

SITE WIDE PHASING AND DELIVERY PLAN – HIGHOVER FARM, HITCHIN – LIVE DOCUMENT TO BE UPDATED THROUGH DISCUSSION

5 December 2024

503/55/1/SWDP

INTRODUCTION

1. Planning permission 18/01154/OP was granted on 29 November 2024 for the following development ('the Development') -

'Outline application with all matters reserved other than access, comprising residential led development of up to 700 dwellings of use class C3, approximately 500sqm of neighbourhood-level facilities, a new 2 FE 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).'

2. This Site Wide Phasing and Delivery Plan (SWDP) has been produced for Barratt David Wilson to satisfy and discharge Condition 5 of the aforementioned planning permission.

3. Condition 5 requires –

'Prior to or concurrently with the submission of the first reserved matters application a Site Wide Phasing and Delivery Plan which accords with the s106 triggers and Transport Mitigation Phasing Strategy has been submitted to and approved in writing by the local planning authority. Thereafter each subsequent reserved matters application for any phase (or part thereof) shall be accompanied by an updated programme or statement of compliance with the approved strategy for subsequent approval by the local planning authority.

The development shall be carried out in accordance with the approved Phasing Plan unless there are unforeseen events / obstacles to delivery and alternative timing for provision is agreed in writing by the Local Planning Authority.

All reserved matters submissions shall be in accordance with the Site Wide Phasing and Delivery Plan as approved by the Local Planning Authority, unless otherwise agreed with the Local Planning Authority. Any references to a Phase of the development within this permission shall be taken to be a reference to phases as identified within the Site Wide Phasing and Delivery Plan submitted under this condition.

The Site Wide Phasing and Delivery Plan shall include but not be limited to the sequence of providing the following elements:

- a) Residential development parcels;
- b) Location of self-build plots
- c) A programme for the delivery of public transport infrastructure;
- d) Major distributor roads/routes within the site, including timing of provision and opening of access points into the site;
- e) Strategic footpaths and cycleways;
- f) Primary school (playing pitches), community/neighbourhood centre facilities
- g) Strategic foul and surface water features and SUDS;
- h) Formal and informal public open space, park/square, allotments, parks, NEAP and LEAP;
- i) Strategic/structural landscaping
- j) Strategic electricity, telecommunications and gas networks;
- k) Infrastructure for the provision of fibre optic cables;
- l) Environmental mitigation measures
- m) Off-site highway improvements.

Reason: To secure comprehensive, co-ordinated and sustainable development and assist with the determination of subsequent reserved matters applications in order to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising out of the development, in accordance with Policy SP1, SP9 and SP17'.

4. This SWDP is set out and provides the relevant detail required specifically by points (a) to (m) and is set out below in date order on a development phase by development phase basis. Figure 52 forming part of the Approved Strategic Masterplan Framework and attached here for reference as Plan 1, identifies the broad indicative phasing of the Development, whilst acknowledging that the final Phasing Plan is to be agreed pursuant to a condition on the planning permission. The S106 Agreement defines Phasing Plan as the plan to be agreed pursuant to condition 5 of the outline planning permission. The S106 provides that Phase 0 of the development comprises the construction of highways (the Spine Road/Avenue) between Stotfold Road and High Dane and the drainage (strategic) infrastructure.
5. The phasing of development at Highover Farm will support the delivery of a comprehensive, sustainable and well-connected new community. The phasing strategy has been based on the following principles as set out in the Strategic Masterplan Framework:
 - To utilise existing infrastructure to minimise disruption and disturbance due to site clearance and construction activity, with the construction access and activity being taken from Stotfold Road/
 - To encourage new residents to adopt more sustainable modes of transport from the outset by construction the new primary street (The Avenue) with supporting bus, walking and cycling infrastructure before any housing is occupied,
 - Advanced structural landscaping, shrub and tree planting to enable early establishment of green infrastructure,
 - Delivery of a mix of housing type and tenure within each phase.

PHASE 0 AND PHASE 1

6. Schemes for the location of the self-build plots; the footpath links at Collison Close, Armour Rise, Highover Way and the temporary bus turning area will be submitted prior to any development commencing. Actual implementation of these will be phased accordingly.
7. The combined phases 0 and 1 consist of the essential highway and drainage infrastructure required to access and open up the remainder of the Site – the spine road (The Avenue) from Stotfold Road through to High Dane; the temporary access points from Stotfold Road either side of the main spine road access; the temporary footpath links; the attenuation pond and infiltration basin in the northern part of the Site, alongside soakaways, swales and drainage pipe work. Plan 2 refers.
8. The above work will commence in March 2025 and complete in March 2032. For the avoidance of doubt the spine road (between Stotfold Road and the bus gate outside the school) and the temporary footpath links will be delivered to base course prior to any occupation of any dwellings.
9. As part of the construction of the spine road, lighting, strategic electricity, telecommunications, gas pipes and fibre optic cables will be put in.
10. The spine road and drainage works within these phases form the Infrastructure Reserved Matters Application.

PHASE 2

11. Phase 2 will deliver approximately 110 dwellings and an electricity sub-station, starting from the Stotfold Road end of the Site. In addition, the land for the construction of the primary school will be serviced (access, drainage, telecommunications, electricity/gas). The eastern and southern parts of Dane Walk and the southern end of Stotfold Linear Greenway will also be laid out.
12. Construction of the first dwelling will commence in xx. Construction of the school will commence in xx. Construction of the local centre will commence in xx. Construction of this phase will complete in xx.
13. The 110 dwellings and sub-station within this phase form what is known as the Phase 1 Residential Reserved Matters Application. Plan 3 refers.

PHASE 3

14. Phase 3 will deliver approximately 590 dwellings in three sub-phases alongside associated green infrastructure in the form of allotments, Highover Park, Hitchin Meadows, Icknield Linear Greenway, Threshing Barn Green, the western and northern parts of Dane Walk, the northern section of the Stotfold Linear Greenway and Grovelands Pocket Park and associated ecological mitigation/biodiversity net gain. The 7 self-build serviced plots will also be delivered as part of this wider Phase 3.
15. The sub-phases (3a, 3b ,3c) in each case will deliver approximately 195 dwellings alongside associated electricity, gas, fibre optic and telecommunications, drainage and highway infrastructure.
16. The spine road will be delivered to wearing course within sub-phase 3a, and by the occupation of the 185 dwelling.
17. The final turning circle for the bus will be delivered within sub-phase 3a and by the occupation of the 185 dwelling.
18. It is anticipated that sub-phase 3a will commence in xx and complete in xx; sub-phase 3b will commence in xx and complete in xx; sub-phase 3c will commence in xx and complete in xx.

PLAN 1 – BROAD PHASING

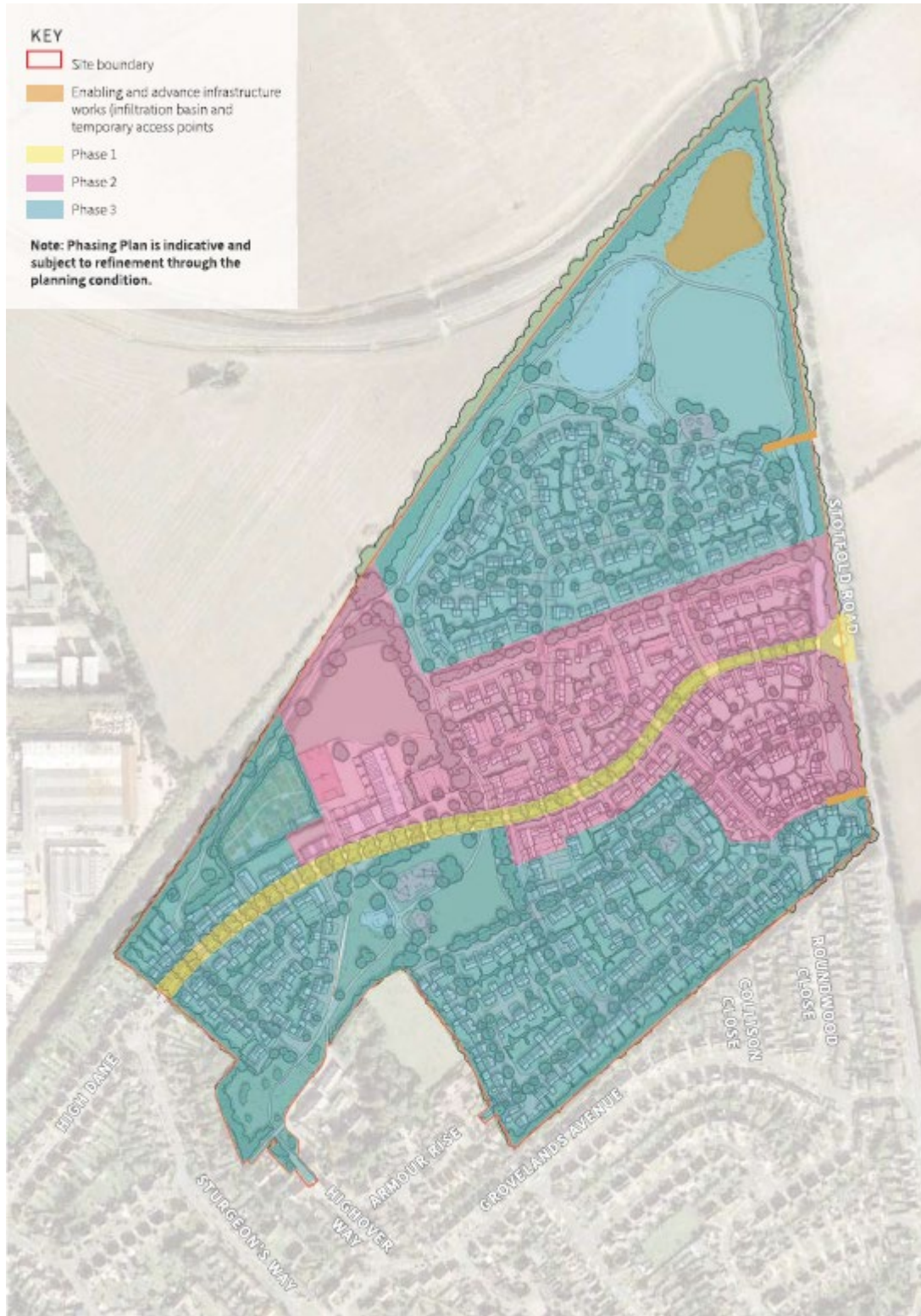
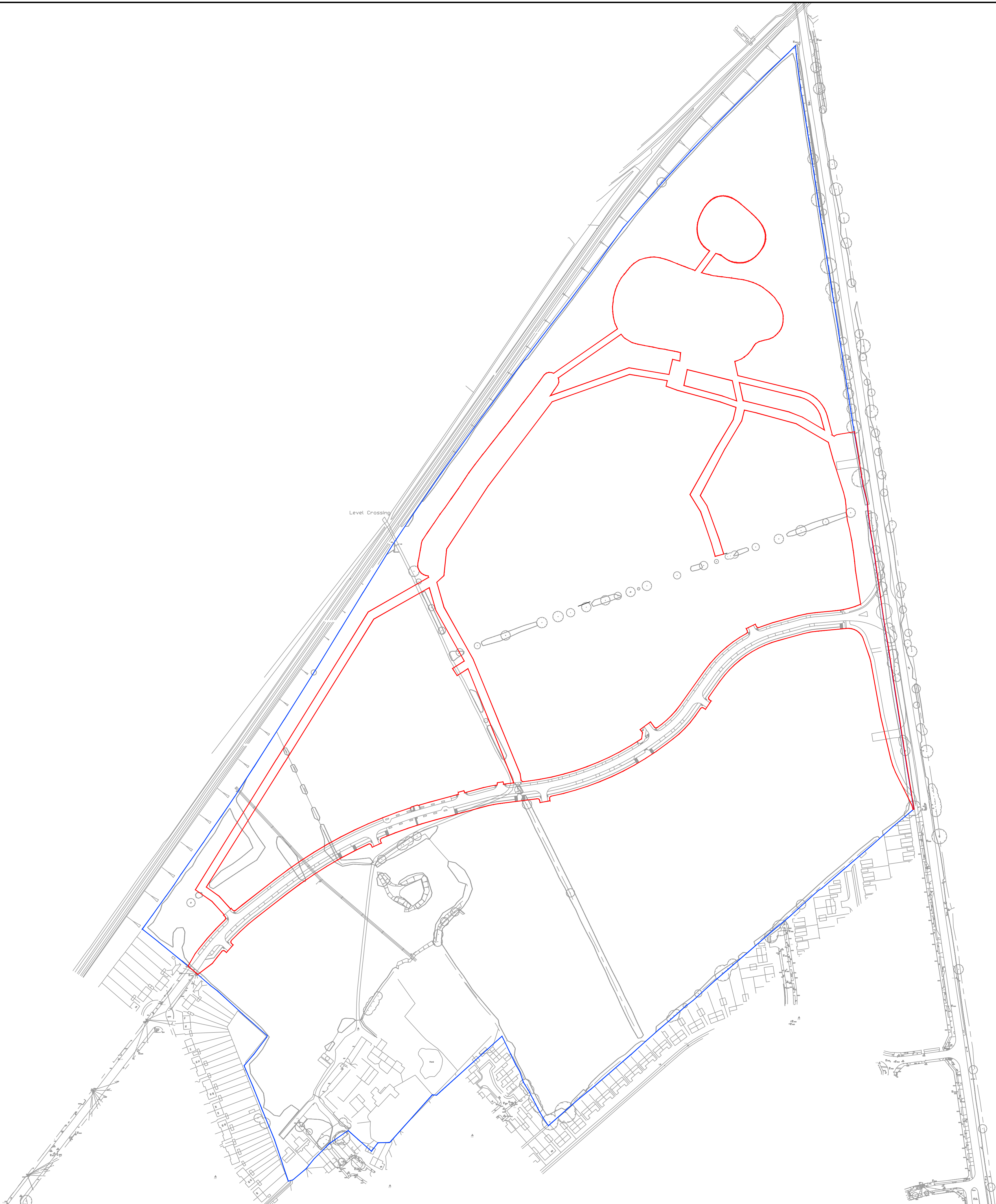
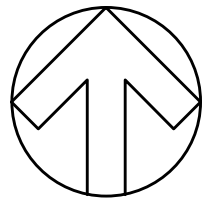


Figure 52: Indicative Phasing and Delivery – from Strategic Masterplan Framework

PLAN 2 – LOCATION OF PHASE 0 AND PHASE 1 WORKS - INFRASTRUCTURE RM REDLINE PLAN



UNTIL TECHNICAL APPROVAL HAS BEEN OBTAINED FROM THE RELEVANT LOCAL AUTHORITIES OR STATUTORY BODIES, IT SHOULD BE UNDERSTOOD THAT ALL DRAWINGS ARE ISSUED AS PRELIMINARY AND NOT FOR CONSTRUCTION. SHOULD THE CONTRACTOR AND / OR EMPLOYER COMMENCE WORK PRIOR TO APPROVAL BEING GIVEN, IT IS ENTIRELY AT THEIR OWN RISK

DO NOT SCALE

KEY

- SITE BOUNDARY
- INFRA BOUNDARY

P04	01/11/2024	DSB	REDLINE AMENDED	DSB	LJM
P03	29/10/2024	DSB	REDLINE UPDATED	TP	LJM
P02	13/09/2024	MH	INDICATIVE MASTERPLAN REMOVED	DSB	LJM
P01	02/12/2022	RH	FIRST ISSUE	DSB	LJM
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:	S2 - FOR INFORMATION
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ARCHITECT:	MCBAINS
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SITE/PROJECT:	HIGHOVER FARM, HITCHIN
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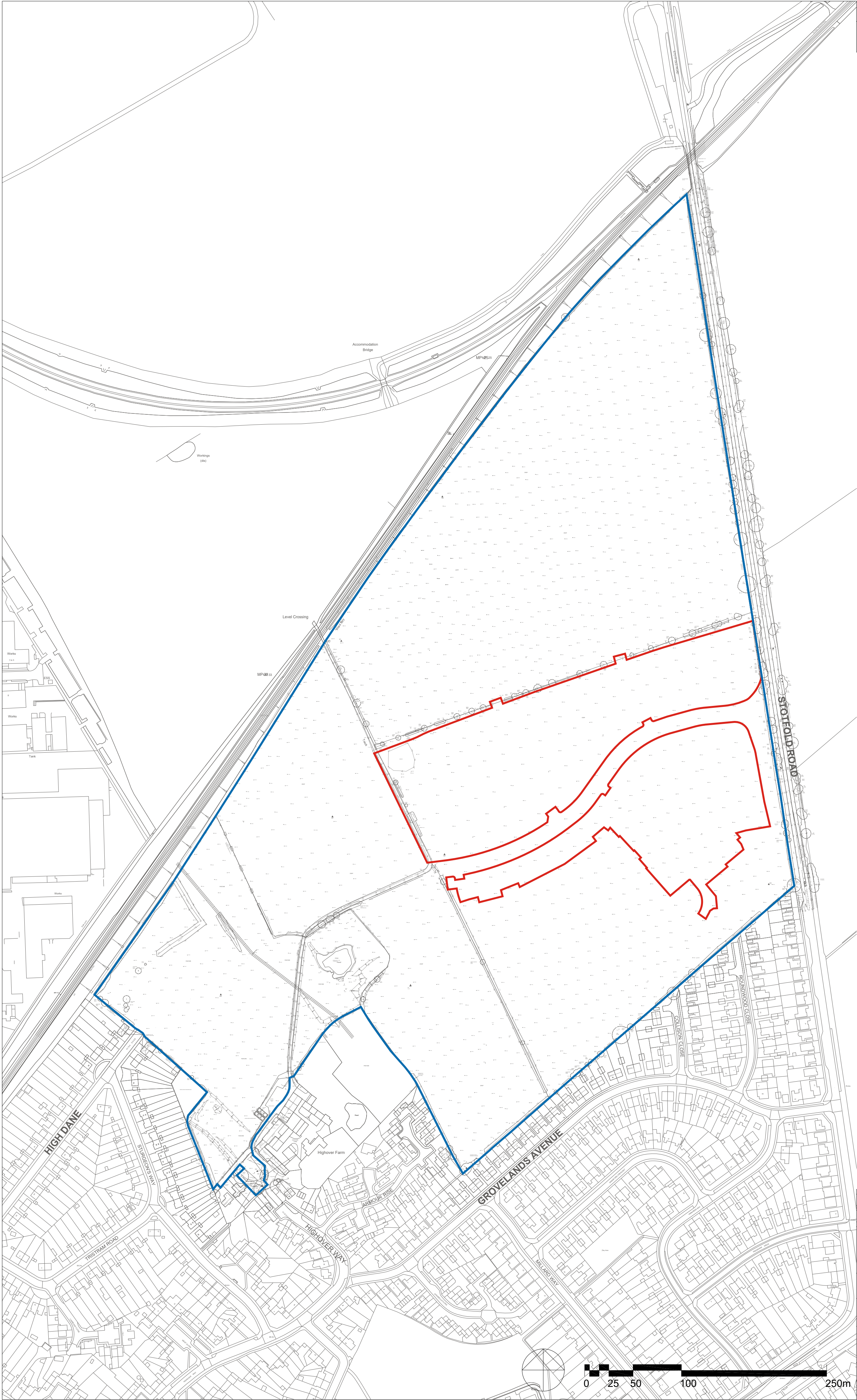
TITLE:	INFRASTRUCTURE SITE LOCATION PLAN
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SCALE @ A1:	1:2000	CHECKED:	DSB	APPROVED:	LJM
PROJECT NO:	700982227	DESIGNED:	RH	DRAWN:	RH
				DATE:	November 22

DRAWING NO:	HOF-WSP-ZZ-ZZ-DR-C-0002	REV:	P04
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PLAN 2 – LOCATION OF RESIDENTIAL WORKS – PHASE 1 RESIDENTIAL RM REDLINE PLAN



Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing
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KEY
Ownership Boundary
Application Boundary Line

P1 Drawing issued for planning 04/10/24 BH EC

Rev	Description	Date	Issued By	Issued To
BH	EC			EC
Drawn by		Reviewed by		Approved by
61979/61980		OCT 24		1250 @ A0
McB Number		Date created		Scale @ A0

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Client

Project
LAND AT HIGHOVER FARM
HITCHIN
PHASE 1

Drawing Title
SITE LOCATION PLAN

ARCHITECTURE

Drawing / Document Reference					Status	
HITPH1	- MCB	- ZZ	- ZZ	- DR	- A	- Q200
Project	Originator	Feeder	Split	Form	Discipline	Number
					Status	Revision
					D5	P1