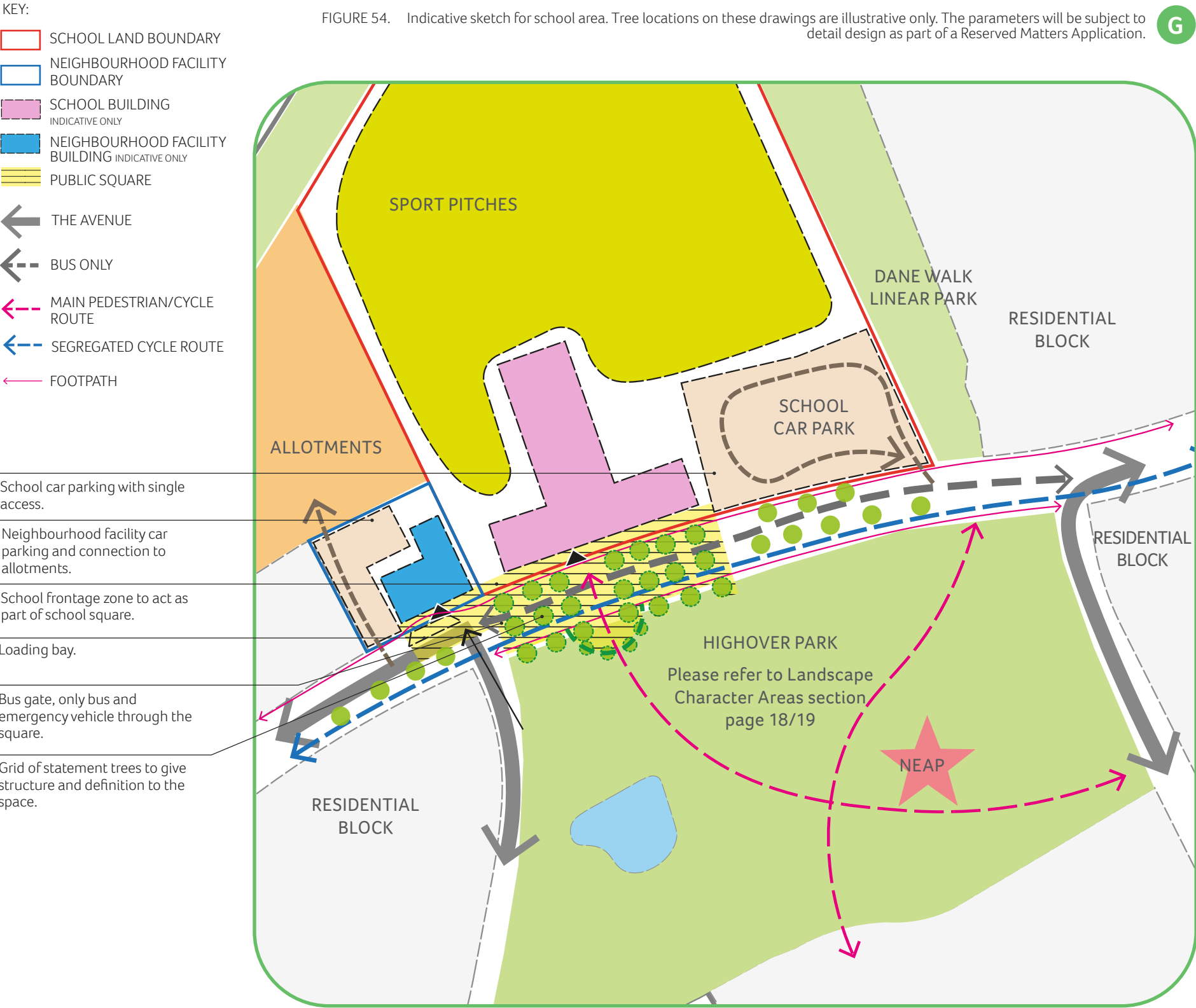


FIGURE 55. Precedents pictures of school frontage and urban square



TRUMPINGTON PARK PRIMARY SCHOOL, SOUTH CAMBRIDGE, SOURCE ©FRANK SHAW ASSOCIATES



WILLOW GROVE PRIMARY SCHOOL, WIXAMS SOURCE ©WILLOW GROVE PRIMARY SCHOOL

04 BUILDING FORM

4.8 HIGHOVER GREEN CHARACTER AREA

PRIMARY SCHOOL

4.8.20. The school building **must** stand out architecturally, being designed in a contemporary style that differentiates it from the surrounding residential buildings.

4.8.21. The school building **must** flank the square, creating a strong edge and active frontage while maintaining appropriate security and privacy for classrooms and sensitive areas. It is anticipated that significant portions of this frontage will form part of the secure school boundary; however, the final extent and configuration will be determined at detailed design stage and should reflect a balanced approach between safeguarding and place-making objectives.

4.8.22. Functions that require public-facing interaction, such as administration offices, reception areas, staff facilities, circulation and parent engagement spaces, **must** be positioned along the urban square frontage to reinforce active engagement.

4.8.23. The building **must** be designed in accordance with Secure by Design for New Schools guidance, ensuring controlled access and safeguarding measures are integrated into its layout. Opportunities to incorporate parts of the school site into the public realm (e.g. through a school plaza treatment) **should** be explored, provided that safeguarding is not compromised. Where such treatments extend into the school boundary, appropriate management and maintenance mechanisms (e.g. service charges or site agreements) **must** be secured.

4.8.24. Playing fields **must** be located to the north side of the school building, ensuring separation from the urban square while maintaining appropriate access for students.

4.8.25. Boundary treatments to the north, east and west of the school plot **must** be high quality fencing painted green or black with natural planting incorporated to aid in the screening of the site.

4.8.26. The school site **must** include clearly designated, accessible car parking for disabled users. An accessible and direct route from these bays to the school's principal entrance **must** be provided, ensuring safe and inclusive access for all users.

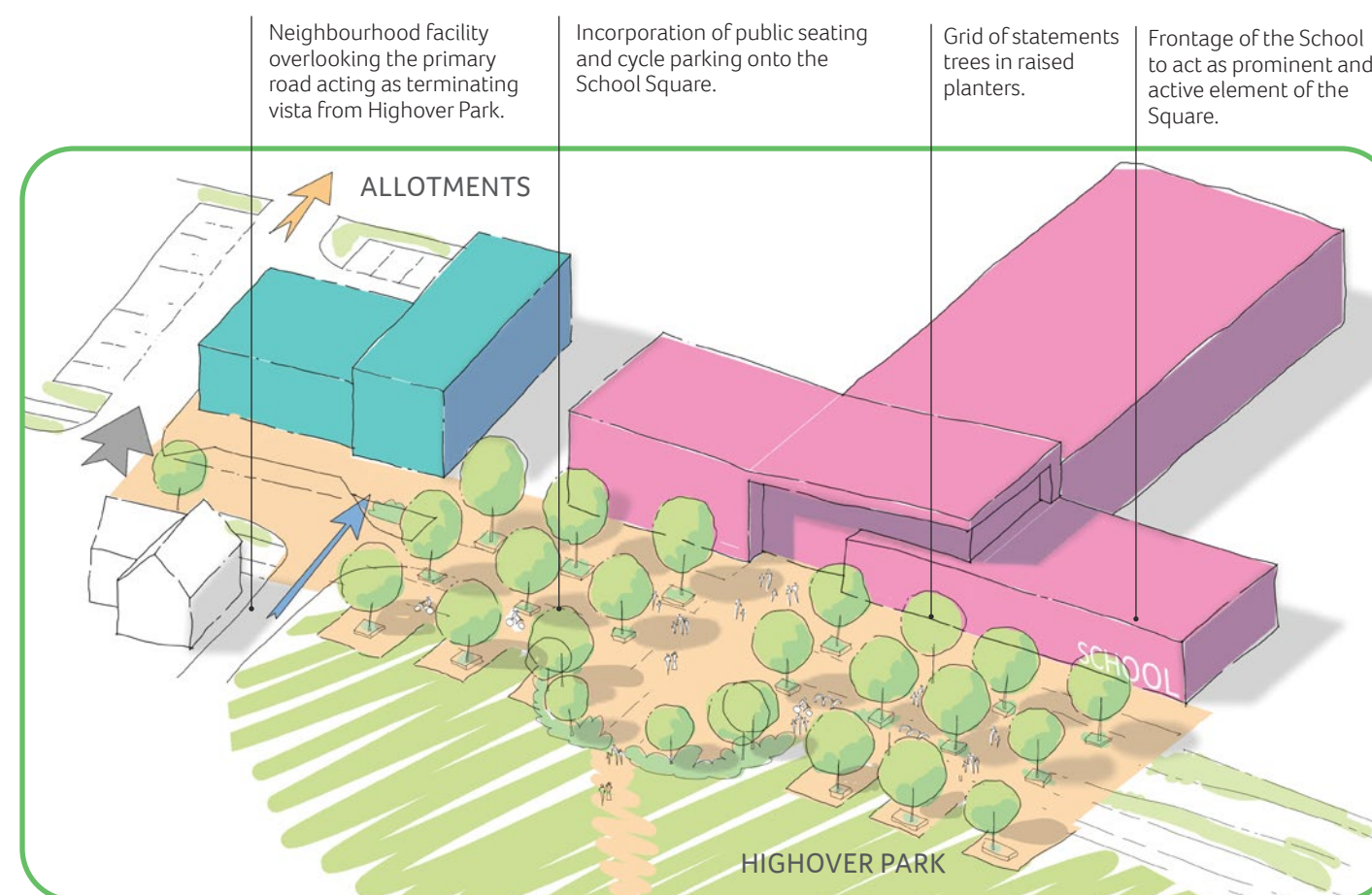
4.8.27. A covered area, recessed entranceway or sheltered walkway **should** be incorporated along the schools frontage, bringing the building line back at ground floor level and providing protection for parents and children while entering the school.

4.8.28. The school's design **should** establish a strong civic presence within the square, potentially reinforced through increased height, landmark architectural treatments, or distinctive façade elements.

4.8.29. School buildings **should** be legible inside and out with each broad function individually expressed in the architecture, ensuring that it is easy to navigate and understand for children and parents when approaching and inside of the school.

4.8.30. A provision of defibrillator **should** be made on the perimeter of the school.

FIGURE 56. Indicative massing for urban square. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.



NEIGHBOURHOOD FACILITY

M

4.8.31. The neighbourhood facility **must** stand out architecturally, being designed in a contemporary style that differentiates it from the surrounding residential buildings.

4.8.32. The building **must** have a taller element to serve as a beacon and wayfinding vista from Highover Park which **must** be visible over any trees in the square. This ensures visual prominence and acts as a landmark within the development to draw people towards High Dane and Hitchin centre.

4.8.33. The building **must** be designed to accommodate 2 storeys, supporting a 4,000 sqft convenience retail unit at ground floor level, with appropriate frontage and access that encourages pedestrian movement and engagement.

4.8.34. The neighbourhood facility **must** provide active overlooking to the Avenue, reinforcing a strong street presence and contributing to local surveillance.

4.8.35. Loading and servicing **must** be integrated discreetly within the public realm, with the raised loading bay zone matched to footway height (25mm upstand) to ensure seamless integration with the school square's paving treatment.

G

4.8.36. The frontage **should** be highly transparent, incorporating generous glazing and an inviting entrance to reinforce engagement with the street and square.

4.8.37. Landmark features **should** be introduced to enhance legibility, such as a clock tower, flag pole, decorative parapet, signage panel, or framed entranceway that reinforces its role as a central community facility.

4.8.38. External seating or public realm enhancements **should** be incorporated near the frontage to encourage gathering and support vibrancy within the square.

PUBLIC REALM

M

4.8.39. The total area of public square (paved area minus the area taken up by the vehicular [bus] corridor) **must** be a minimum of 1250sqm.

4.8.40. The public square **must** feature a cohesive block-paved area, (i.e. **must not** contain a tarmac surface treatment) establishing a distinctive and high-quality public space with a strong identity.

4.8.41. A grid of statement trees **must** be incorporated to provide visual structure, shade, and seasonal interest, reinforcing the square's prominence. These **should** be different to the street trees as part of 'The Avenue' character area but **must** work alongside them harmoniously.

4.8.42. Raised planters of a robust material **must** be used to integrate informal seating and frame the bus route, making a distinction between the pedestrian only areas and the parts of the square over which a vehicle may pass.

4.8.43. Cycle parking and seating for all **must** be incorporated into the square's layout, reinforcing usability without compromising movement and access.

4.8.44. The zone immediately in front of the school **must** allow sufficient space for parents and children to gather and circulate, supporting safe and accessible pedestrian movement.

4.8.45. A pocket square leading from the front of the school into Highover Park **must** be articulated by a gate structure and provide seating and informal play features, fostering a child-friendly environment and supporting legible active travel routes into Highover Park.

4.8.46. Existing low-quality hedges and trees **must** be removed to open the square to Highover Park, reinforcing connectivity and visual continuity.

G

4.8.47. The lighting solution **should** respond to the tree grid, creating a distinctive night-time character while ensuring adequate illumination for safety and ambiance.

4.8.48. Materials and street furniture **should** complement the wider Highover Green Character Area, reinforcing a cohesive design language between built form and the public realm.

4.8.49. Paving treatments **should** subtly define pedestrian priority zones, reinforcing the square's function as a gathering space while allowing occasional bus movement.

4.8.50. Water-permeable paving solutions **should** be considered to support sustainable drainage and enhance environmental resilience.

4.8.51. Wayfinding features **should** be explored to reinforce local identity and aid navigation within the space.

BUS GATE

M

4.8.52. Single bus lane run through the square, featuring paving that matches the square itself to create an environment that feels primarily pedestrian-friendly, allowing only occasional bus traffic.

4.8.53. The eastern segment of the bus gate lane leading up to the school square will consist of a distinct tarmac carriageway to emphasize the importance of the school square. Coloured markings will be placed as you enter from the east to discourage motorists from using the lane.

4.8.54. Additionally, a facility for Automatic Number Plate Recognition (ANPR) can be added to the lighting column if needed in the future.

BOUNDARY TREATMENTS

4.8.55. Positive boundary treatment to define the Urban Square, using building facade, attractive fencing or landscape, with surfacing running through from and matching the wider space.

HARD AND SOFT LANDSCAPE ELEMENTS (EXCLUDING HIGHWAYS)

4.8.56. Tegula concrete sett paving in Pennet grey and burnt ochre.

4.8.57. Conservation X blocks in silver grey and /or charcoal for feature banding, delineating area/space.

4.8.58. Tree planting to be characterised with narrow canopy to avoid conflict with the highway and accentuate the grid design language of the square: Acer campestre 'Green Column' / Fagus sylvatica 'Dawyck' / Fagus sylvatica 'Dawyck Purple' / Liquidambar styraciflua 'Fastigiata'

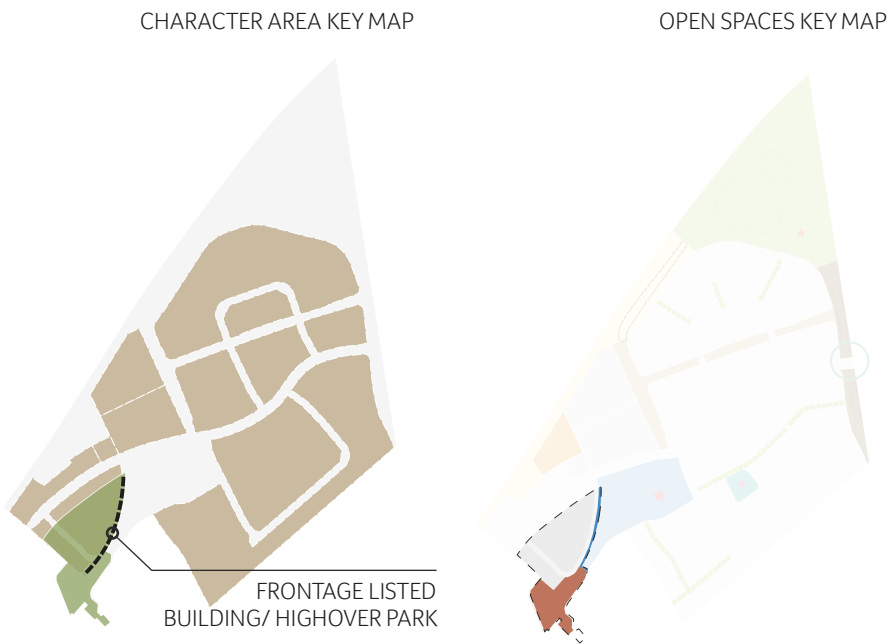
4.8.59. Single species robust hedging to be used delineation boundaries: Carpinus betulus (hornbeam).

4.8.60. Planting beds utilising a mix of shrubs, herbaceous plants and grass adds interest and softness to the urban square.

4.8.61. Selection of modern, and robust street furniture using metal and chunky timber characterises the urban square as a unique space and focal point: Seating - Litchard seat and bench as supplied by Broxap Ltd or similar approved. Waste collection - Redsmere litter bin as supplied by Broxap Ltd or similar approved.

04 BUILDING FORM

4.9. THRESHING BARN GREEN CHARACTER AREA

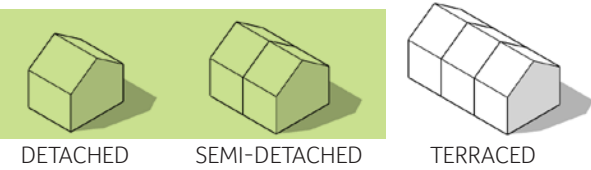


CHARACTER SPECIFICATION

STREET TYPE	• Secondary Street • Tertiary Street Lanes (2)
LAND USE	• Housing
SCALE	• Up to 2/2.5 storeys with potential for 3 storeys along intersection of the Avenue and Highover Park.
OPEN SPACES	• Threshing Barn Green

BUILDING TYPOLOGIES

- 4.9.1. Frontage **must** be primarily made of detached units facing the public open space and the grade II listed barn.
- 4.9.2. Mainly semi-detached dwellings **must** be on internal block with occasionally terraced units.



PREDOMINANT

APPEARANCE

- 4.9.3. **Must** have a rural character reference from the barn adjacent to the site.
- 4.9.4. Key buildings, such as key corners and end-stop vistas, **must** be distinct in presentation using a different material palette and or additional architectural details to assist in wayfinding.

SELF BUILT PLOTS

- 4.9.14. 7 plots to be provided.

BUILDING LINE

- 4.9.5. **Must** have a consistent space between buildings to allow on-plot parking along the southern edge of the block.
- 4.9.6. **Must** have a continuous frontage along internal block with minor gaps to facilitate access to rear gardens or on-plot parking.

SET BACK

- 4.9.7. Building set back **must** be typically 2m along edges.
- 4.9.8. Consistent set back within block **must** have between 1m-2m.

ROOF TYPE

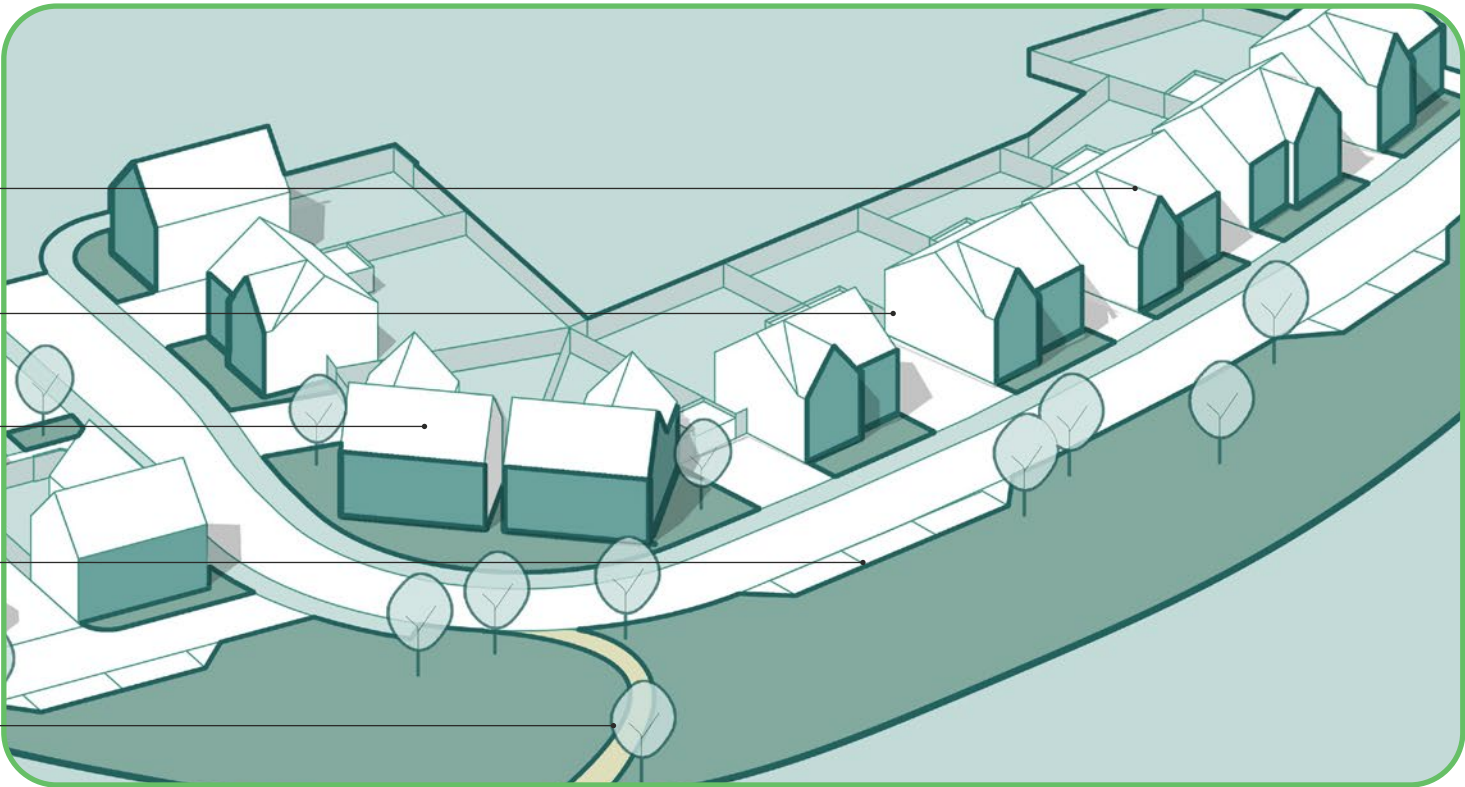
- 4.9.9. **Must** be primarily pitched roof forms aligned parallel to the street.
- 4.9.10. **Must** have front facing gabled features along the southern edge.

PARKING

- 4.9.11. On-plot side parking **must** be used for detached and semi-detached houses.
- 4.9.12. On-plot front parking **must** be used for semi-detached and terraced units. It **must** include a planting gap of at least 2.5m every four bays.
- 4.9.13. **Should** be opportunities to have visitor parallel parking in bays set in verge along road or edges along public open space.

FIGURE 57. FIGURE: Typical secondary road arrangements facing open space. Refer to page Section 03 Movement for specification.

- Detached units with gable projection to reinforce rhythm and vertical emphasis.
- Consistent space between building to allow on-plot parking.
- Key vista buildings actively facing the public realm with both frontages to assisting wayfinding.
- Only footpath on one side when development is facing public open space with opportunity of visitor bays along edges.
- Pedestrian/cycle route along Threshing Barn Green.



04 BUILDING FORM

The following principles apply in general across the whole character area:

MATERIALS

4.9.15. Black weatherboarding **must** serve as a primary wall material for units facing the public open space and key buildings, covering approximately three-quarters of the main elevations. For key buildings located on internal block the weatherboarding **must** be applied starting from the ground floor window head heights.

4.9.16. Red brick **must** be used as a primary wall material for plots on internal block.

4.9.17. Multi-red brick **must** be used as a complementary secondary wall material to weatherboarding for buildings that face the public open space and for the key buildings located at corner or as end stop vistas.

4.9.18. The primary roof material **must** be grey tile.

BOUNDARY TREATMENTS

4.9.19. Estate stock railing up to 1.2m and ornamental hedge up to 0.6m in heights **must** be used on primary frontages adjacent to public realm. Native species low clipped hedge.

4.9.20. Single row of bollard, spaced at uniform intervals and identical heights **should** be used to de-mark space along open space and main pedestrian/cycle route.

4.9.21. 1.8m high brick wall **must** be provided for side boundary which are addressing the street public realm or internal courtyards. It **must** match the main building material.

4.9.22. Close boarding fence up to 1.8m in height **must** be used for internal plots between gardens.

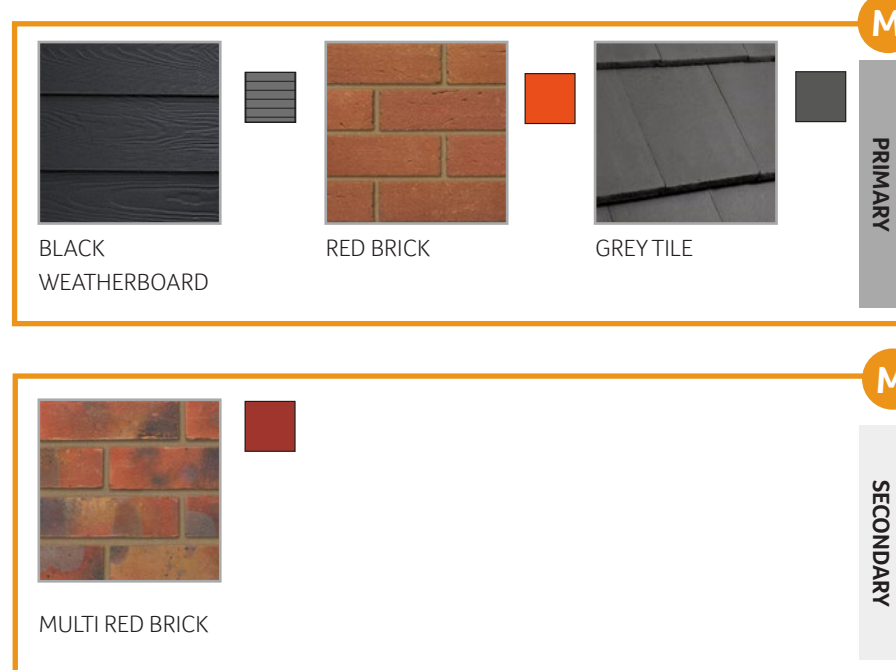
KEY BUILDING

Enhance architectural details or material treatment.

4.9.28. Black weatherboarding with multi-red brick **must** be used for on corner plots or end stop vistas. If building along internal block the weatherboarding will be applied starting from the ground floor window head heights.

4.9.29. Multi-red brick **must** be used as complementary material to weatherboarding.

4.9.30. Windows **must** be in dark grey colour featuring a top-hung style.



ARCHITECTURAL DETAILS

4.9.23. The windows **must** be white in colour for the internal plots and in dark grey for the units facing the public open space, featuring a top-hung style.

4.9.24. An arch header and sill in contrasting multi-red colour **must** be used where weatherboarding is not used.

4.9.25. Timber pitched or lean-to canopy **must** be in black colour, with additional support legs for the plots facing public open space.

4.9.26. The exposed rafter feet **must** be in a dark grey/black colour, without corbel or brick eaves detailing, and where necessary the bargeboards **must** be finished in a dark grey/black colour.

4.9.27. The rainwater goods **must** be in black or dark grey.

FIGURE 58. Indicative streetscene along internal block. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.

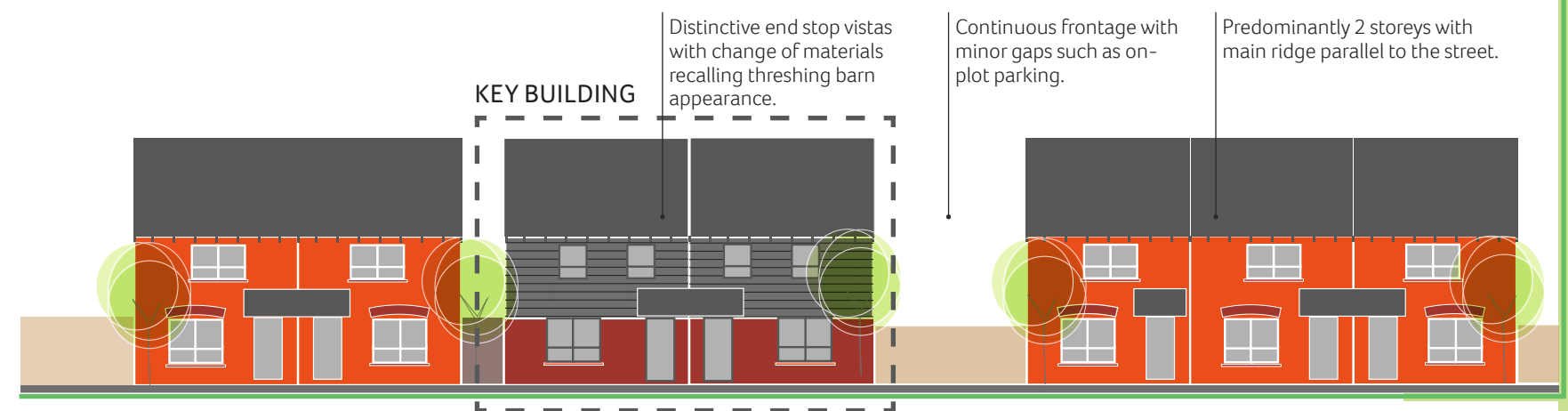
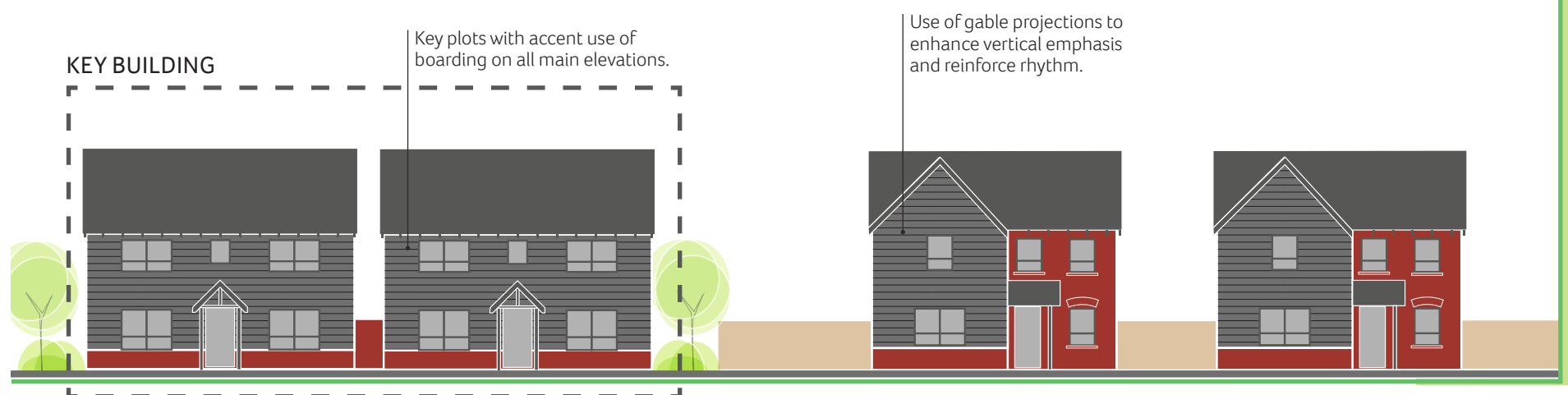


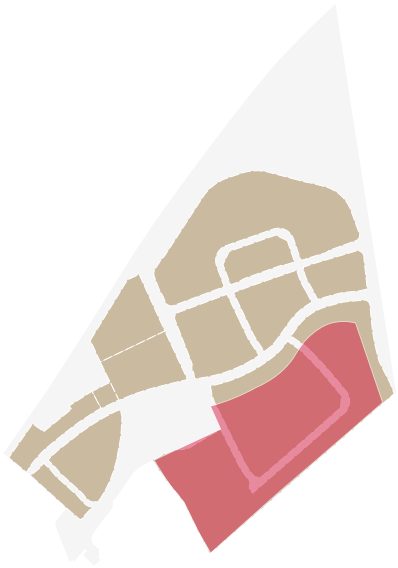
FIGURE 59. Indicative streetscene facing the listed building/open space. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.



04 BUILDING FORM

4.10. GROVELANDS CHARACTER AREA

CHARACTER AREA KEY MAP



OPEN SPACES KEY MAP



APPEARANCE

4.10.2. Must be urban and formal in character.

4.10.3. Key buildings, such as key corners and end-stop vistas, **must** be distinct in presentation using a different material palette and or additional architectural details to assist in wayfinding.

BUILDING LINE

4.10.4. Must have a continuous frontage with minor gaps to facilitate access to rear gardens or on-plot parking.

4.10.5. Must have varied spacing between buildings when stepped or staggered frontage **should** be required.

SET BACK

4.10.6. Building set back **must** be typically 2m with small front garden.

ROOF TYPE

4.10.7. Gable fronted units **must** be used mainly on key locations as end stop vistas and corners.

4.10.8. Pitched roof forms **must** be aligned parallel to the street.

PARKING

4.10.9. On-plot side parking **must** be used for detached and semi-detached houses.

4.10.10. On-plot front parking **must** be used for semi-detached and terraced units. It **must** include a planting gap of at least 2.5m every four bays.

4.10.11. Visitor parallel parking **must** be provided in bays along road.

CHARACTER SPECIFICATION

STREET TYPE	- Secondary Street - Tertiary Street 1 & 2 - Informal street
LAND USE	- Housing - Pocket Park/LEAP
SCALE	Up to 2/2.5 storeys with opportunities to emphasise key locations with taller plots. Opportunity to include occasional three-story buildings in key locations for placemaking purposes along the pocket park.
OPEN SPACES	Pocket Park/LEAP

BUILDING TYPE

The following typologies apply in general across the whole character area unless specified in key frontages.

4.10.1. Frontage **must** be made with a mix of detached, semi-detached and terraced units along the secondary street. Predominance of terraced units backing onto existing boundaries and surrounding the pocket park. Detached facing on the Highover Park.

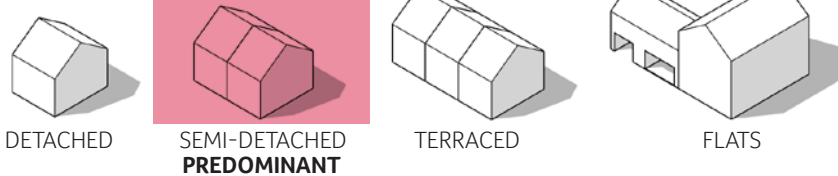


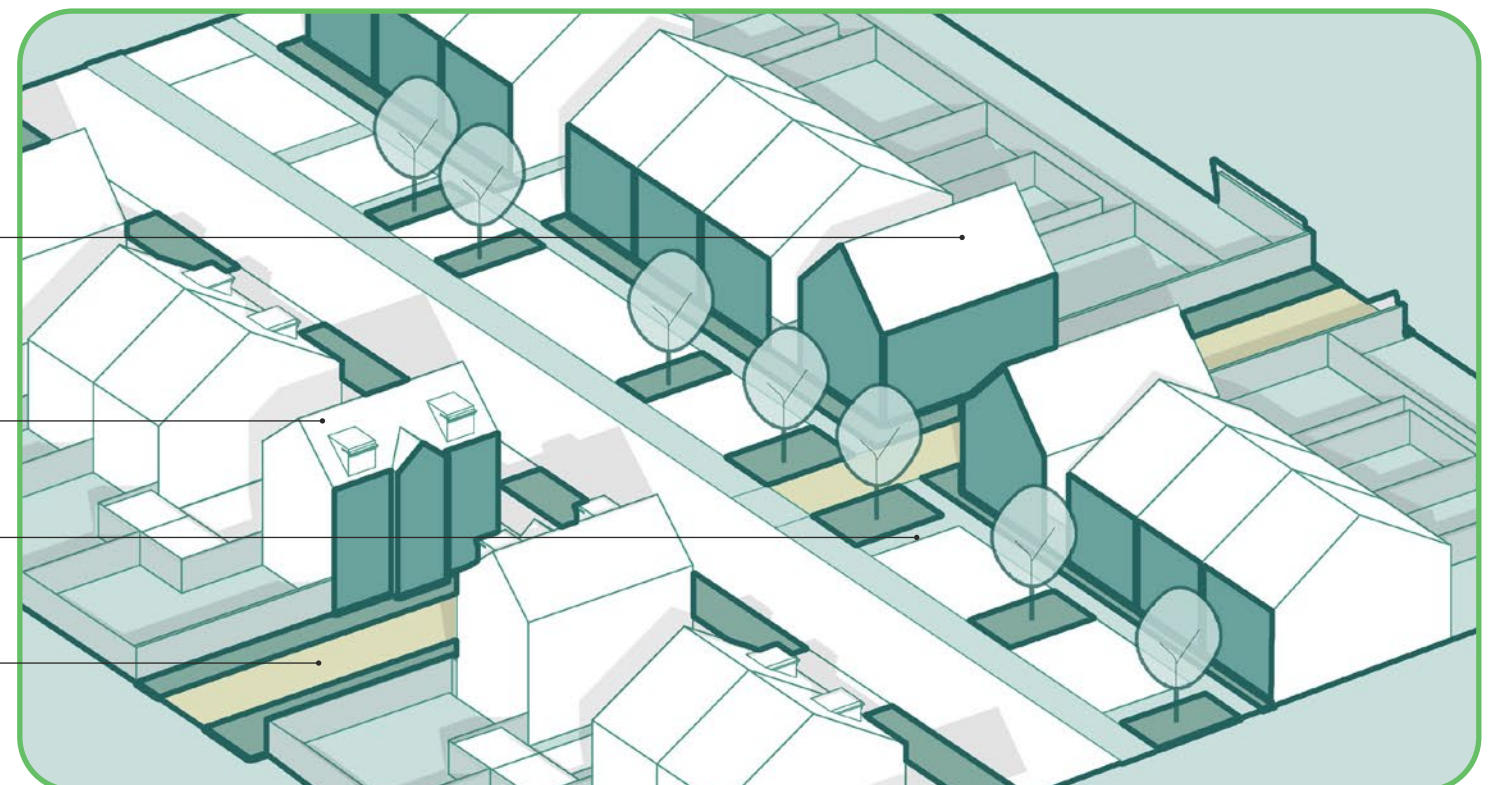
FIGURE 60. Typical secondary road arrangements. Refer to page Section 03 Movement for specification.

Detached units with dual aspect to identify corners.

Gable form and taller units underpin corners or end stop vistas.

On front parking with landscape break.

Main pedestrian/cycle route connecting with pocket park area.



04 BUILDING FORM

The following principles apply in general across the whole character area unless specified in special place or frontages.

MATERIALS

4.10.12. The primary wall material **must** be red brick on a ratio of 60%.

4.10.13. Multi-red brick **must** serve as a secondary material, used to enhance key grouping areas or along tertiary roads, accounting for 25% of the wall materials.

4.10.14. Render in white colour **must** be applied to key corners or end-stop vistas along secondary road, accounting for 15% of the wall materials. Render **must** be used on the main elevations, from first floor heights.

4.10.15. The primary roof material **must** be grey tile, covering 70% of the roofs along secondary streets. The secondary roof material **must** be red tile, used for tertiary areas and courtyards, making up 30% of the roof materials.

4.10.16. The materials for the pocket park frontages and the units facing the pedestrian and cycle link running from Collison close to the Avenue, as well as the frontage facing Highover Park, can be found in specific details on pages 66-67.

BOUNDARY TREATMENTS

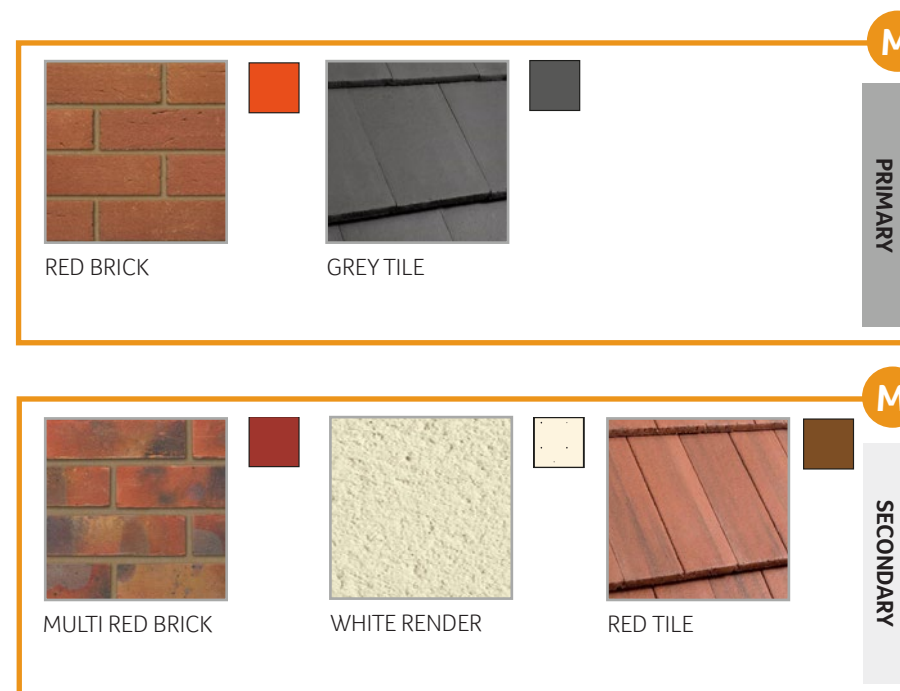
4.10.17. Low clipped hedge **must** be up to 0.6m in height with shrub planting.

4.10.18. Single row of timber bollards, **must** be spaced at uniform intervals and identical heights is preferable to de-mark space along open space and main pedestrian/cycle route.

4.10.19. On primary frontages adjacent to public realm, **must** be used a black or grey metal painted vertical rail design up to 1.2m in height. Native species low clipped hedge up to 0.6m in height. Gates to match railings.

4.10.20. 1.8m high brick wall **must** be used for side boundary which are addressing the street public realm or internal courtyards, matching the main building material.

4.10.21. Close boarding fence up to 1.8m in height **must** be used for internal plots between gardens.



The following principles apply in general across the whole character area unless specified in special place or frontages.

ARCHITECTURAL DETAILS

4.10.22. **Must** be not use of corbels or brick eaves details.

4.10.23. Windows **must** have white colour and will feature a top-hung style.

4.10.24. A flat canopy **must** be employed.

4.10.25. Fascias, soffits, and bargeboards **must** be finished in white, while the rainwater goods **must** be black or dark grey.

KEY BUILDING

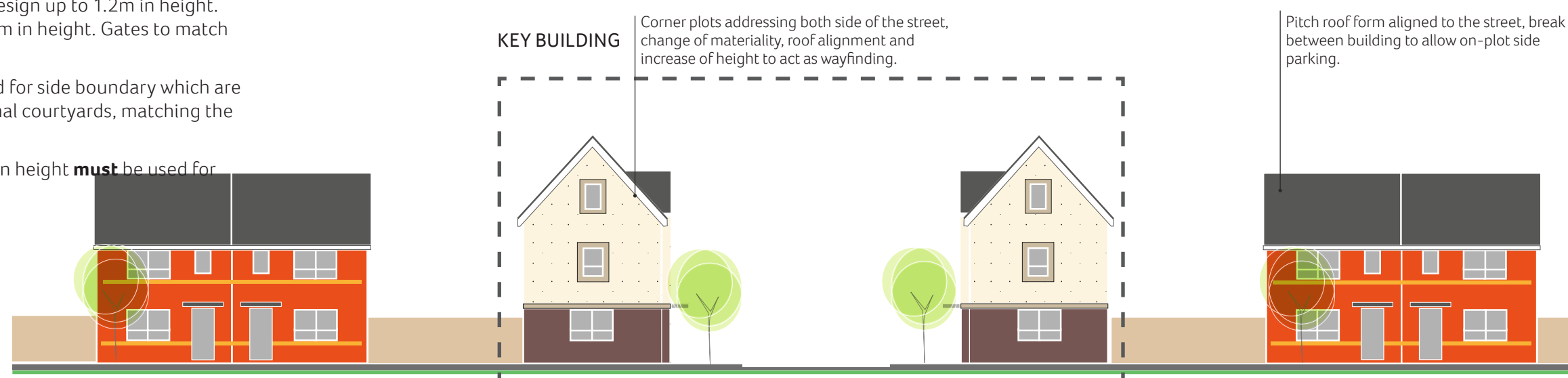
Enhance architectural details or material treatment.

4.10.26. Flat arch headers and sills made of reconstituted stone **must** be used at the corners or in key groupings along secondary roads.

4.10.27. Flat arch or arch headers and sills in a contrasting red brick colour **must** be used for key locations as corners and end stop vistas or key groupings along tertiary routes. Architectural features such as string courses, window surrounds, and decorative patterns will use contrasting brick colours.

4.10.28. A different distribution of material finishes or tones **must** be used.

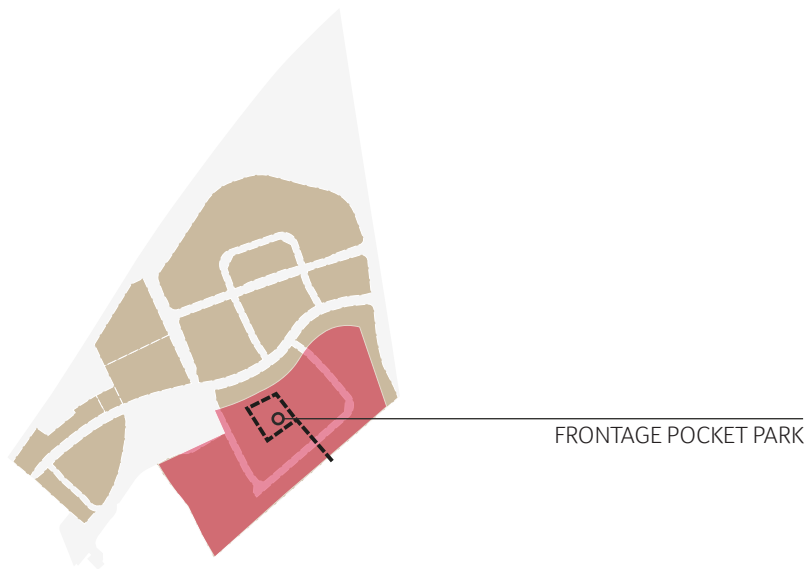
FIGURE 61. Indicative streetscene for Grovelands character area. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.



04 BUILDING FORM

4.11. GROVELANDS CHARACTER AREA: KEY FRONTAGE POCKET PARK

CHARACTER AREA KEY MAP



FRONTAGE POCKET PARK

APPEARANCE

4.11.1. **Must** be as per the Grovelands character area. Refer to page 64.

BUILDING LINE

4.11.2. **Must** be as per the Grovelands character area. Refer to page 64.

SET BACK

4.11.3. **Must** be as per the Grovelands character area. Refer to page 64.

ROOF TYPE

4.11.4. Gable fronted and pitched roof forms **must** frame the frontage along the pocket park.

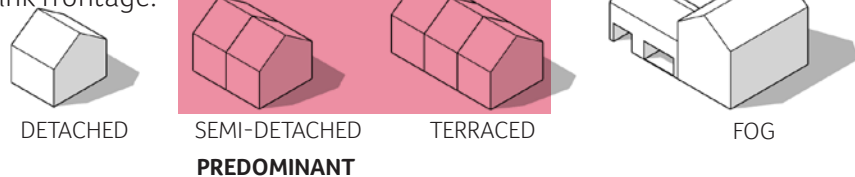
PARKING

4.11.5. **Must** be used rear courtyard parking and on-plot front parking.

BUILDING TYPOLOGIES

4.11.6. Frontage **must** be primarily made by semi detached and terraced dwellings with occasional apartments and FOGs to assist distribution on back courtyards.

4.11.7. Detached units **must** be primarily mark the pedestrian/cycle link frontage.



PREDOMINANT

MATERIALS

4.11.8. The main wall material **must** be a rough-cast render in white, employed on the main elevations or gable features. Render to **must** be applied from first floor heights.

4.11.9. Dark Red/Burgundy brick **must** be used as a complementary secondary wall material.

4.11.10. The primary roof material **must** be grey tile.

ARCHITECTURAL DETAILS

4.11.11. Corbel and brick eaves **must** be finished in the same dark red/ burgundy brick hue also when rendering wall material is in use.

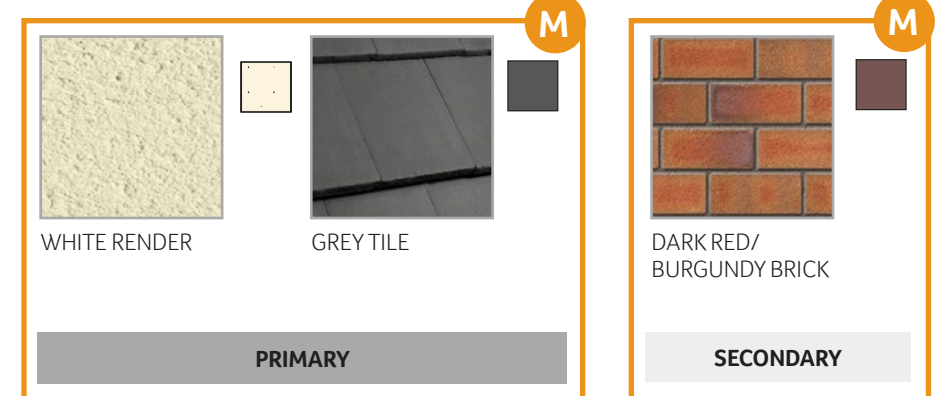
4.11.12. The windows **must** have dark grey colour, and feature a top hung style with bars.

4.11.13. Lean-to canopy **must** be used predominantly, as well as occasional use of pitched porches.

4.11.14. The rainwater goods **must** be in black or dark grey.

KEY BUILDING

4.11.18. Flat arch or arch header in brick material **must** be multi-red colour on corner plots and end stop vistas, also when rendering wall material is in use on main elevations.



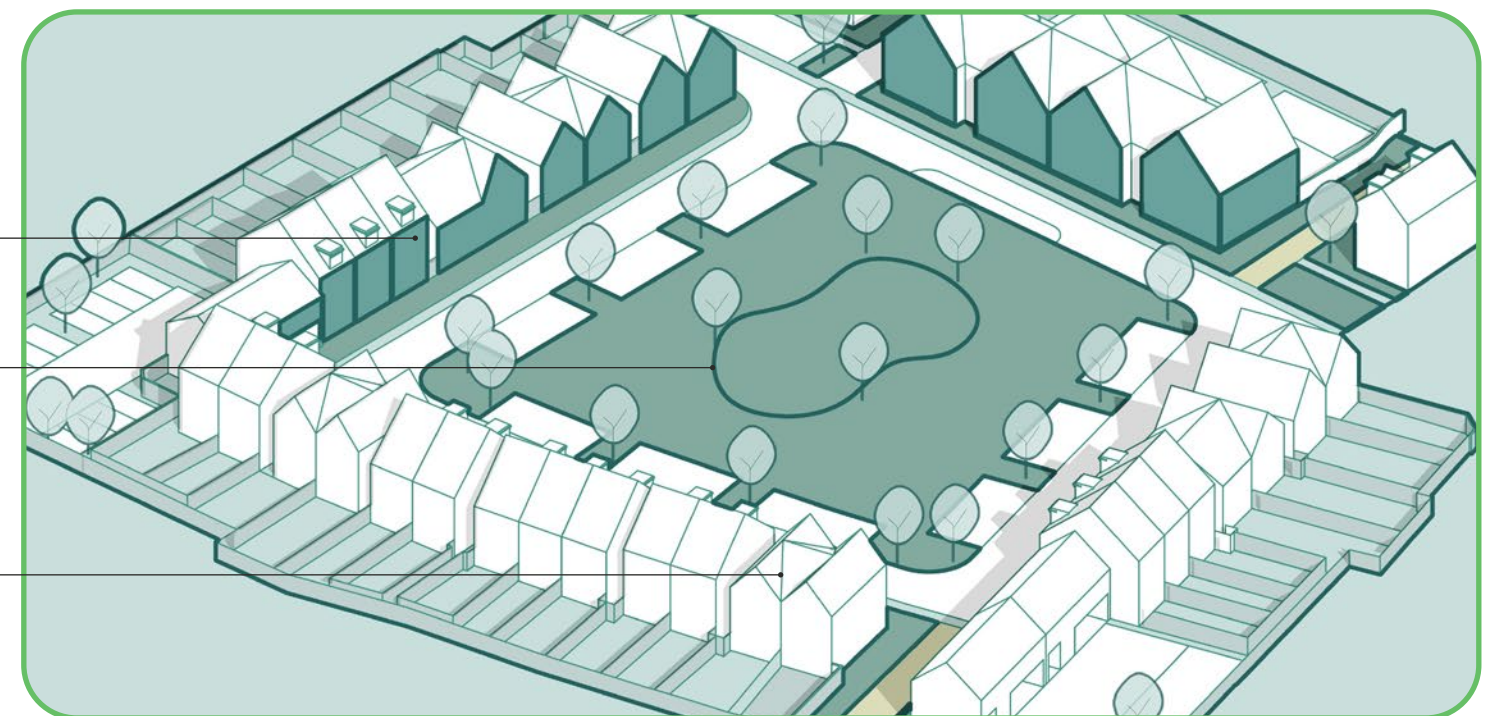
BOUNDARY TREATMENTS

4.11.15. On primary frontages adjacent the pocket park, **must** be used a black or grey metal painted vertical rail design up to 1.2m in height. Native species low clipped hedge up to 0.6m in height. Gates to match railings.

4.11.16. Single row of timber bollards, **must** be spaced at uniform intervals and identical heights **must** be used to de-mark spaces along the main pedestrian/cycle route.

4.11.17. Masonry wall, closeboard fencing and planted zone details **must** be as per Grovelands character area boundary treatments at page 65.

FIGURE 62. Typical lane arrangements. Refer to page Section 03 Movement for specification.



Consistent building line providing a legible arrangement and creating a higher degree of enclosure.

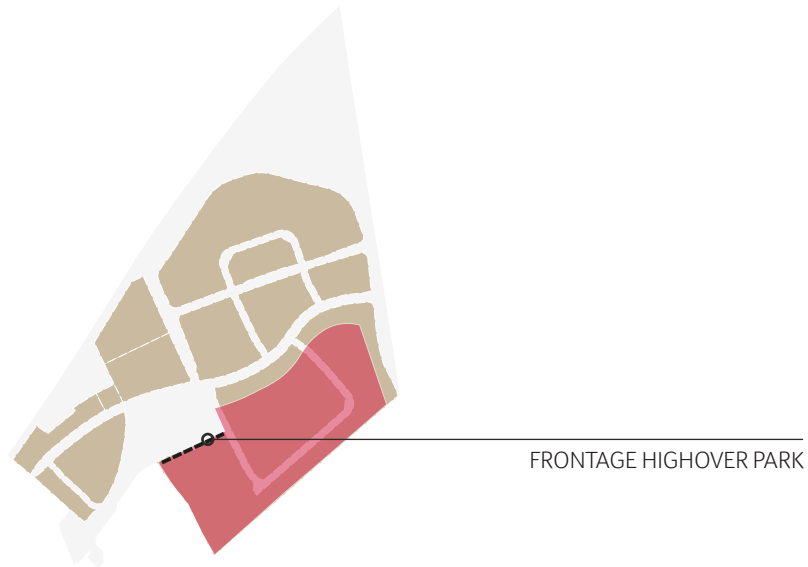
Central LEAP.

Corner buildings with dual aspect actively facing pocket park area and connectivity space with pedestrian/cycle link.

04 BUILDING FORM

4.12. GROVELANDS CHARACTER AREA: KEY FRONTAGE HIGHOVER PARK

CHARACTER AREA KEY MAP



FRONTAGE HIGHOVER PARK

APPEARANCE

4.12.1. Must be as per Threshing Barn Green character area, appearance to reflect a rural character reference from the listed barn adjacent to the site.

BUILDING LINE

4.12.2. Must have a staggered frontage with consistent space between buildings to allow on-plot parking.

SET BACK

4.12.3. Must have various set back distances to allow a more organic alignment.

ROOF TYPE

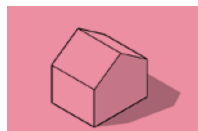
4.12.4. Must have primarily pitched roof forms aligned parallel to the street with front facing gabled feature.

PARKING

4.12.5. Must have on plot side parking.

BUILDING TYPE

4.12.6. Frontage must be primarily made by detached units.



DETACHED

MATERIALS

4.12.7. Black weatherboarding **must** be used as wall material for this key frontage covering approximately three-quarters of the main elevations or gabled elements.

4.12.8. The wall material complementing the weatherboarding **must** be multi-red brick.

4.12.9. The roof material **must** be grey tile.

ARCHITECTURAL DETAILS

4.12.10. The windows **must** have dark grey colour featuring a top-hung style.

4.12.11. Must Timber pitched or lean-to canopy in black, with additional support legs.

4.12.12. The exposed rafter feet **must** have a dark grey/black colour, without corbel or brick eaves detailing, and where necessary the bargeboards **must** be finished in a dark grey/black colour.

4.12.13. The rainwater goods **must** be in black or dark grey.

BOUNDARY TREATMENTS

4.12.14. Must be as per the Grovelands character area specific with timber bollards de-marking the open space area.

Consistent space to allow on-plot parking.

Visitor spaces along edge.

Active frontage facing open space.

Key corners with dual aspect and opportunity to increase of heights.

M

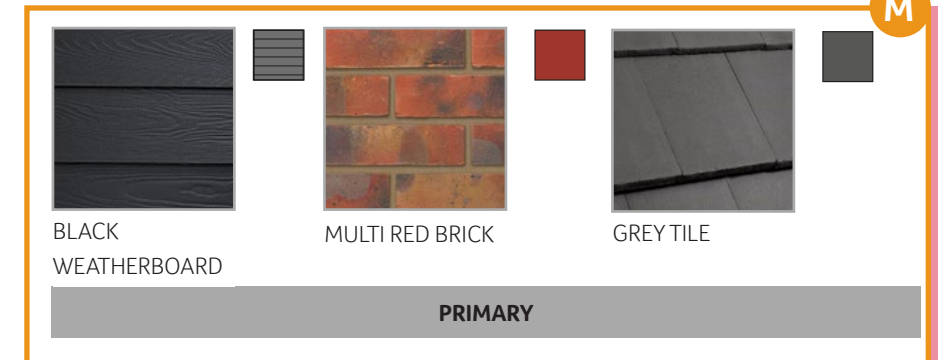


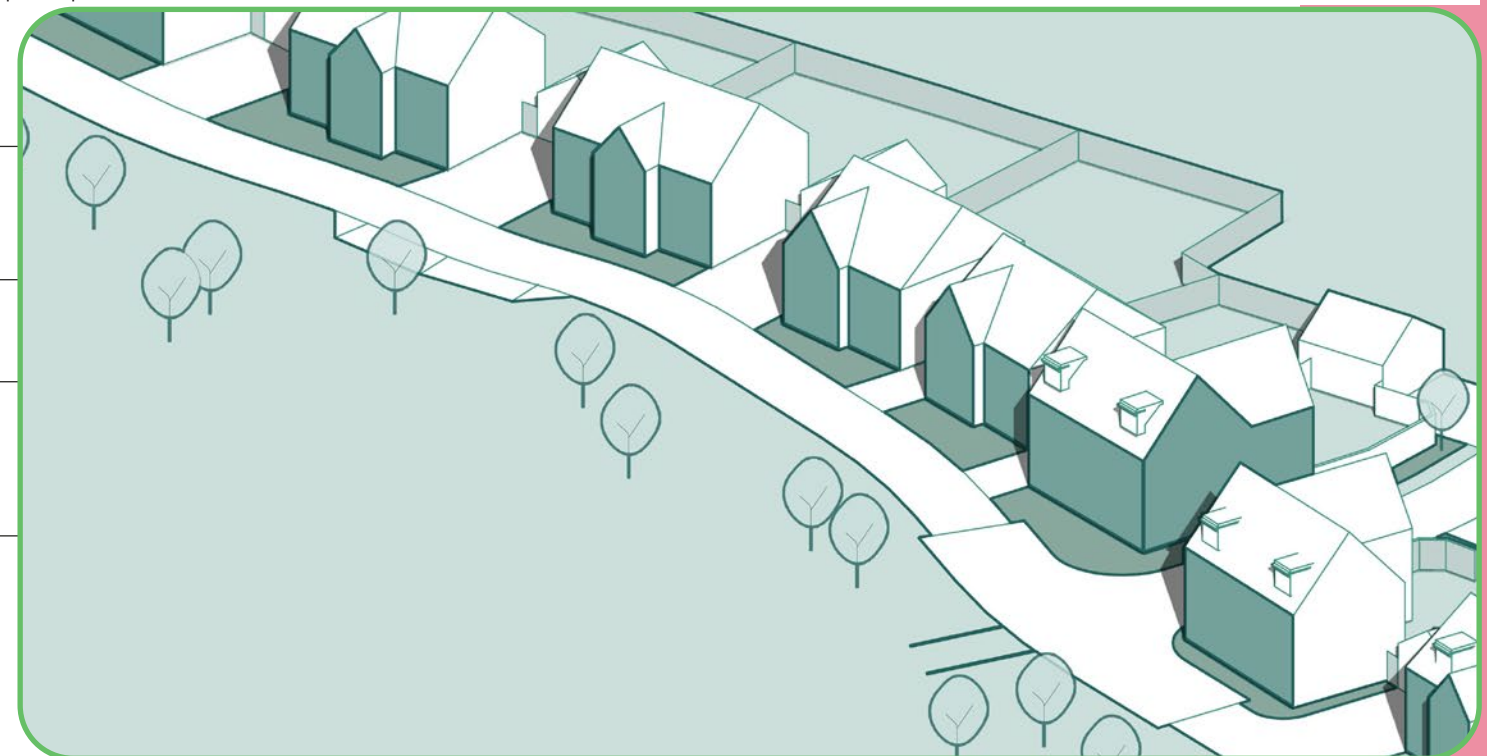
FIGURE 63. Indicative streetscene of the Highover Park frontage. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.

G



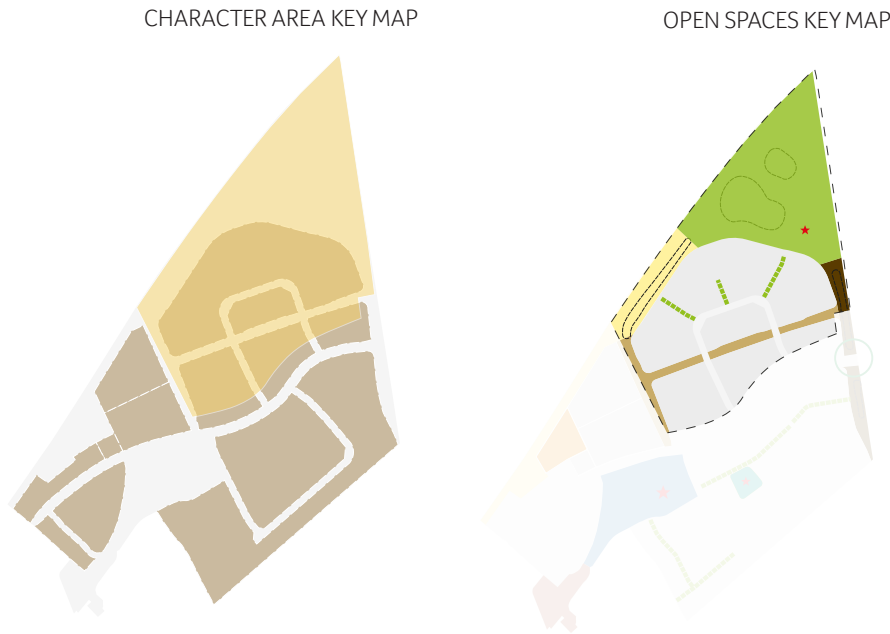
FIGURE 64. Typical informal street arrangement. Refer to page Section 03 Movement for specification.

G



4.13. MEADOW VIEW CHARACTER AREA

M



APPEARANCE

- 4.13.2. **Must** be informal in character.
- 4.13.3. Key buildings, such as key corners and end-stop vistas, **must** be distinct in presentation using a different material palette and or additional architectural details to assist in wayfinding

BUILDING LINE

- 4.13.4. **Must** have minor gaps between dwellings when a continuous frontage is required to allow access to rear garden or single on-plot parking.
- 4.13.5. **Must** have occasionally larger gaps to allow for wider parking arrangement.

SET BACK

- 4.13.6. **Must** be varied between 2m- 6m (when incidental green and/or front parking is required).

ROOF TYPE

- 4.13.7. **Must** have gable fronted dwellings or dwelling with projection mainly on key locations as end stop vistas and corners.
- 4.13.8. **Must** have pitched roof forms aligned parallel to the street.
- 4.13.9. **Must** have opportunity for hipped or barn ends roof type.

PARKING

- 4.13.10. **Must** have on-plot side parking for detached and semi-detached houses.
- 4.13.11. **Must** have on-plot front parking (planting gap min 2.5m every 4 bays) for integral, semi-detached and terraced units.
- 4.13.12. **Must** be made provision of visitor on parallel parking in bays cut in verge along secondary street.
- 4.13.13. **Must** be made provision of visitor parallel parking in bays on street on other street types.

M

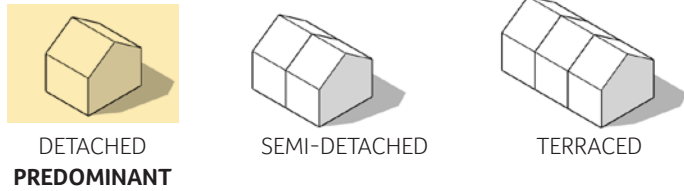
CHARACTER SPECIFICATION

STREET TYPE	• Secondary Street • Tertiary Street 1, Lanes and Edge Lanes • Informal street
LAND USE	• Housing
SCALE	• Up to 2/2.5 storeys with opportunities to emphasise key locations with high plots.
OPEN SPACES	• Hitchin Meadows • Dane Walk • Icknield Linear Park • Stotfold Linear Park

BUILDING TYPOLOGIES

The following typologies apply in general across the whole character area unless specified in key frontages.

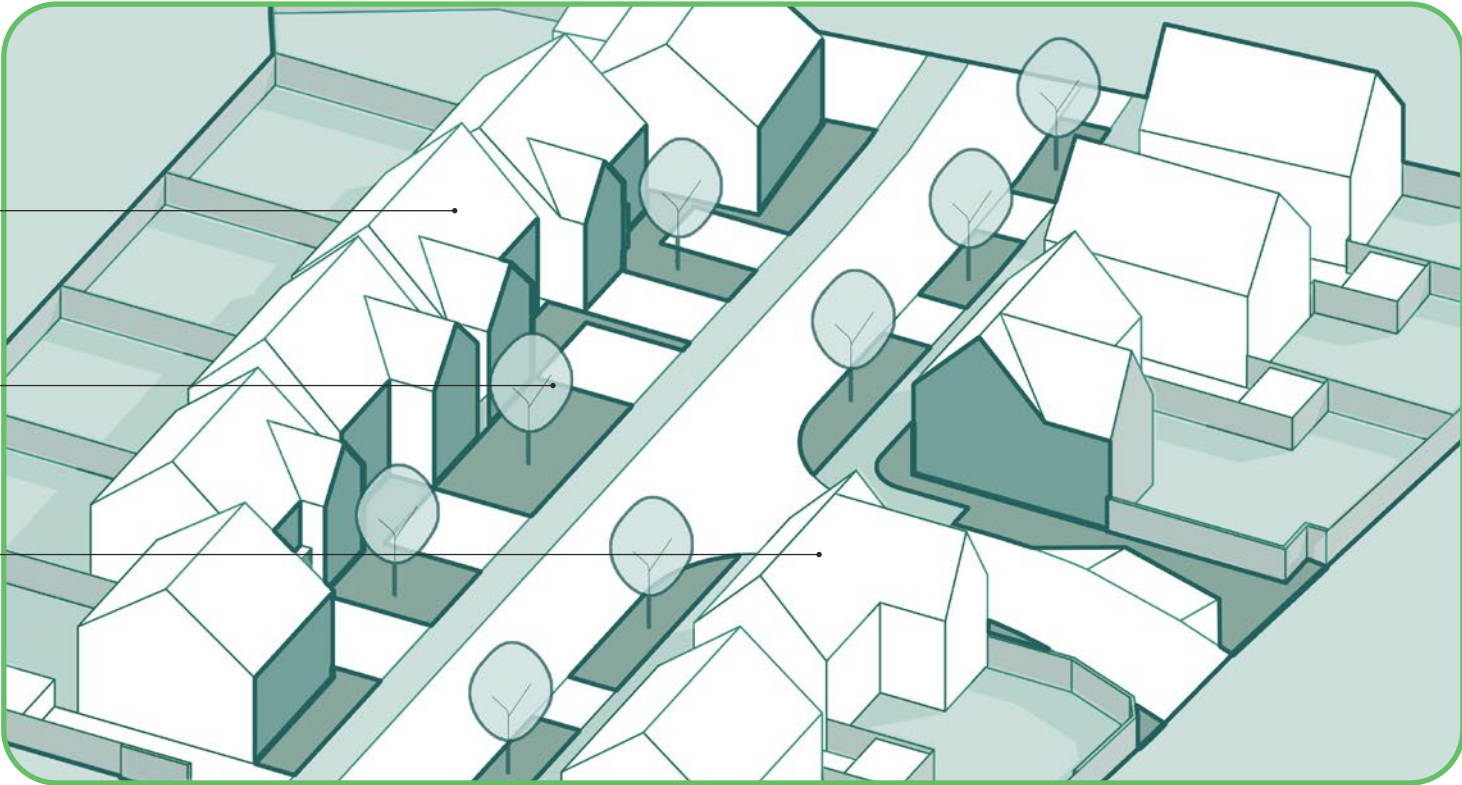
4.13.1. Frontage **must** be primarily made by detached units with semi-detached and terraced dwellings used to emphasis urban square areas.



M

FIGURE 65. Typical Secondary road arrangements. Refer to page Section 03 Movement for specification.

G



04 BUILDING FORM

The following principles apply in general across the whole character area unless specified in key frontages.

MATERIALS

4.13.14. The predominant wall material **must** be multi-red brick, employed at a ratio of 60%.

4.13.15. Red brick **must** be used as a complementary secondary wall material, on a ratio of 20%. This is intended to enhance key groupings in render and areas along tertiary roads.

4.13.16. A rough-cast render in white **should** be applied occasionally to main elevations or gable features at key locations. Render to cover about three-quarters of the main elevation, starting from the ground floor sill heights, and should make up 20% of the overall materials used.

4.13.17. The primary roof material **must** be used at a ratio of 60% to be red tile. Secondary roof material **must** be grey tile.

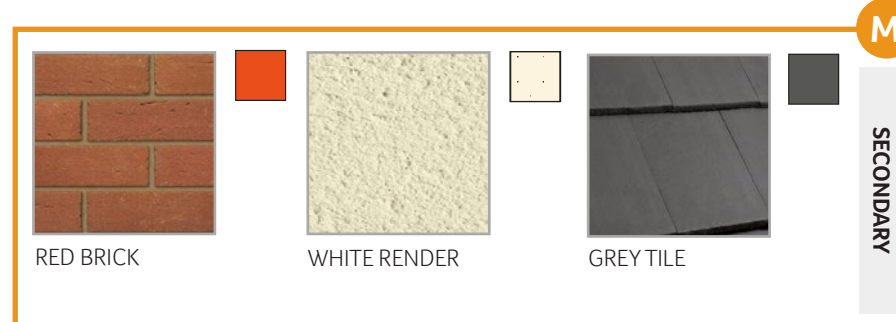
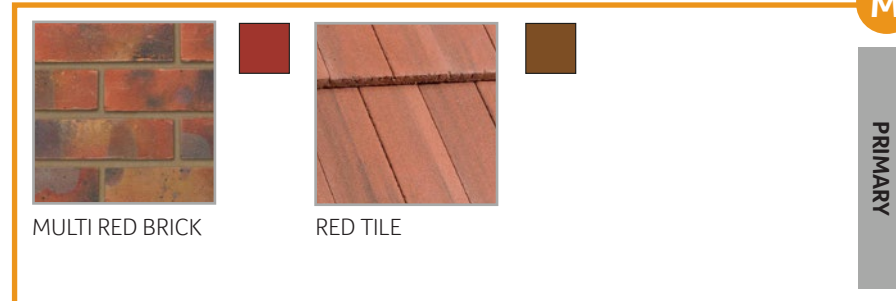
BOUNDARY TREATMENT

4.13.18. Low clipped hedge with shrub planting up to 0.6m in height.

4.13.19. Occasionally on key locations as corners or end stop vista, black or grey metal painted estate rail or vertical rail design up to 0.9m in height. Clipped hedge of continuous species. Gates to match. railings.

4.13.20. 1.8m high brick wall for side boundary which are addressing the street public realm or internal courtyards, matching the main building material.

4.13.21. Close boarding fence up to 1.8m in height for internal plots between gardens.



The following principles apply in general across the whole character area unless specified in key frontages.

ARCHITECTURAL DETAILS

4.13.22. Flat arch or arch header in brick material **must** be in the same colour as per main wall material. Red brick colour **must** be used on the main render wall material.

4.13.23. Corbel and brick eaves **must** be finished in the same red brick hue to maintain consistency with the main wall. Red brick **must** be used when rendering wall material is in use.

4.13.24. Reconstituted stone or soldier course brickwork **must** primarily be utilized for window sills, complementing the brick headers.

4.13.25. The windows **must** be in white colour, and feature decorative sash styles with bars, Georgian bars or leaded appearance.

4.13.26. Flat canopy or lean-to canopy **must** be used in this area, along with details such as corbels and/or brick eaves.

4.13.27. Fascias, soffits, and barge boards **must** be finished in white, while the rainwater goods will be in black or dark grey.

KEY BUILDING

Enhance architectural details or material treatment.

4.13.28. Flat arch headers and sills made of reconstituted stone **must** be used at the corners or in key groupings along secondary roads.

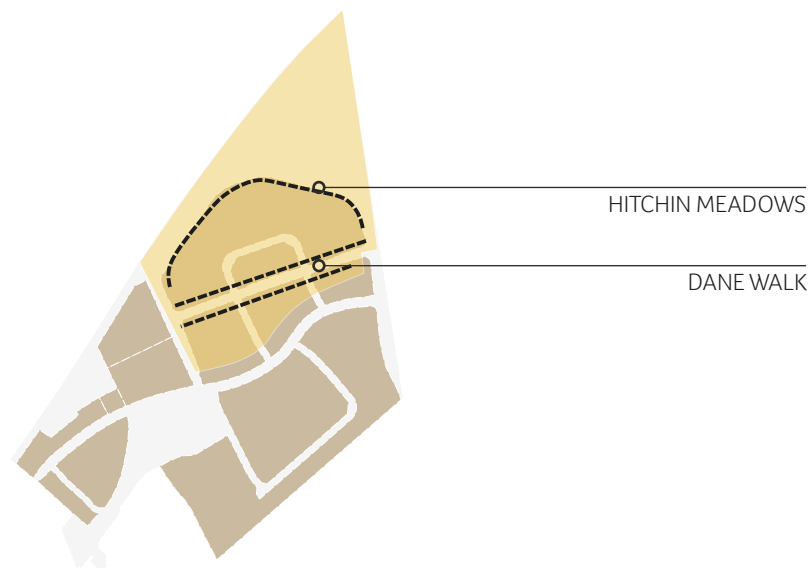
4.13.29. A different distribution of material finishes or tones **must** be used.

FIGURE 66. Indicative streetscene of the Meadow View character area. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.



4.14. MEADOW VIEW CHARACTER AREA: KEY FRONTAGE DANE WALK & HITCHIN MEADOWS

CHARACTER AREA KEY MAP



APPEARANCE

4.14.1. **Must** be as per Meadow View character area. Refer to page 68.

BUILDING LINE

4.14.2. **Must** be as per Meadow View character area. Refer to page 68.

SET BACK

4.14.3. **Must** be as per Meadow View character area. Refer to page 68.

ROOF TYPE

4.14.4. **Must** be as per Meadow View character area. Refer to page 68.

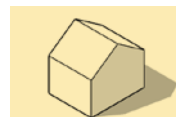
PARKING

4.14.5. **Must** be as per Meadow View character area. Refer to page 68.

BUILDING TYPOLOGIES

4.14.6. Frontage **must** be primarily made by detached units along Dane Walk frontage.

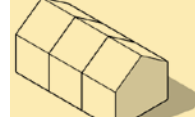
4.14.7. Frontage **must** be primarily made by detached facing Hitchin Meadows with terraced units facing Icknield Linear Park.



DETACHED
PREDOMINANT



SEMI-DETACHED



TERRACED
PREDOMINANT

MATERIALS

4.14.8. The predominant wall material **must** be red brick, employed across Dane Walk frontage.

4.14.9. The predominant wall material **must** be multi-red brick, employed across Hitchin Meadows frontage.

4.14.10. Red tile hanging **must** be used as a complementary secondary wall material on projecting gable elements.

4.14.11. The primary roof material **must** be used to be grey tile. Secondary roof material to be red tile employed on corner or key plots.

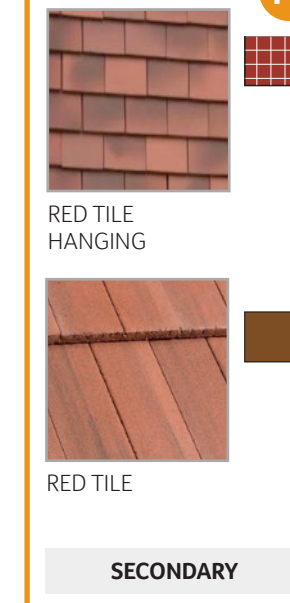
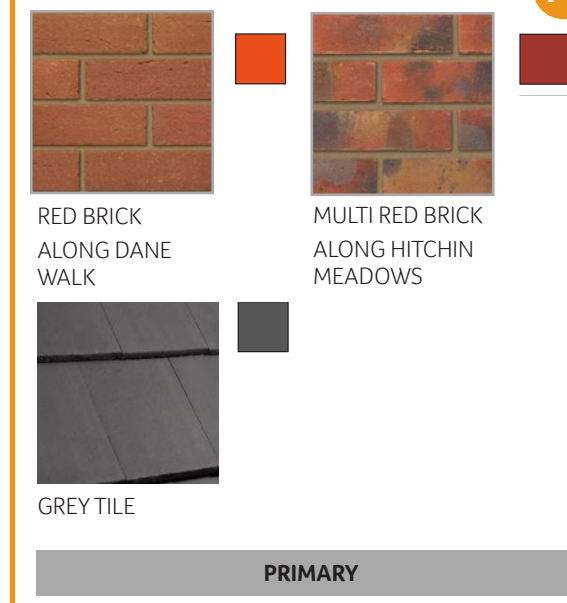
ARCHITECTURAL DETAILS

4.14.12. **Must** be as per Meadow View character area. Refer to page 69.

BOUNDARY TREATMENT

4.14.13. General rules for masonry wall, close boarding fence and planted zone **must** be as per Hitchin Meadows boundary treatments specifications.

4.14.14. Timber post and railing fence **must** be up to 1.2m in height.



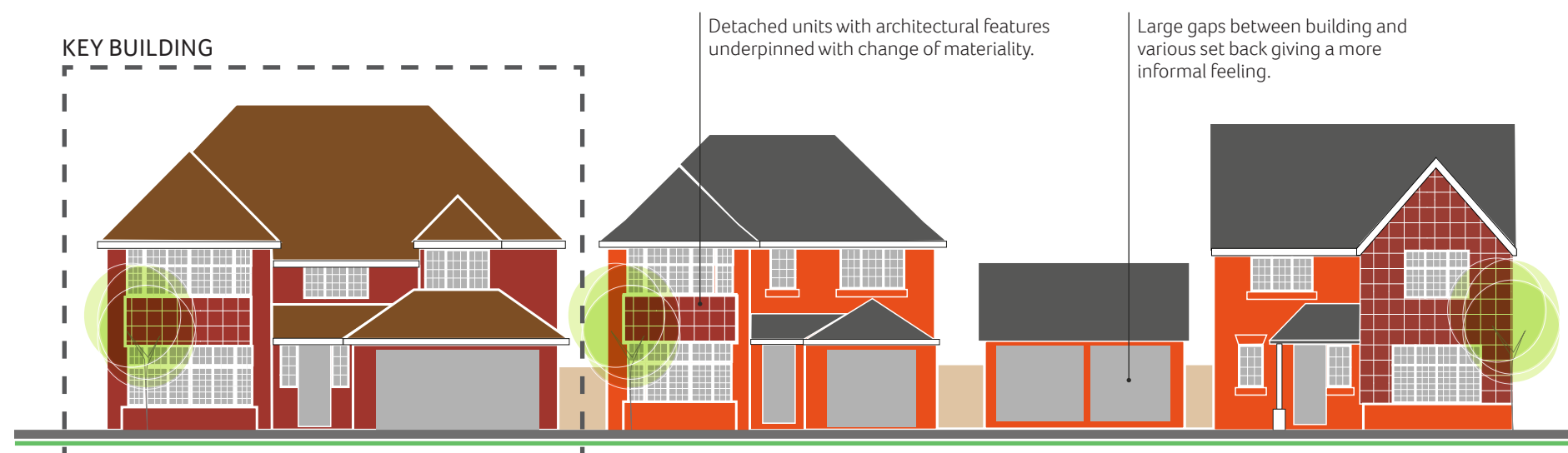
KEY BUILDING

Enhance architectural details or material treatment.

4.14.15. Flat arch headers and sills made of reconstituted stone **must** be used at the corners or in key groupings along secondary roads.

4.14.16. A different distribution of material finishes or tones **must** be used.

FIGURE 67. Indicative streetscene of Dane Walk frontage. Tree locations on these drawings are illustrative only. The sketch will be subject to full consideration as part of Reserved Matters Application.



04 BUILDING FORM

4.15. SERVICES & UTILITIES

4.15.1. HOUSEHOLD UTILITIES

- 4.15.1.1. The design of household utilities must not compromise the quality of the streetscapes and be well integrated within the overall design.
- 4.15.1.2. Utility and service boxes **should** be designed to blend in with the surrounding architecture, scale and materiality.
- 4.15.1.3. It is recommended to take positive measures to conceal utilities and service boxes, such as EV charges, minimising their visual impact and they **must** be located on side elevation.
- 4.15.1.4. Where photovoltaics and/or solar panels are provided, it is recommended that a discrete system is in place to not detract from the overall appearance of the dwellings.

4.15.2. SIDE WIDE UTILITIES: SUBSTATION/ WATER PUMPING STATION/ GAS GOVERNORS/ TELECOMMUNICATION UTILITY BOXES

- 4.15.2.1. The location of all electricity substations, water pumping stations and gas governors will be well considered so as not to be located in prominent locations that detract from the street scene, or alternatively **should** be suitably screened with landscaping features.
- 4.15.2.2. The substation **should** be accommodated in a building separate from the residential units.
- 4.15.2.3. The substation **should** be in brick and masonry construction that matches the materials of the surrounding dwellings, and a landscape buffer **must** be provided to minimise the appearance.
- 4.15.2.4. The substation **must** be fitted with a double door that fronts directly to a public vehicular access.

4.15.3. REFUSE STRATEGY

- 4.15.3.1. The design of storage and collection of refuse **must** be carefully considered during the planning stage and **should** avoid visual intrusion.
- 4.15.3.2. Sufficient storage space **must** be provided to enable bins to be stored off the highway between collections.
- 4.15.3.3. Households will be provided with wheelie bins that **should** be stored in the back garden and pulled out on the collection day to the appropriate collection point.
- 4.15.3.4. Bin Storage on-plot **must** be within a covered bin store with easy access to waste bins. Drag distance to collection point **should** be clear of any obstructions.
- 4.15.3.5. Residents of houses adjacent to the highway will leave their wheelie bins adjacent to the public footway for collection, at the appropriate times.
- 4.15.3.6. Residents of houses accessed from private drives, mews and lanes without turning provision, will place their bins at a predetermined collection point adjacent to the adoptable highway at the appropriate times.
- 4.15.3.7. Communal bin storage **must** be provided for apartment blocks. This can be located within the ground floor of the apartment block or be a separated bin store. They **must** be secured and easily accessible.
- 4.15.3.8. All roads requiring refuse vehicle access **should** be constructed to NHDC's adoptable standards.
- 4.15.3.9. Hammerhead turning facilities to be designed to accommodate the Hertfordshire County Council Refuse vehicles.
- 4.15.3.10. In accordance with NHDC standards the distance that residents will need to take their bins for collection is set out as follow below:

4.15.4. HOUSES

- 4.15.4.1. Residents will not be required to carry waste more than 30m from the main dwelling entrance to the storage point.
- 4.15.4.2. Waste collection vehicles will be able to get to within 25m of the bin collection points.

4.15.5. FLATS

- 4.15.5.1. Residents will not be required to carry waste more than 30m from the main door entrance to the storage point.
- 4.15.5.2. Collection staff will be able to get within 10m of the bin collection points.
- 4.15.5.3. Bin haul distances **should** comply with the requirements of Manual for Streets.
- 4.15.5.4. The mentioned standards relate to residential development, waste for non residential use will need to be determined on a case by case basis following discussion with local Authority.

FIGURE 68. Precedents pictures of household utilities



EXAMPLES OF INTEGRATED METERS ON SIDE ELEVATION



EXAMPLES OF INTEGRATED PV ON THE ROOF DESIGN



EXAMPLES OF SECURED AND EASY ACCESSIBLE BINS STORAGE FOR FLATS INTEGRATED ON FOG

04 BUILDING FORM

4.16. STEWARDSHIP

4.16.1. The public realm of the development is to be managed and maintained by two different organisations:

4.16.1.1. Hertfordshire County Council as Highway Authority (HCCHA)

4.16.1.2. A BDW Management Company

4.16.2. The delineation of responsibility is identified in the adjacent figure.

4.16.3. HERTFORDSHIRE COUNTY COUNCIL HIGHWAY AUTHORITY (HCCHA)

4.16.3.1. HCCHA will adopt, manage and maintain the following:

- The Avenue from and including the proposed roundabout at Stotfold Road along its length to its junction with High Dane – its full width including carriageway, highway drainage, footpath, cycleway, highway verge and highway trees.
- The northern secondary loop road – its full width of carriageway, highway drainage, highway drainage, footway, verge and highway trees.
- The south eastern loop road – its full width of carriageway, footway, verge and highway trees.
- The south western (High Dane end) loop road – its full width of carriageway, footway, verge and highway trees.

4.16.4. BDW Management Company

4.16.4.1. Those areas that are not managed by HCCHA will be managed by a Management Company.

4.16.4.2. Those shared facilities and buildings containing any apartments will be managed by a Residents Management Company (RMC) – a not-for-profit company that is set up for two purposes:

- (i) To manage any shared facilities such as open space (Hitchin Meadows, Dane walk, Icknield Linear Park, Stotfold Road Linear Park, Pocket Park, Threshing Barn Green, Highover Park, Allotments) including drainage ponds, suds features, ecological areas, play spaces (LEAPs/NEAP), and recreational paths within it.
- (ii) To manage any buildings containing apartments, including maintenance, repairs, external and internal common areas of the building.

4.16.4.3. The open spaces will be maintained and managed in accordance with the Landscape Environmental Management Plan (LEMP) that will be agreed through the discharge of condition 21 on the outline planning permission.



FIGURE 69. Illustrative Stewardship Plan



04 BUILDING FORM

4.16.4.4. The RMC will be set up by BDW Trading Limited. During the course of the development the management of the shared facilities and apartment buildings will be transferred to the RMC. A Managing Agent will be appointed to help the RMC fulfil its management obligations to the Residents. A short time after the completion of the development, control of the RMC will be transferred from BDW Trading Limited to the Residents.

4.16.4.5. All Residents will be Members of the RMC and can volunteer to become a Director of the RMC.

4.16.4.6. Under the plot transfer, all Residents will pay to the RMC a Service Charge for the management and maintenance of the relevant shared facilities and buildings (Estate and Building Services). The Estate and Building Services that are typically provided are:

- Maintenance of private roads.
- Maintenance of private drainages.
- Any other estate wide management or maintenance costs.
- Management and maintenance of the apartment building, associated parking areas and landscaping.
- Insurance of the building.
- Cleaning and repair of internal communal areas of the apartment building.
- Health and Safety matters, including fire safety.

Appendix

01

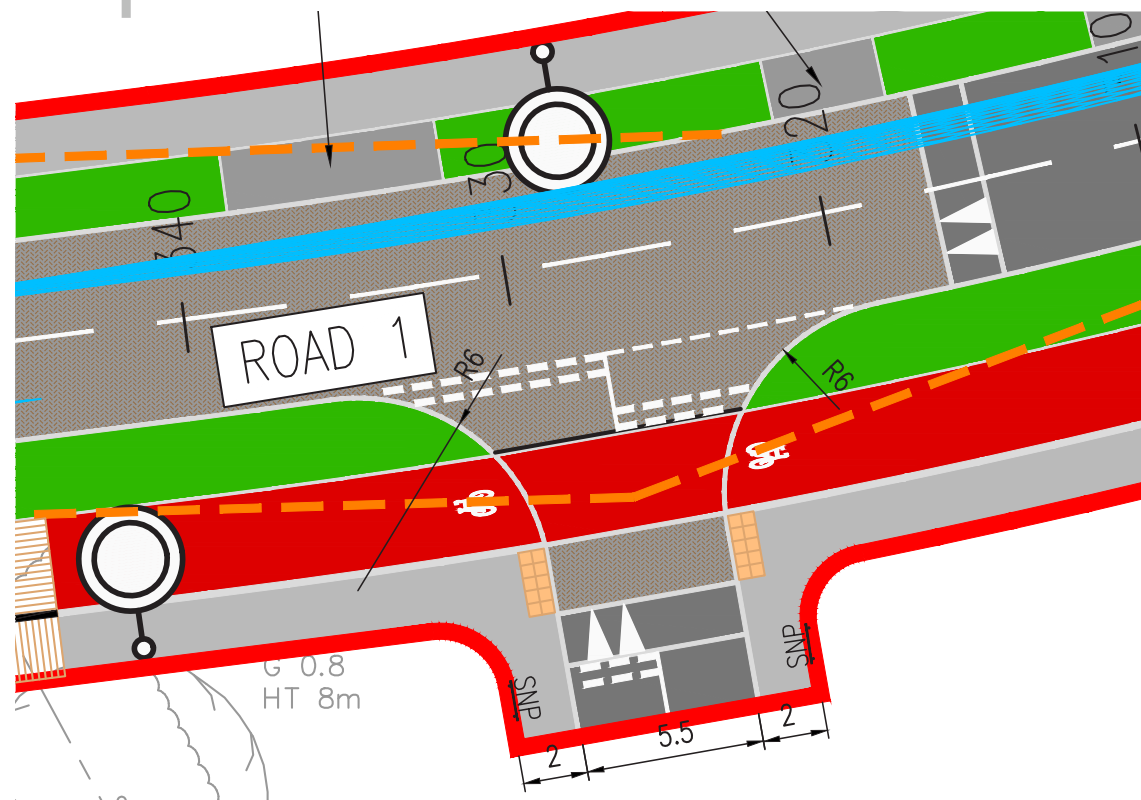
02

03

04

AP

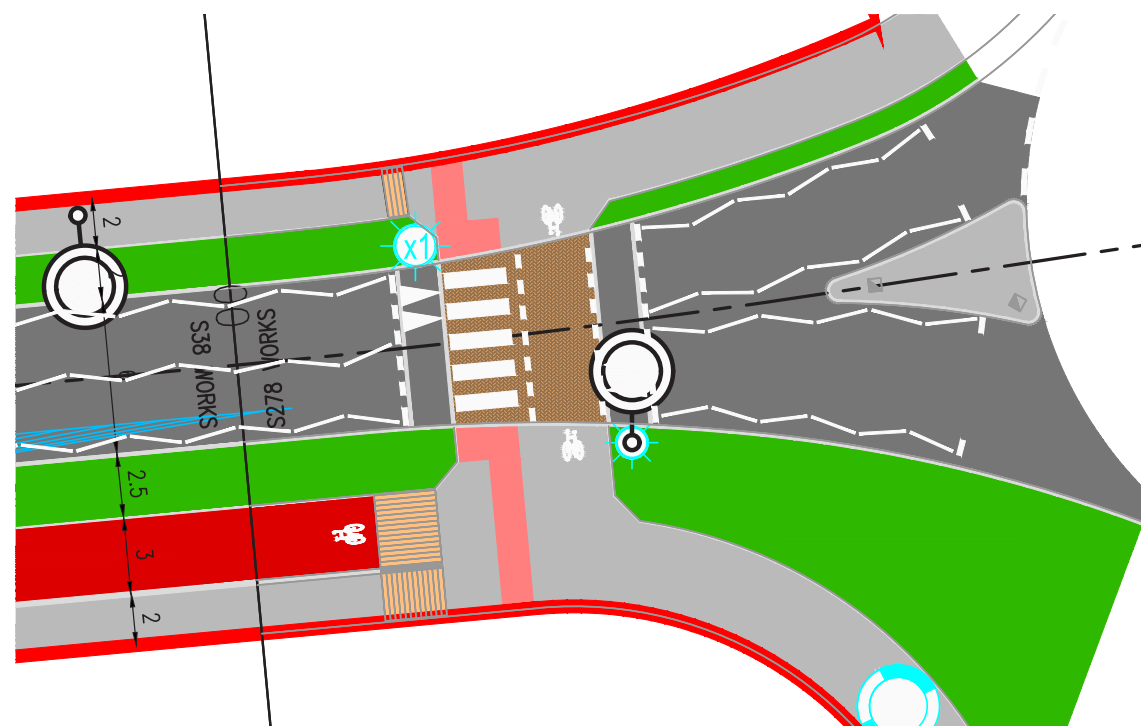
Ap APPENDIX AP.1. INFRASTRUCTURE GENERAL ARRANGEMENT



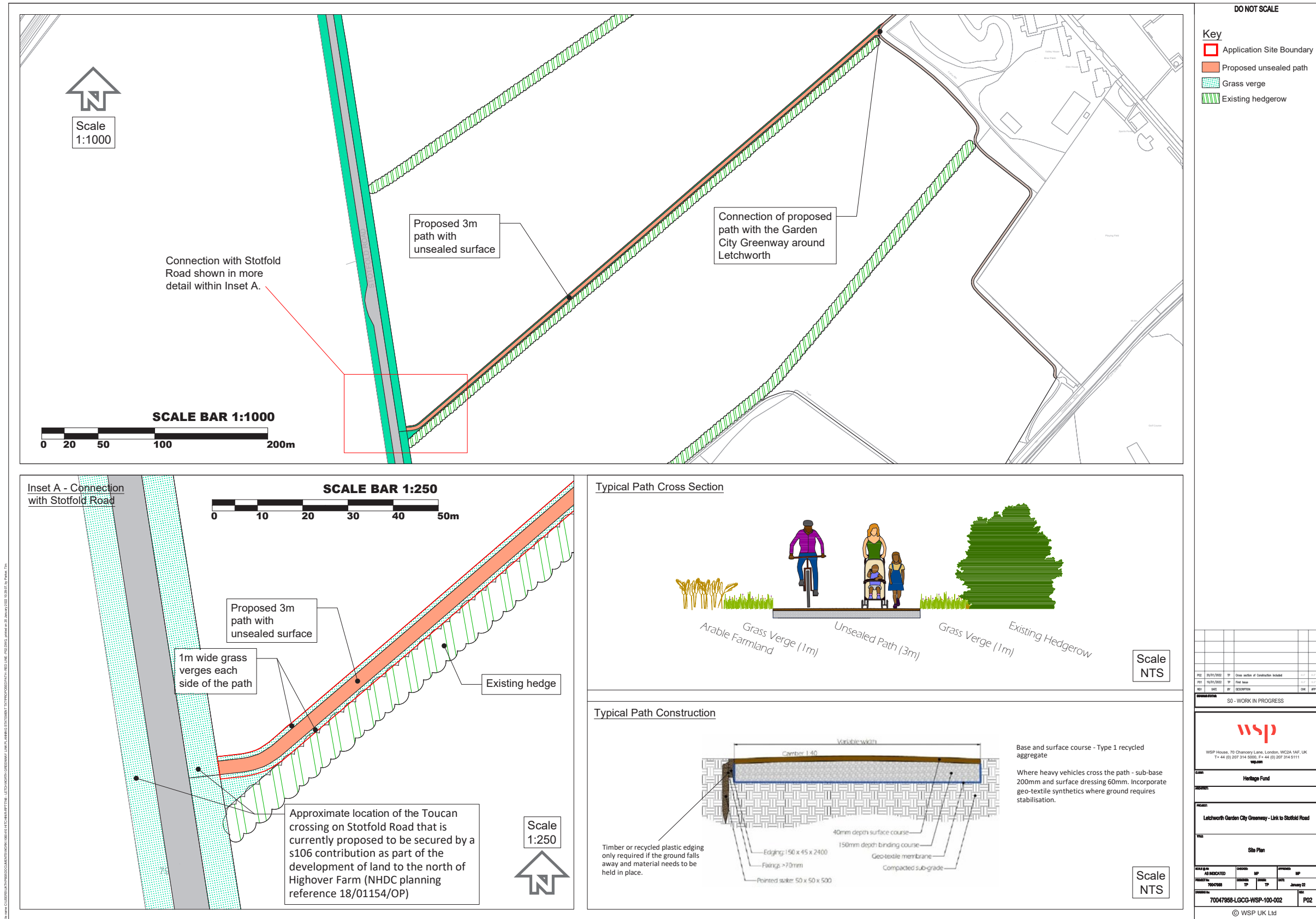
EXAMPLE OF PEDESTRIAN/CYCLE PRIORITY CROSSING POINT ALONG AVENUE



EXAMPLE OF PEDESTRIAN/CYCLE PRIORITY CROSSING POINT ALONG AVENUE



EXAMPLE OF PEDESTRIAN/CYCLE PRIORITY CROSSING POINT ALONG AVENUE/STOTFOLD GATEWAY



AP.1. DESIGN CODE MANDATORY COMPLIANCE CHECKLIST

02 LANDSCAPE CHARACTER AREAS

2.2 HIGHOVER PARK				COMPLIANCE Y/N
MUST be/have	2.2.	2,18	Retain, protect and enhance existing vegetation (where achievable)	
	2.2.	5	Provision of Parkland trees	
	2.2.	6	Use of predominantly native species	
	2.2.	7	Regularly mown grass margins adjacent to hard surfaces	
	2.2.	8	Provision of meadow grassland areas	
	2.2.	9	Provision of longer grass hedgerow margins	
	2.2.	12	3.5m wide shared surface pathways	
	2.2.	13	Secondary 2m wide pathways	
	2.2.	14	Benches with arms and be placed at regular intervals	
	2.2.	15	Provision of litter and dog bins	
	2.2.	16	Pathway connecting to Highover Farm	
	2.2.	17,33	Timber bollards used to define the perimeter of the park and discourage adhoc parking	
	2.2.	20	Bollard lighting to the cycleway	
	2.2.	32	Non-toxic and thorn free planting within the play space	
	2.2.	26,27,28	Centrally located NEAP of min 1,100sqm with min 8 play pieces (including min 5 for inclusive play)	
2.3 THRESHING BARN GREEN				COMPLIANCE Y/N
MUST be/have	2.3.	3	Provision of parkland trees	
	2.3.	4	Use of predominantly native species	
	2.3.	6	Regularly mown grass margins adjacent to hard surfaces.	
	2.3.	7	Provision of meadow grassland areas	
	2.3.	8	Provision of longer grass hedgerow margins.	
	2.3.	10	3.5m wide shared surface pathways.	
	2.3.	11	Secondary 2m wide pathways.	
	2.3.	12	Benches with arms and be placed at regular intervals	
	2.3.	13	Provision of litter and dog bins	
	2.3.	14	Traditional estate style railings with single species hedge to all private drive interfaces	
	2.3.	15	Timber bollards used to define perimeter of the space and discourage adhoc parking	
	2.3.	16	Retention of ditch course	
	2.3.	17	Bollard lighting to the cycleway.	

2.4 HITCHIN MEADOWS				COMPLIANCE Y/N
MUST have/be	2.4.	5	Provision of parkland trees	
	2.4.	6	Use of predominantly native species	
	2.4.	8	Regularly mown grass margins adjacent to hard surfaces	
	2.4.	10	Provision of meadow grassland areas	
	2.4.	11	Provision of longer grass hedgerow margins	
	2.4.	12	Compensatory farmland bird habitat	
	2.4.	14	3.5m wide shared surface pathways	
	2.4.	15	Secondary 2m wide pathways	
	2.4.	16	Benches with arms and be placed at regular intervals	
	2.4.	17	Provision of litter and dog bins	
	2.4.	21	Bollard lighting to the cycleway	
	2.4.	28,29	LEAP minimum of 400sqm activity zone with minimum of 6 play pieces including minimum of 3 for inclusive play	
	2.4.	32	Non-toxic and thorn free planting within the play space	
	2.4.	33	Open boundaries and secure areas of play provided	
2.5 ICKNIELD LINEAR PARK				COMPLIANCE Y/N
MUST have/be	2.5.	1	Width minimum 40m reducing to 12m at High Dane end	
	2.5.	6	Swales grass swards suitable for seasonally wet soils	
	2.5.	11	Provision of longer grass hedgerow margins.	
	2.5.	12	Use of predominantly native species	
	2.5.	8,13	3.5m wide shared surface pathways.	
	2.5.	14	Benches with arms and be placed at regular intervals	
	2.5.	15	Provision of litter and dog bins	
	2.5.	16	Retention of existing vegetation and fences along railway	
	2.5.	17	Mounds no higher than 1.5m and gradients no greater than 1:3	
	2.5.	19	Bollard lighting to the cycleway.	
	2.5.	20, 21	Provision of Natural play on the way	
2.6 STOTFOLD LINEAR PARK				COMPLIANCE Y/N
MUST be/have	2.6.	5	Existing hedgeline retained, protected and enhanced	
	2.6.	8	Use of predominantly native species	
	2.6.	14	Provision of longer grass hedgerow margins.	
	2.6.	16	3.5m wide shared surface pathways.	
	2.6.	17	Benches with arms and be placed at regular intervals	
	2.6.	18	Provision of litter and dog bins	
	2.6.	19	Timber bollards used to define perimeter of the space	
	2.6.	21	Bollard lighting to cycleway.	
2.7 DANE WALK				COMPLIANCE Y/N
MUST be/have	2.7.	1	Linear park with minimum width 12m	
	2.7.	3	Existing hedgeline retained, protected and enhanced	
	2.7.	9	3.5m wide shared surface pathways	
	2.7.	10	Secondary 2m wide pathways	
	2.7.	11	Benches with arms and be placed at regular intervals	
	2.7.	12	Provision of litter and dog bins	
	2.7.	13	Timber bollards used to define perimeter of the space	
	2.7.	14,15	Provision of Natural play on the way	
	2.7.	6,8	Regularly mown margins adjacent to hard surfaces	

2.8 POCKET PARK				COMPLIANCE Y/N
MUST be/have	2.8.	3	Grove style planting	
	2.8.	6	Regular cut amenity grass	
	2.8.	8,20	Footpath 2m wide bitumen Macadam with precast concrete edging	
	2.8.	9	Benches with arms and be placed at regular intervals	
	2.8.	10	Provision of litter and dog bins	
	2.8.	12	Boundary treatment of traditional railings 1.2m high black (RAL 9005) with hedging	
	2.8.	11,17,18,19	LEAP with timber(robinia) equipment (min 6 pieces including min 3 inclusive pieces) to cater of ages 4-8 with minimum activity zone of 400sqm	
2.9 ALLOTMENT				COMPLIANCE Y/N
MUST be/have	2.9.	2	Provision of a native mix hedgerow to boundaries adjacent to open space	
	2.9.	3	1.5m wide unbound whin/granite dust path with tantalised edging serving each plot	
	2.9.	4	Loading bay to frontage for drop off/pick up and 1x disabled bay near entrance gate	
	2.9.	6	SRI1 1.8m green painted steel mesh fence with lockable gate	
	2.9.	6	A3 size notice board placed at the entrance	
	2.9.	7	Mixture of plots at either 250sqm or 125sqm with topsoil depth of 450mm	
	2.9.	8	Water butts provided for each plot	
	2.9.	9	Communal hub for storage/communal composting area	
	2.9.	10	Each plot provided with a 6mx4m shed	
2.10 ECOLOGICAL MITIGATION & ENAHNCEMENT				COMPLIANCE Y/N
MUST be/have	2.10.	1.3	Minimum of 1,000sqm low management farmland bird habitat within Hitchin Meadows /along site boundaries	
	2.10.	1.5	Log piles/hibernacula incorporated into meadow/woodland edge planting	
	2.10.	1.6	Newly erected fences and impermeable boundaries to include Hedgehog Gateways	
	2.10.	1.8	All character areas and public open spaces to include ecological enhancement features such as boxes, hibernacula, log piles	
	2.10.	2	Minimum of 40 bird boxes for a range of species (1.1per hectare) split between integrated boxes within buildings and tree-mounted	
	2.10.	2	Minimum of 1 integrated bird box per character areas (target of 25-50%)	
	2.10.	7	Minimum of 20 bat boxes (1 per 1.85ha), split between tree-mounted and building integrated in each character area; on southern/south-eastern aspects at height 3-5m	
2.12 SUDS/DRAINAGE				COMPLIANCE Y/N
MUST be/have	2.12.		Attenuation pond side slopes 1 in 3 or flatter with flat bottom	
	2.12.		Swales side slopes 1 in 3 or flatter	
	2.12.		Seasonally wet SuDs seeded with EM8 Meadow mixture	
SHOULD be/have	2.13.		Permeable paving to be used at raised junction tables	
	2.13.		Permeable brick paving to private driveways to assist in surface water management	
	2.13.		Trees and planters/build outs to contribute to stormwater management	

03 MOVEMENT				
3.4 PRIMARY ROAD - THE AVENUE				COMPLIANCE Y/N
MUST be/have	table 3.1		Highway extent 17.5m width	
	table 3.2		Frontage access	
	table 3.2		Design speed 20mph	
	table 3.2		2m footway either side	
	table 3.2		3m two-way cycleway on south side in coloured asphalt	
	table 3.2		Tarmac for footway and carriageway	
	table 3.2		Raised Verge minimum of 2m separating carriageway from foot/cycleway. Between 9-12m(subject to visibility splays) spaced trees of extra heavy standard and 18-20cm girth. Rootballed	
	table 3.2		Bus gate area block paving	
	table 3.2		Galvanised steel column lighting at back of footway	
	table 3.2		Utilities under footways	
	table 3.2		Junction radii of 6m	
	table 3.7		Off street residents parking on plot side	
	3.4.	1	Traffic calming raised tables of block paving at junctions providing at grade crossing for pedestrian/cycles	
	3.2.6		2 bus stop shelters	
SHOULD be/have	table 3.2		6m carriageway width	
3.5 SECONDARY STREET				COMPLIANCE Y/N
MUST be/have	table 3.1		Highway extent of 12m	
	table 3.3		Design speed 20mhp	
	table 3.3		2m footway either side except facing open space	
	table 3.3		Tarmac for carriageway/footway	
	table 3.3		Raised Verge min 1.5-3m to one side with trees/shrubs. No verge to public open space. Trees spaced 9-12m extra heavy standard of 16-18cm girth, bare root and rootballed	
	table 3.3		Frontage access	
	table 3.3	3.9.11.3/3.9.12.3	Visitor Parallel parking bays into verge of 6mx2.5m, or 5mx2.5m perpendicular. Tarmac	
	table 3.3		Galvanised steel column lighting at back of footway	
	table 3.3		Utilities under footways	
	table 3.3		Junction radii of 6m	
	table 3.7		Off street residents parking on plot side and front, Courtyards and fogs	
	3.5.	2	Build outs to include parking bays, builds out located every 60-70m with landscaping	
	3.5.	1	Tactile paving and dropped kerbs	
	3.3.	12.1	Connect to The Avenue	
SHOULD be/have	table 3.3		5.5m carriageway width (shared space with cars and cycles); narrow to 3.7m where build out features	

3.6 TERTIARY STREET 1, 2 (LANE), 3 (EDGE)				COMPLIANCE Y/N
MUST be/have	table 3.1		Highway extent of 4.8m shared space width for cars, cycles, pedestrians (subject to requirements of utilities/sewer and tracking of vehicles)	
	table 3.4		Design speed 20mph	
	table 3.4		Block paving for carriageway with contrasting colours in key locations	
	table 3.4		No verge	
	table 3.4	3.9.11.3/3.9.12.4	Visitor On street parallel parking bays of 6x2.5m, or 5mx2.5m perpendicular, located between build outs. Block paving	
	table 3.4		1.2m pavement margin where required for utilities or to obtain required space for reversing vehicles	
	table 3.4		Junction radii 4m (subject to tracking)	
	table 3.4		Lighting to be provided along the edges of the shared surface	
	table 3.4		On plot trees spaced min 1 tree per 4 plots extra heavy standard 14-16cm or 16-18cm girth. Bare root or rootballed	
	table 3.7		Off street residents parking on plot side and front, courtyards and fogs	
	3.6.4		Traffic calming build outs to be landscaped. Located very 60-70m	
SHOULD be/have	table 3.4		Carriageway width of 4.8m shared space for cars, cycles, pedestrians; subject to utilities/sewers/tracking; short section min4.1m where cars pass each other; 3.7m where build outs are located.	
3.7 INFORMAL STREET				COMPLIANCE Y/N
MUST be/have	table 3.1		Highway extent of 4.1m width shared surface for cars, cycle, pedestrians.	
	table 3.4	3.9.11.3/3.9.12.4	Visitor On-street parallel parking bays of 6mx2.5m , or 5mx2.5m perpendicular, block paving	
	table 3.5		Design speed 10 mph	
	table 3.5		Block paving for carriageway	
	table 3.5		Off Street residents parking on plot side and front	
	table 3.5		Low level lighting where feasible	
	table 3.5		Utilities located under one side of surface	
SHOULD be/have	table 3.5		Carriageway of minimum 4.1m shared space for cars, cycles, pedestrians	
3.9 CAR PARKING STANDARDS				COMPLIANCE Y/N
MUST be/have	table 3.6		1 bed min 1 parking space	
	table 3.6		2+ bed houses min 2 parking spaces	
	table 3.6		2 bed flats min 1 parking space	
	table 3.6		Visitor parking unallocated for 0.25-0.75 space per dwelling	
	3.9.4		EV chargers to all houses to be located on side elevation	
	3.9.12.	1	Block paving must be used on private parking driveways and on courtyard shared space excluding bays.	
	3.9.12.	2	Tarmac must be used on parking bays in courtyards and on front parking.	
	3.9.8.5		Garages to be 7mx3m if counted as parking space	
	3.9.9.2		On plot front parking to include min 2.5m gap every 4 spaces	
	3.9.9.5		Car ports to be without garage doors	
3.9.13 CYCLE PARKING STANDARDS				COMPLIANCE Y/N
MUST be/have	table 3.8		1 bed minimum 1 secure space	
	table 3.8		2+ bed minimum 1 secured space	
	table 3.8		Visitor provision 1 space per dwelling If no garage or secure area within curtilage of dwelling	
	3.9.13.2		Cycle parking - within shed in garden; within storage area at end of house drives; in garage where min size is 3mx7m; designated covered bike stores for flats	

04 BUILDING FORM

4.5 THE AVENUE CHARACTER AREA				COMPLIANCE Y/N
MUST be/have	4.5.	1	Frontage primarily made of semi-detached and terraced dwellings with detached and apartments located as corners units	.
	4.5.	3	Key buildings/corners use different material palette and/or detailing	
	4.5.	6	Use of car links/links	
	4.5.	7	Continuous set back building line 2-4m	
	4.5.	8	Primarily front facing gable roofs	
	4.5.	11,12	On plot parking for houses; rear court parking for apartments	
	4.5.	13	Main wall rough-cast render white to ¾ of elevation from ground floor sill on houses, first floor on apartments	
	4.5.	14	Dark red/burgundy brick as complementary material and for corbel/brick eaves	
	4.5.	15	Grey roof tile	
	4.5.	16	Up to 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on primary frontages to public realm	
	4.5.	17	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	
	4.5.	18	Up to 1.8m close boarded fence for internal plots between gardens	
	4.5.	20	Windows dark grey with top hung bars	
	4.5.	21	Primarily Lean-to canopy, occasional pitched porches	
	4.5.	22	Black/dark grey rainwater goods	
	4.5.	23	Flat arch or arch header in multi-red colour brick material or reconstituted stone material must be on Key buildings/corners	
	table 4.1		Up to 3 storeys	
	table 4.1		Street type – primary road, secondary road, small section of lane	
SHOULD be/have	4.5.	10	Opportunity for dormers	
	4.5.	12	Opportunity for occasional rear court parking for houses	
4.6 SPECIAL PLACE – HIGH DANE				COMPLIANCE Y/N
MUST be/have	4.6.	2	First plots adjacent High Dane as semi-detached with no garages	
	4.6.	3	Continuous building line set back 2-4m	
	4.6.	5,6	Roof ridge aligned to building frontage. Front gables to punctuate.	
	4.6.	7	On plot parking for houses; rear court parking for apartments	
	4.6.	9	Main wall rough-cast render white to ¾ of elevation from ground floor sill on houses, first floor on apartments	
	4.6.	10	Grey roof tile	
	4.6.	10	Windows dark grey with top hung bars	
	4.6.	10	Black/dark grey rainwater goods	
	4.6.	10	No canopy but brick dorr surrounding in multi/red brick	
	4.6.	11	Dark red/burgundy brick as complementary material and for corbel/brick eaves/brick quoning along edges	
	4.6.	12	Upto 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on primary frontages to public realm	
	4.6.	12	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	
	4.6.	12	Up to 1.8m close boarded fence for internal plots between gardens	
	4.6.	13	Flat arch or arch header in multi-red colour brick material or reconstituted stone material must be on Key buildings/corners	
SHOULD be/have	4.6.	5	Opportunity for hipped or barn-end roofs adjacent to High Dane	
	4.6.	6	Opportunity for dormers	

4.7 SPECIAL PLACE – THE GATEWAY				COMPLIANCE Y/N
MUST be/have	4.7.	2	Continuous building line set back 2-4m	
	4.7.	4	Primarily front facing gable roofs	
	4.7.	5	On plot parking for houses; rear court parking for apartments	
	4.7.	6,7	Detached predominant on Stotfold Road; mainly terraced along The Avenue with potential courtyard arrangements and FOGS	
	4.7.	8	Main wall rough-cast render white to ¾ of elevation from ground floor sill on houses, first floor on apartments	
	4.7.	8	Dark red/burgundy brick as complementary material and for corbel/brick eaves	
	4.7.	8	Grey roof tile	
	4.7.	9	Windows dark grey with top hung bars	
	4.7.	9	Black/dark grey rainwater goods	
	4.7.	9.1	Flat arch or arch header in brick multi red/reconstituted stone on corner plot and end stop vistas	
	4.7.	9.1	Mainly pitched porches	
	4.7.	10	Upto 1.2m high vertical railings in black or grey with native clipped hedge up to 0.6m on primary frontages to public realm	
	4.7.	10	1.8m brick wall for side boundary on public realm/internal courtyards to match main wall material	
	4.7.	10	Up to 1.8m close boarded fence for internal plots between gardens	
SHOULD be/have	4.7.	4	Opportunity for dormers	
4.8 HIGHOVER GREEN CHARACTER AREA				COMPLIANCE Y/N
MUST be/have	4.8.	20, 21, 22, 23, 24, 25, 26	School - Upto 2 storeys with entrance upto 3 storeys in a contemporary style; buildings to flank the square with public -facing interaction elements such as administration, reception areas along square frontage; designed in accordance with Secured by Design for Schools; playing fields to north side of school building; boundaries to north/east/west of high quality green or black fencing with natural planting; car park to contain disabled spaces with direct route to building entrance; single point of access to car park; car park to east or behind school building behind solid wall; cycle parking close to school entrance; high quality durable brick	
	4.8.	31, 32, 33, 34, 35	Neighbourhood building – upto 2 storeys with a taller element visible above any tree in square and in a contemporary style with high quality durable brick; loading and servicing discrete with raised loading bay to match footway height (25mm); active overlooking of square; building must frame square; car parking to rear with some short-stay to side; cycle parking close to entrance.	
	4.8.	39, 40, 41, 42, 44, 45	Public realm – public square must be minimum 1,250sqm (excluding the bus corridor); cohesive block paving; grid statement trees; raised planters to integrate formal seating and frame bus route; cycle parking and seating within square; area in front of school to allow people to gather and circulate; pocket square between school front and Highover Park to be articulated with a gate structure/seating/play features;	
	4.8.	43, 46	Existing hedges and trees to be removed ; cycle parking.	
	4.8.	52, 53, 54	Bus gate – single bus lane through square in paving that matches square; eastern end to be distinct tarmac with coloured markings to deter motorists; ANPR on lighting column if and when needed.	
	4.8.	56	Tegula concrete setts in Pennet grey and burnt ochre	
	4.8.	57,	Conservation X blocks in silver grey and /or charcoal for feature banding	
	4.8.	58	Trees to be narrow canopy	
	4.8.	59	Single species robust hedging to delineate boundaries	
	4.8.	61	Modern chunky timber and metal street furniture – Litchard seating bench (Broxap Ltd or similar); Redsmere litter bins	
SHOULD be/have	4.8.	27, 28, 29, 30	School – covered/recessed walkway along frontage; strong civic presence; defibrillator on perimeter; legible inside and out	
	4.8.	36, 37, 38	Neighbourhood building – frontage incorporate glazing and landmark feature; external seating	
	4.8.	47, 48, 49, 50, 52	Public realm – lighting to respond to tree grid; materials and street furniture to complement Highover Green; paving to define pedestrian priority and should be permeable; incorporation of wayfinding features; trees to be different from remainder of The Avenue character area	
	4.8.	11	Selective variations in building line; creation of strong sense of enclosure; key buildings to offer shelter within public-facing facades	
	4.8.	9	Key building roofs to vary from residential form and context	

4.9 THRESHING BARN GREEN CHARACTER AREA				COMPLIANCE Y/N
MUST be/have	4.9.	1,2	Predominant detached to frontage with open space/listed barn; semi-detached on in ternal block with occasional terrace	
	4.9.	4	Key buildings/end stops different material palette or detailing	
	4.9.	5,6	Continuous frontage along internal block with minor gaps. Consistent spacing on southern edge of block	
	4.9.	7,8	Set back 2m along edges with 1-2m within blocks	
	4.9.	9,10	Pitched roof aligned parallel to street. Front facing gables along southern edge	
	4.9.	11,12,13	On plot side parking for detached/semi-detached; on plot frontage parking with planting gap of 2.5m every four bays for semi-detached and terraces	
	4.9.	14	7 self build plots	
	4.9.	15	Black weatherboard primary wall material facing open space for ¾ of elevation. Internal block key buildings weatherboard from ground floor window	
	4.9.	16,17	Red brick primary wall material on internal block with multi-red brick as complementary to weatherboarding facing open space and for key buildings or corner end vistas	
	4.9.	18	Roof tile grey	
	4.9.	19	Estate stock rolling 1.2m railings. Ornamental hedge to 0.6m on primary frontage.	
	4.9.	20	Single row bollard evenly spaced to mark open space/pedestrian/cycle route	
	4.9.	21	1.8m brick wall for side boundary matching main building material	
	4.9.	22	Close boarded fence to 1.8m for internal plots between gardens	
	4.9.	23	Windows white for internal plots and dark grey on open space frontage. Top hung	
	4.9.	24	Arch header and sill multi-red colour	
	4.9.	25	Timber pitched or lean-to canopy in black with additional support legs facing open space	
	4.9.	26	Exposed rafter feet dark grey/black without corbel/brick eaves detail. Bargeboards in dark grey/black	
	4.9.	27	Dark grey/black rain water goods	
	table 4.1		Upto 2.5 storeys with 3 storeys at intersection with Highover Park	
SHOULD be/have	table 4.1		Secondary and tertiary streets/lanes	
	4.9.	13	Opportunities for visitor parking bays in verges along road/public open space edge	

4.10 GROVELANDS CHARACTER AREA				COMPLIANCE Y/N
MUST be/have	4.10.	1	Detached/semi-detached/terraced along secondary street	
	4.10.	1	Predominant terraced on existing boundaries and pocket park	
	4.10.	1	Detached facing Highover Park	
	4.10.	6	Continuous building line with set back 2m with small front garden	
	4.10.	9,10	On plot side parking for detached/semi-detached; on plot front parking for semi-detached and terraces with 2.5m planting gap every four bays	
	4.10.	8	Pitched roof aligned parallel to street	
	4.10.	7	Gable fronted on key end stops and corners	
	4.10.	12	Primary wall material red brick (ratio 60%)	
	4.10.	13	Multi red brick secondary material (25%), especially tertiary street	
	4.10.	14	Render in white for key corners/end stop vista on secondary road (15%). Render from first floor height on main elevation	
	4.10.	15	Roof tile grey for 70% along secondary street. Other roof tile red for tertiary street/courtyards 30%	
	4.10.	17	Low clipped hedge 0.6m with shrub planting for boundaries	
	4.10.	18	Single row timber bollards uniformly spaced to mark open space and ped/cycle route	
	4.10.	19	Black/grey metal vertical railings 1.2m on primary frontage to public realm	
	4.10.	20	1.8m brick wall for side boundary with public realm or internal courtyard, matching main building material	
	4.10.	21	Close boarded fence 1.8m for internal plots between gardens	
	4.10.	22	No corbel or brick eaves detail	
	4.10.	23	Windows in white top hung	
	4.10.	24	Flat canopy	
	4.10.	25	Fascias/sofits/bargeborads white	
	4.10.	25	Black or dark grey rainwater goods	
	4.10.	26,27	Flat arch headers and sill of reconstituted stone on secondary road; in red brick for corners along tertiary roads	
	4.10.	27	String courses, window surrounds in contrasting brick colour	
	table 4.1		Upto 2.5 storeys with taller buildings on key corner plots or along pocket park	
	table 4.1		Secondary street, tertiary street 1 & 2, informal street	
4.11 GROVELANDS - KEY FRONTAGE POCKET PARK				COMPLIANCE Y/N
MUST be/have	As Grovelands except...			
	4.11.	8	Main material rough-cast render in white/off white on amin elevations or gables from first floor height	
	4.11.	9	Dark red/burgundy brick as secondary wall material	
	4.11.	10	Grey tile roof	
	4.11.	11	Corbel/brick eaves in dark red/burgundy brick	
	4.11.	12	Windows in dark grey top hung with bars	
	4.11.	13	Lean-to canopy in multi red on corner plots where render is used	

4.12 GROVELANDS - KEY FRONTAGE HIGHOVER PARK				COMPLIANCE Y/N
MUST be/have	4.12.	1	As per Threshing Barn Green appearance	
	4.12.	2	Staggered frontage building line with variable set back	
	4.12.	4	Pitched roof aligned parallel to street with front facing gables	
	4.12.	5	On plot side parking	
	4.12.	6	Detached dwellings	
	4.12.	7	Black weatherboard as wall material for ¾ of main elevations	
	4.12.	8	Multi-red brick to complement	
	4.12.	9	Grey roof tile	
	4.12.	10	Dark grey windows top hung	
	4.12.	11	Timber pitched or lean-to canopy in black, with support legs	
	4.12.	12	Exposed rafter feet in dark grey/black without corbel or brick eaves. Bargeboards in dark grey/black	
	4.12.	13	Rain water goods in dark grey or black	
	4.12.	14	Boundary treatment as per Grovelands	
4.13 MEADOW VIEW CHARACTER ARA				COMPLIANCE Y/N
MUST be/have	4.13.	1	Primarily detached with semi-detached/terraced around urban squares	
	4.13.	6	Building set back 2-6m where front parking required; minor gaps between dwellings where continuous frontage required	
	4.13.	7	Gable fronted on end stops/corners	
	4.13.	8,9	Pitched roof parallel to street; some hipped/barn style roofs	
	4.13.	10	On plot side parking for detached/semi-detached	
	4.13.	11	On plot front parking for integral /semi detached/terraces with planting gap of 2.5m for very four bays	
	4.13.	14	Wall material multi-red brick (ratio 60%)	
	4.13.	15	Red brick complementary secondary material 20% along tertiary roads	
	4.13.	17	Primary roof ratio 60% red tile. Secondary tile in grey	
	4.13.	18,19	On key corners black/grey metal estate vertical railings to 0.9m with 0.6m low clipped hedge and shrub planting	
	4.13.	20	1.8m brick wall for side boundary with public realm or internal courtyards	
	4.13.	21	Close boarded fence 1.8m for internal plots between gardens	
	4.13.	22	Flat arch or arch header in brick as per main wall	
	4.13.	23	Corbel or brick eaves in red brick and where render is used	
	4.13.	24	Reconstituted stone/soldier course for window sills	
	4.13.	25	Windows in white with sash bars, Georgian bars or leaded	
	4.13.	26	Flat canopy or lean-to	
	4.13.	27	Fascias/sofits, bargeboards in white	
	4.13.	27	Dark grey/black rainwater goods	
	table 4.1		Upto 2.5 storeys	
	table 4.1		Secondary street, Tertiary street 1, Lanes/Edges, Informal street	
SHOULD be/Thave	4.13.	16	Rough cast render in white to gables at key locations to ¾ main elevation from ground floor sill (20%)	
4.14 MEADOW VIEW - KEY FRONTAGE DANE WALK & HITCHIN MEADOWS				COMPLIANCE Y/N
MUST be/have	As per Meadow View except....			
	4.14.	6,7	Detached along Dane Walk; Detached facing Hitchin Meadows. Terraced facing Icknield Linear Park	
	4.14.	8	Red brick to Dane Walk frontage	
	4.14.	9	Multi-red brick to Hitchin Meadows frontage	
	4.14.	10	Red hanging tile as secondary material on projecting gables	
	4.14.	11	Primary roof tile is grey	
	4.14.	14	Timber post and metal railing up to 1.2m	
	4.14.	15	Flat arch headers and sill of reconstituted stone at corners on secondary roads	

4.15 SERVICES/UTILITIES				COMPLIANCE Y/N
MUST be/have	4.15.	2.1	Landscape buffer to sub-stations/gas governors/telecommunications boxes	
	4.15.	2.4	Sub-station to have double doors that front to public vehicular access route	
	4.15.	3.4	On-plot bin storage within a covered store	
	4.15.	3.7	Communal covered and secure bin storage for apartments	
	4.15.	4.1	Maximum drag distance for bins from main dwelling entrance is 30m	
	4.15.	4.2,5.2	Waste collection vehicles maximum distance to bin collection point is 25m for houses; 10m for apartments	
SHOULD be/have	4.15.	1.2	Utility boxes designed to blend into surrounding character area	
	4.15.	2.2	Substation building to be separate to residential dwellings	
	4.15.	2.3	Substation in brick and masonry matching material of surrounding dwellings	

