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Landscape Sketchbook

Land at Stevenage Road, Hitchin
MTC138R01 | Revision 04 | 22.12.25

Introduction

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This Landscape Sketchbook has been produced on behalf of Bugler Homes to provide a landscape design for Land at Stevenage Road, Hitchin.

Revision 04 - Updated for Planning Submission

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1. Introduction

The development site is a single arable field located to the south east of Hitchin.

It's Western boundaries adjoining playing fields associated with Kingshott School with its southern boundary adjoining the same schools access Road. Beyond the school access route is Stevenage Road which connects Hitchin with the M1 and Stevenage. The Ash Brook runs along the eastern boundary, beyond which is a cluster of light industrial buildings and housing surrounded by hedgerows and trees.

Each site boundary comprises green infrastructure with a varying degree of establishment, with the exception of the southern boundary which is formed by the schools access drive.



2. Landscape Character

The area of countryside to the south east of Hitchin is broadly characterised by agricultural fields in a range of scales with traditional hedgerow of tree belt boundaries, arterial A and B roads, scattered villages such as Gosmore, St Ippolyts and Little Wymondley, and pockets of small farm, light industrial and other non-residential estates.

The site is within Ashbrook; the Ashbrook runs along the site's eastern boundary.

Ashbrook follows this broad character with a cluster of farm and light industrial buildings, a school, and a small housing estate all bounded by hedgerows and with arable fields beyond. The site sits between an industrial cluster and Kingshott School campus and adjacent residential estate.

As defined in the North Herts and Stevenage Landscape Character Assessment, the site is located within Landscape Character Area 216 Arlesey – Great Wymondley, with characteristics of rolling arable landscape of large scale fields and few trees identified as particularly relevant in LPA feedback. The goal for this LPA is to improve and conserve the character, such as:

- Encourage a diverse woodland flora
- Promote the creation of buffer zones between agricultural areas
- natural habitat and the creation of links between habitat areas
- Promote hedgerow restoration
- visual links between existing woodland areas
- Promote the diversity of hedgerow species and the planting of standard hedgerow trees
- Encourage woodland planting, in small copses, around the fringes

of sub-urban settlements.”

Contributing positively to LCA goals and reflecting the immediate character of Ashbrook is key to ensuring new homes sit comfortably within their setting.

The key project goals are to create a contextually sensitive, ecologically rich and enjoyable place to live, this is being explored through a series of key moves and approach described in the coming pages.



3. Introduction

The below drawings provide additional context with respect to planning designations, landscape character, photography, public roots and the site's likely zone of visual influence.

