



Barratt
Redrow



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WHERE QUALITY LIVES

Land at Highover Farm, Hitchin

Presentation to Hitchin Forum

Tuesday 17th June

Agenda

- Introduction
- Timeframes
- Phasing and Drainage Strategy
- Phase 1 Residential Proposals
- Conclusions

Introduction

- Following outline consent in November 2024, ref: 18/01154/OP, a series of planning applications have now been submitted to the Council
 - Condition 5 – Phasing Strategy (25/0076/DOC) – ongoing revisions
 - Condition 6 – Design Code (24/02906/DOC) – ongoing revisions
 - Condition 12 – Sustainability (25/01299/DOC)
 - Condition 14 – Site Waste Management (25/01377/DOC)
 - Condition 15 – Drainage Details (25/01378/DOC) – reflects detail in Phase 0 Infrastructure RM (24/02780/RM)
 - Condition 17 – Bus Gate – still to be validated
 - Condition 20 – Phase 2 Contamination Risk (25/00916/DOC)

Timescales

- Works on-site have been split into 5 phases
- Phase 0 – the main infrastructure works and Phase 1, comprising the initial residential proposals and associated open spaces are currently being progressed
- To prepare the site for construction, detailed archaeological works are currently being undertaken
- Access into the site from Stotfold Road for construction will also soon commence
- The infrastructure works primarily comprise delivery of the main spine road for the development and drainage works

Phase 0 Plan

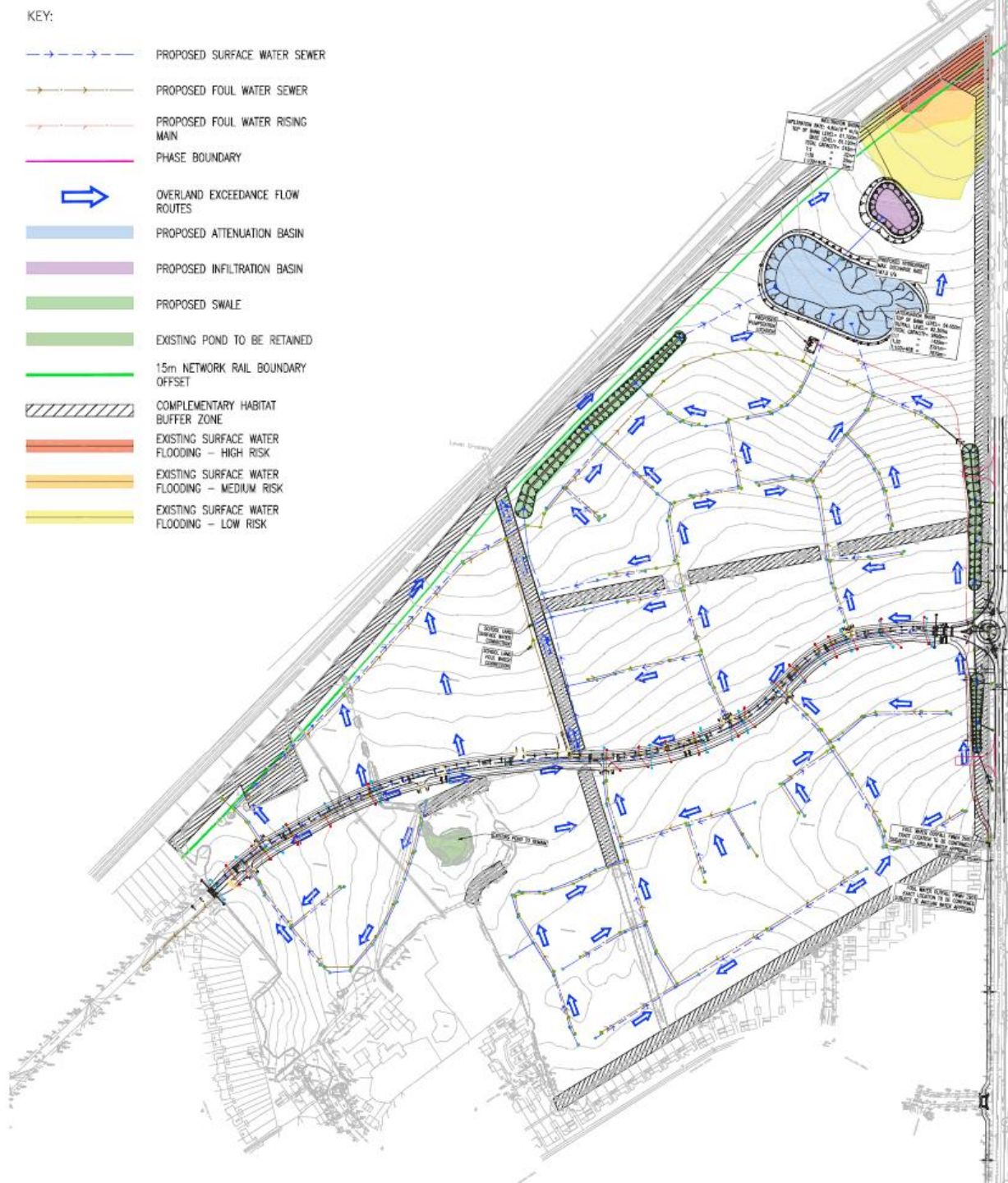


-  A/D Infrastructure
-  G1 Services to school
-  Temporary access

- Construct Spine Road to base course between Stotfold Road and High Dane
- Construct temporary access points off Stotfold Road
- Construct Stotfold Roundabout and footpath link
- Complete provision of all services to 1m within school site

KEY:

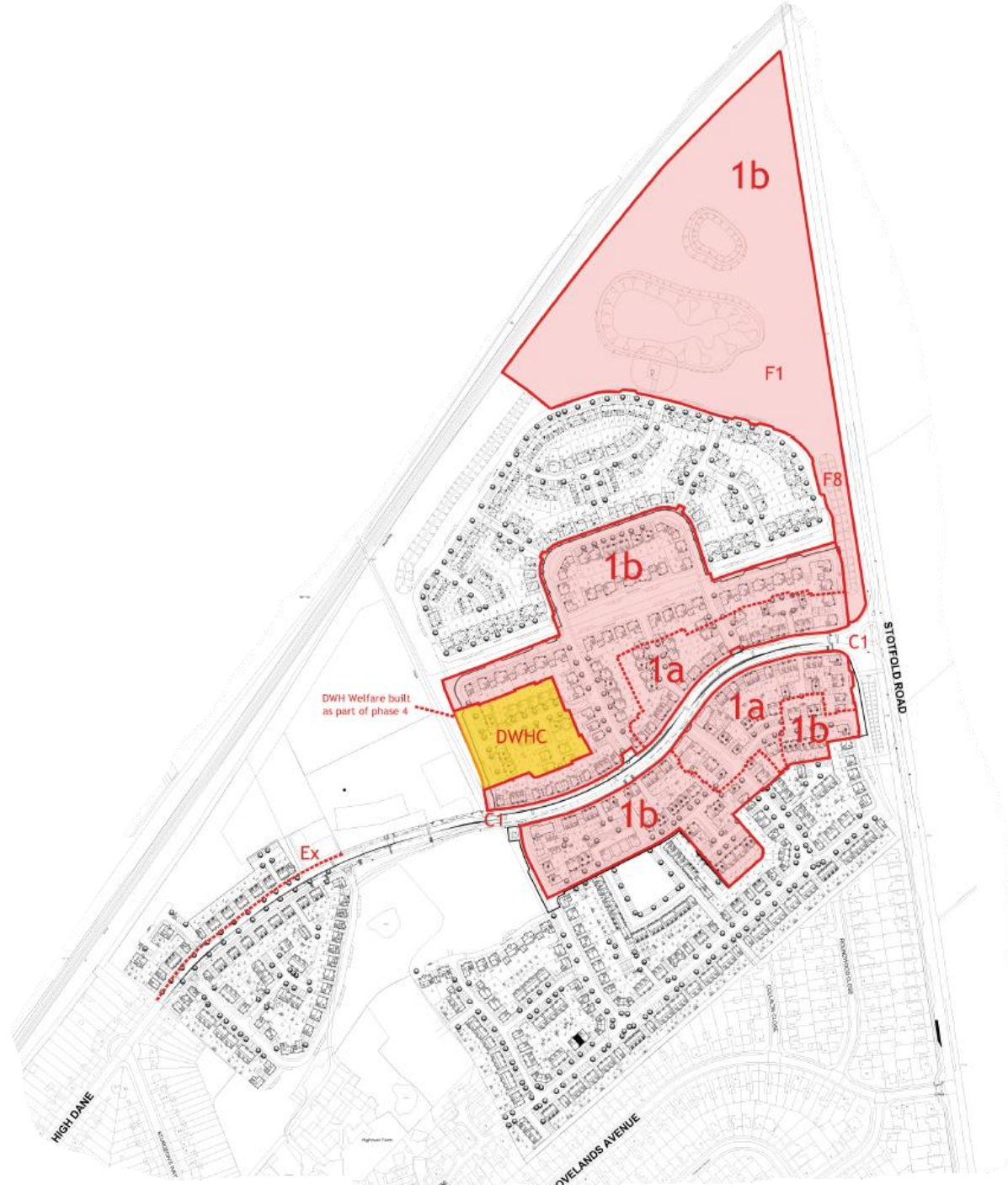
-  PROPOSED SURFACE WATER SEWER
-  PROPOSED FOUL WATER SEWER
-  PROPOSED FOUL WATER RISING MAIN
-  PHASE BOUNDARY
-  OVERLAND EXCEEDANCE FLOW ROUTES
-  PROPOSED ATTENUATION BASIN
-  PROPOSED INFILTRATION BASIN
-  PROPOSED SWALE
-  EXISTING POND TO BE RETAINED
-  15m NETWORK RAIL BOUNDARY OFFSET
-  COMPLEMENTARY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



Drainage Strategy

- The surface water drainage strategy allows water to drain naturally into an attenuation basin and an infiltration basin for slower discharge into the ground.
- The drainage strategy will enable surface water runoff to drain towards the north-east of the site, which is the natural low point within the site.
- Use of an existing pond, provision of a swale and use of soakaways throughout the site will complement the basins and provide significant temporary storage at ground level for storm water.
- There will be no increase in surface water run-off created by the development and control of flow of water into the storage network will improve overall protection from flooding.
- Foul drainage will be connected to a new pumping station which then be pumped to the Anglian Water network on Stotfold Road for connection into the system on Cambridge Road.

Phase 1 Plan



- Provision of circa 256 dwellings - 95 affordable
- Submission/approval of Affordable housing Scheme for the phase
- Submission /approval of OS maintenance contribution for the phase
- Land transfer of OS to NHDC for the phase
- Creation of compound north of Spine Road
- Provision of temporary link to Collinson Close
- Creation of Hitchin Meadows
- Creation of Stotfold Linear Park
- HCC bus gate TRO
- Complete Spine Road to wearing course (185th occupation)
- Complete land transfer for school (185th occupation)
- Complete installation of TEMPORARY footpath link(s) within the site to the primary school from High Dane,
- Submit Travel Plan and voucher scheme to HCC (1st occupation)
- Provide residents travel pack and voucher (within 1 month of 1st occupation)
- Pay NHDC contributions for ecology (100 and 200 occupation), waste & recycling (100 and 200 occupation), community centre, football pavilion, rugby pavilion, rugby pitch, 3G pitches, sports hall, swimming pool, (all at 150 and 250 occupations)
- Pay HCC sustainable transport, bus service contribution and other relevant contributions (secondary, library, etc)

Phase 2 - 4 Plans



Housing Delivery Phases 0 - 4

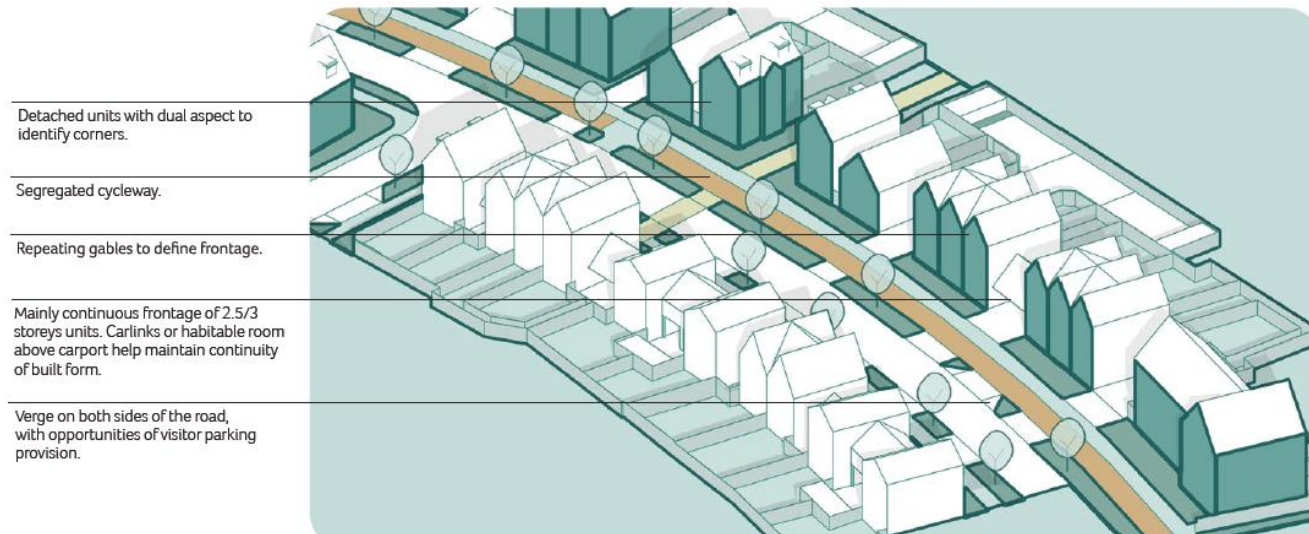
Phase	Market Dwellings	Affordable Dwellings	Total
0	-	-	-
1	161	85 (37.1%)	256
2	82	55 (40.1%)	137
3	60	34 (36.2%)	94
4	117	96 (45.1%)	213

Phase 1 Residential

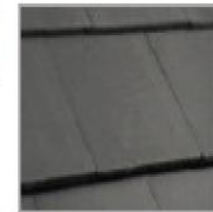


Dwelling Size	Market	Affordable	Total	% of total
1 bed flat	0	15	15	6.5%
1 bed maisonette	0	8	8	
2 bed flat	4	18	22	12.9%
2 bed house	0	24	24	
3 bed house	44	22	66	18.5%
4 bed house	100	8	108	30.3%
5 bed house	13	0	13	3.7%
Total	161	95	256	

The Avenue Character Area



WHITE /OFF
WHITE RENDER



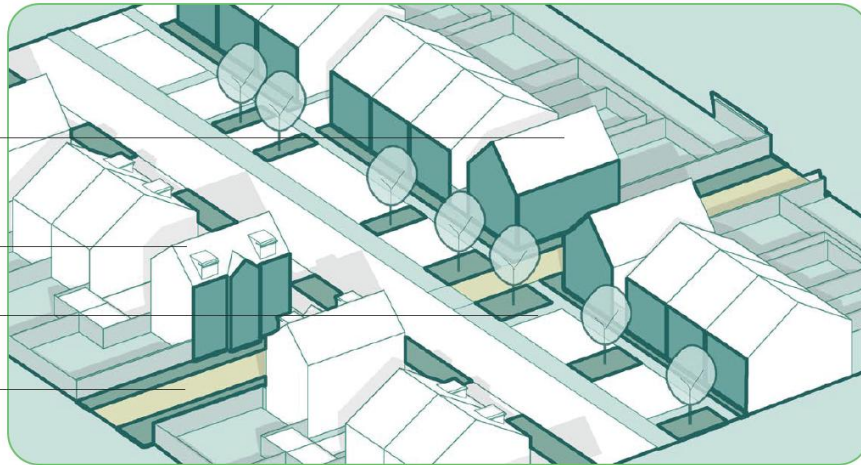
GREY TILE



DARK RED/
BURGUNDY BRICK



Grovelands Character Area

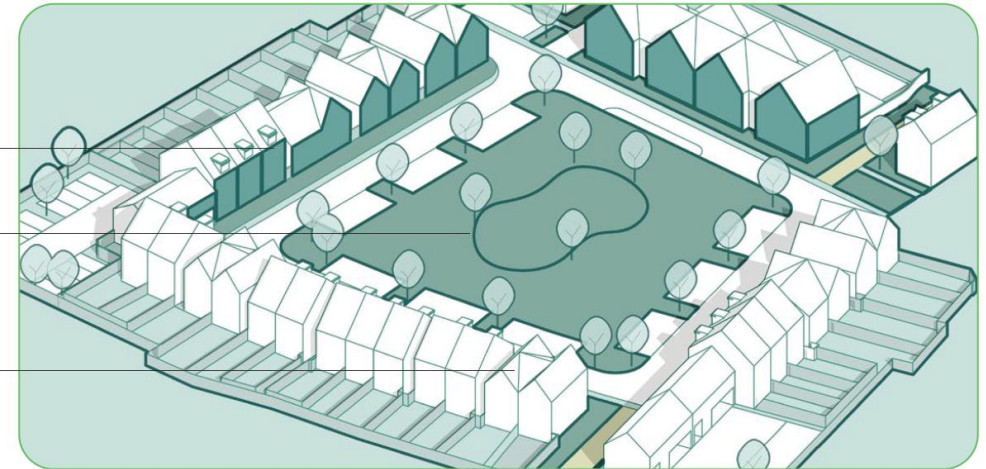


Detached units with dual aspect to identify corners.

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

On front parking with landscape break.

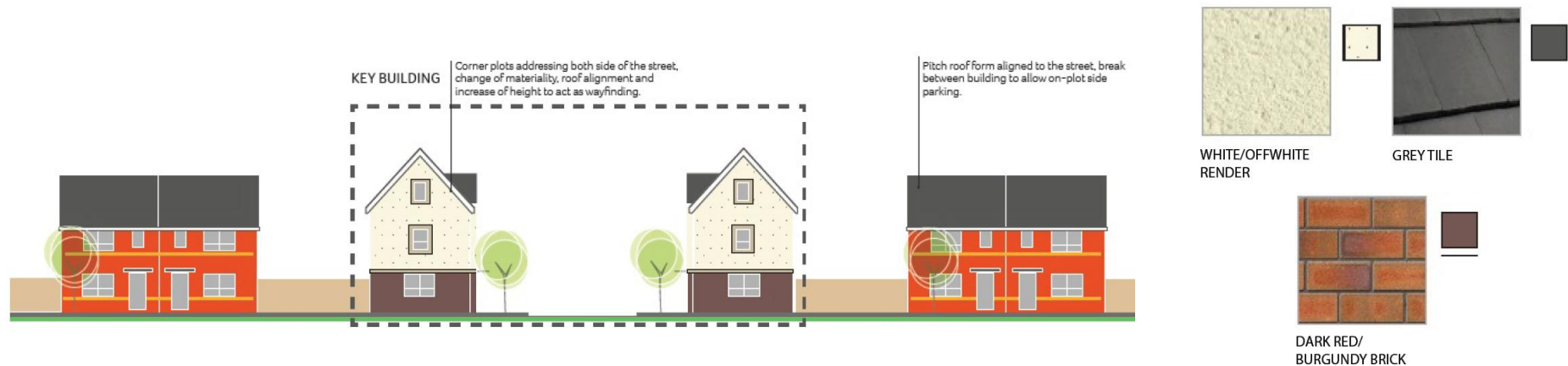
Main pedestrian/cycle route connecting with pocket park area.



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.



Hitchin Meadows



PLAY AREA WITH TIMBER EQUIPMENT



TIMBER POST AND RAIL



BENCH FURNITURE



Land form used as part of the play experience.



KEY:

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



TREES



GRAVEL PATH

Natural play apparatus integrate play space with the parks.

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

Example Housetypes



Front Elevation



Right Elevation



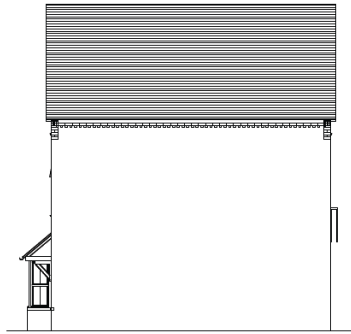
Front Elevation



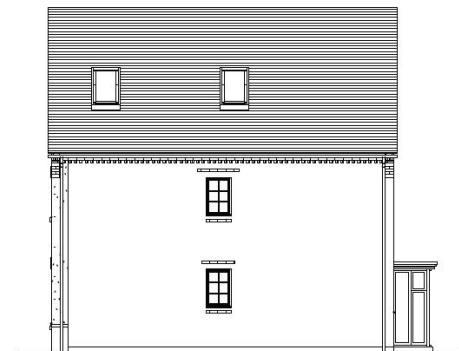
Right Elevation



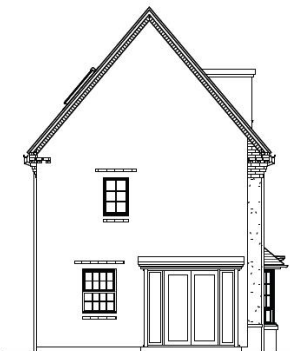
Front Elevation



Right Elevation



Rear Elevation



Left Elevation



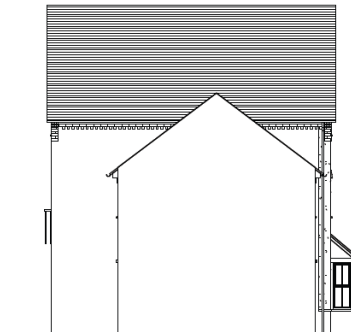
Rear Elevation



Left Elevation



Rear Elevation



Left Elevation/Section

Streetscenes



Illustrative Streetscene AA1



Illustrative Streetscene AA2

1 : 200



Illustrative Streetscene AA3

1 : 200



Illustrative Streetscene BB

1 : 200



Streetscenes



Illustrative Streetscene CC1
1 : 200



Illustrative Streetscene CC2
1 : 200



Illustrative Streetscene DD
1 : 200



Illustrative Streetscene EE
1 : 200



Streetscenes



Illustrative Streetscene FF1

1 : 200



Illustrative Streetscene FF2

1 : 200



Illustrative Streetscene FF3

1 : 200



Illustrative Streetscene GG

1 : 200



Conclusions

- Next Steps:
 - Comments from the engagement process will be reviewed
 - An application for the Phase 1 residential proposals will be made
 - Updates on the project will be provided on the website
 - Important updates will be notified directly to the locality via notice and newsletter
- We look forward to working with the community as we progress our plans

Thank You