

CONNECT

Statement of Community Involvement

Prepared for Arte Construction and Yellowhammer
Partnerships

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1. Introduction

1.1 Land East of Bedford Road

This Statement of Community Involvement ('SCI' hereafter) has been prepared by Connect Public Affairs (hereafter 'Connect') on behalf of Arte Construction Limited, Simon Ward and Richard Horwood (hereafter 'the Applicant') in support of a planning application for the proposed development of Land East of Bedford Road, Hitchin (hereafter 'the site').

1.2 Connect Public Affairs

The Applicant instructed Connect Public Affairs, an expert community consultation and engagement consultancy, to lead and organise the public consultation programme aimed at understanding the priorities of local stakeholders.

1.3 The Applicant

The planning application for the Land East of Bedford Road is being brought forward by the principle applicant, Arte Construction Limited, in partnership with Simon Ward and Richard Horwood. For the purposes of this SCI, they will be jointly referred to as the Applicant.

Arte Construction Limited is a Principal Contractor within the building refurbishment and new build market. Arte possess experience in working on a variety of Design and Build projects, of various scale and complexity, and have a proven track record of working in partnership with their customers to deliver successful projects.

1.4 Overview of the Proposals

Creation of 50 no. one, two, three and four bedroom houses and apartments plus associated landscaping, open space, roads, drainage and other infrastructure.

The application proposes 50 new homes (including 50% affordable homes), comprising the following mix:

- 3 x 1-bed apartment for 2 people
- 8 x 2-bed apartment for 4 people
- 2 x 2-bed house for 3 people
- 9 x 2-bed house for 4 people
- 16 x 3-bed house for 5 people
- 7 x 4-bed house for 6 people

1.5 Purpose of the Statement of Community Involvement

This SCI has been prepared to assist North Hertfordshire District Council in its assessment of the full planning application. It details the pre-submission consultation activities conducted by Arte Construction to help inform the final development proposals. The SCI should be read in conjunction with other documents that have been submitted in support of the application.

1.6 Overview of Consultation Approach

This SCI highlights the Applicant's commitment to pre-application and ongoing community engagement, and explains the various consultation activities undertaken. It describes the methods used in order to ensure that details of the scheme were communicated effectively and that all interested parties were given various opportunities to provide feedback on the proposals.

The applicant sought to ensure that all local residents in the near vicinity were aware of the scheme and had the opportunity to provide feedback on their proposals. A consultation event was held on Saturday 11th

October 2025, where local residents could view the proposals and ask any questions of the project team. This was advertised through a leaflet delivered to all properties in close proximity to the site, as noted below.

This SCI details the result of that consultation and the methods used, as well as noting the key areas of feedback and the applicant's response.

2. Planning Policy and Consultation

This consultation programme has been developed in accordance with the guidance provided by North Hertfordshire District Council's Statement of Community Involvement (2023); the Government's National Planning Policy Framework (2024) and the National Planning Practice Guidance (2014, updated in 2019).

2.1 Local Policy

North Hertfordshire District Council's Statement of Community Involvement (2023) encourages applicants to consult with the local community before submitting a planning application to the council.

Pre-Application Stage : Major Applications (see Appendix 2)		
Consultation Methods	Suggested Course of Action	By Whom
Letters to inform local residents / interest groups of the planning application site	Send letters / emails to local residents / interest groups / relevant statutory consultees	Planning applicant / agent
Public exhibition or public meeting	Publicise & prepare proposals for public consultation.	Planning applicant / agent
Pre – Application Stage – Other Applications		
Inform neighbours in the immediate vicinity	Verbal consultation	Planning applicant / agent

Table 5: Public consultation at the pre-application stage for planning applications (This includes all applications made under the Town and Country Planning Act and associated legislation.)

2.2 National Policy

The Government's National Planning Policy Framework encourages pre-application consultation, with paragraph 40 stating:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

Similarly, paragraph 42 states:

“The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning

authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.”

Similarly, the National Planning Practice Guidance notes the benefits of effective pre-application community consultation. It states that *“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.”*

3. Stakeholder Engagement

As part of the consultation process, Connect sought to meet with key local and political stakeholders with an interest in the Applicant's proposals. Direct correspondence was made with stakeholders, with the intention of setting up meetings to consult them on the emerging proposals.

3.1.1 Meeting with Cllr Ian Albert

After engaging with planning officers at North Hertfordshire District Council and continuing to develop the design plans, Connect contacted ward member for the site Cllr Ian Albert (ward member for Hitchin Bearton) to provide an update on the development proposals and forthcoming application.

The Applicant met with Cllr Ian Albert in-person on 16th July 2025 at the site. Cllr Albert was familiar with the site following engagement with the applicant on a now-withdrawn application for a proposed residential development at the same location. Cllr Albert provided the following feedback at the meeting:

- The development proposals should be particularly mindful of highway safety around the access, noting that some vehicles did not always obey the speed limit on this stretch of road.
- The site is in the Green Belt. It was noted that the council would be undertaking a Green Belt review and that this site would make a strong case for being removed from the Green Belt given its context.
- The provision of new affordable housing was particularly welcomed.
- That in seeking to comply with Biodiversity Net Gain regulations, the applicant could use off-site mitigation measures available through Hertfordshire County Council.
- That it was generally accepted that the site was a logical place to provide new housing.
- That the applicant should seek to undertake a consultation event with residents.

3.1.2 Engagement with The Priory School

As part of the broader community consultation, the Applicant met with The Priory School on 16 July 2025. Representatives of Arte Construction and Yellowhammer Partnerships met with Geraint Edward, Head Teacher, and Karen Jenkins, Business Manager.

During the meeting, an update on the development plans was presented, followed by a discussion on opportunities for collaborate the deliver biodiversity enhancements on underutilised areas of the school grounds. Several potential sites were identified and it is anticipated that an agreement can be reached to support the biodiversity net gain requirements for the development, while also contributing to The Priory School's educational objectives.

3.1.3 Meeting with Mike Wilkinson – immediate neighbour

Following the consultation event, the project team met with Mike Wilkinson, the immediate site neighbour to the north of the proposed development site. The meeting took place in person on 11 November 2025. The meeting was constructive. The principle concern outlined at the meeting was regards to flooding and whether the proposed development would increase the risk of flooding on neighbouring land. There was also some general discussion around the need for new housing and the accompanying infrastructure to support it.

4. Community Consultation

4.1 Publicising the Consultation: Consultation Leaflet

The Applicant kept site neighbours informed of their development proposals and encouraged local participation in the consultation process.

The Applicant produced a leaflet summarising the proposals for the Land East of Bedford Road and inviting residents to attend a consultation event where they could learn more about, and offer their feedback on, the plans for the site. The consultation leaflet has been reproduced under Appendix A.

The leaflet also invited residents to feedback directly through the below channels:

- Contact number: 0800 029 7171
- Email: Hitchin@connectpa.co.uk
- Freepost: Hitchin Development, Freepost
CONNECT CONSULTATION
Millbank Tower, 21-24 Millbank, SW1P 4QP

On Friday 26th September 2025, the leaflet was distributed to 1,047 addresses within the local area. The below image shows the addresses that received a leaflet on behalf of the Applicant, and has been reproduced under Appendix B.

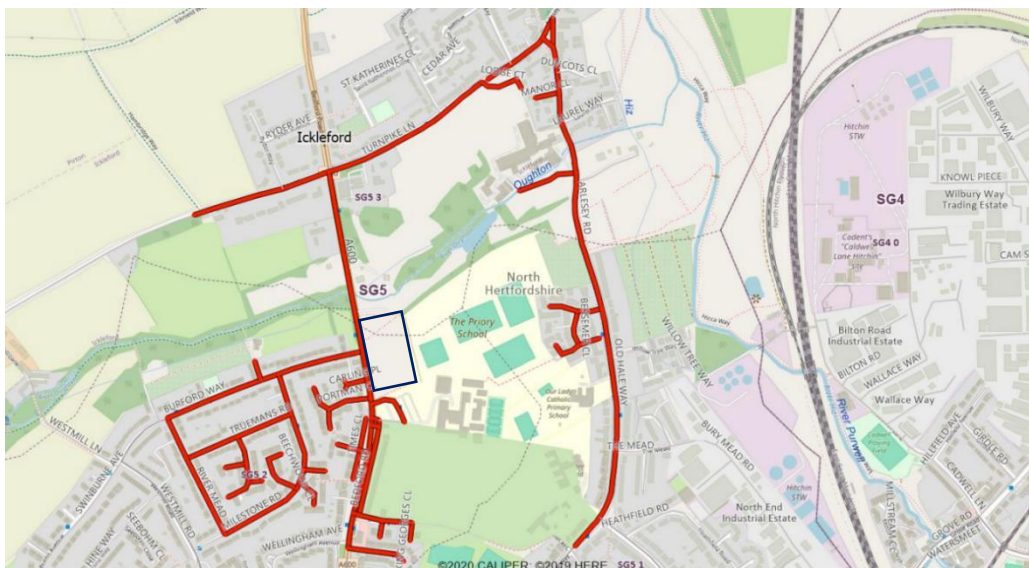


Image – Map of leaflet distribution conducted on Friday 26th September 2025, reproduced under Appendix B. The site is marked with a blue rectangle while the roads where leaflets were distributed to are marked in red.

4.2 Contact Number, Freepost and Email

A contact number (0800 029 71 71) and a dedicated project email address (Hitchin@connectpa.co.uk) were made available to anyone who had queries or who wished to provide direct feedback on the proposals. In total, three emails were received during the consultation period and no queries were received via phone. Respondents could also share their written feedback on the scheme via Freepost.

4.3 Consultation Event

The consultation event took place between 10.00 am and 1.00 pm on Saturday 11th October 2025 at the Westmill Community Centre, John Barker Place, Hitchin, SG5 2PG, in close proximity to the proposed development site.

Residents were invited to attend the event on the leaflets distributed to 1,097 addresses 15 days before the public exhibition in order to give them as much forewarning as possible. The consultation event was designed to provide residents with the opportunity to learn more about the Applicant's development proposals and offer their thoughts via the feedback forms provided. A copy of the Feedback Form has been reproduced under Appendix C.

Residents were also encouraged to speak with members of the project team, who were on-hand to answer any questions, provide further detail on the proposals, and address residents' concerns. The event was attended by 16 local residents. Five members of the project team were in attendance, including representatives of the Applicant (Arte Construction and Yellowhammer Partnerships), planning consultant (JCN Design & Planning) and community engagement consultants (Connect).

Images from the consultation event, reproduced under Appendix D:



Image 1 – Members of project team with residents at consultation event, Saturday 11th October 2025.



Image 2 – Members of project team with resident at consultation event, Saturday 11th October 2025.



Image 3 – Members of project team with resident at consultation event, Saturday 11th October 2025.

The Applicant produced seven consultation boards, which were situated around the room for residents to view. The consultation boards have been reproduced under Appendix E.

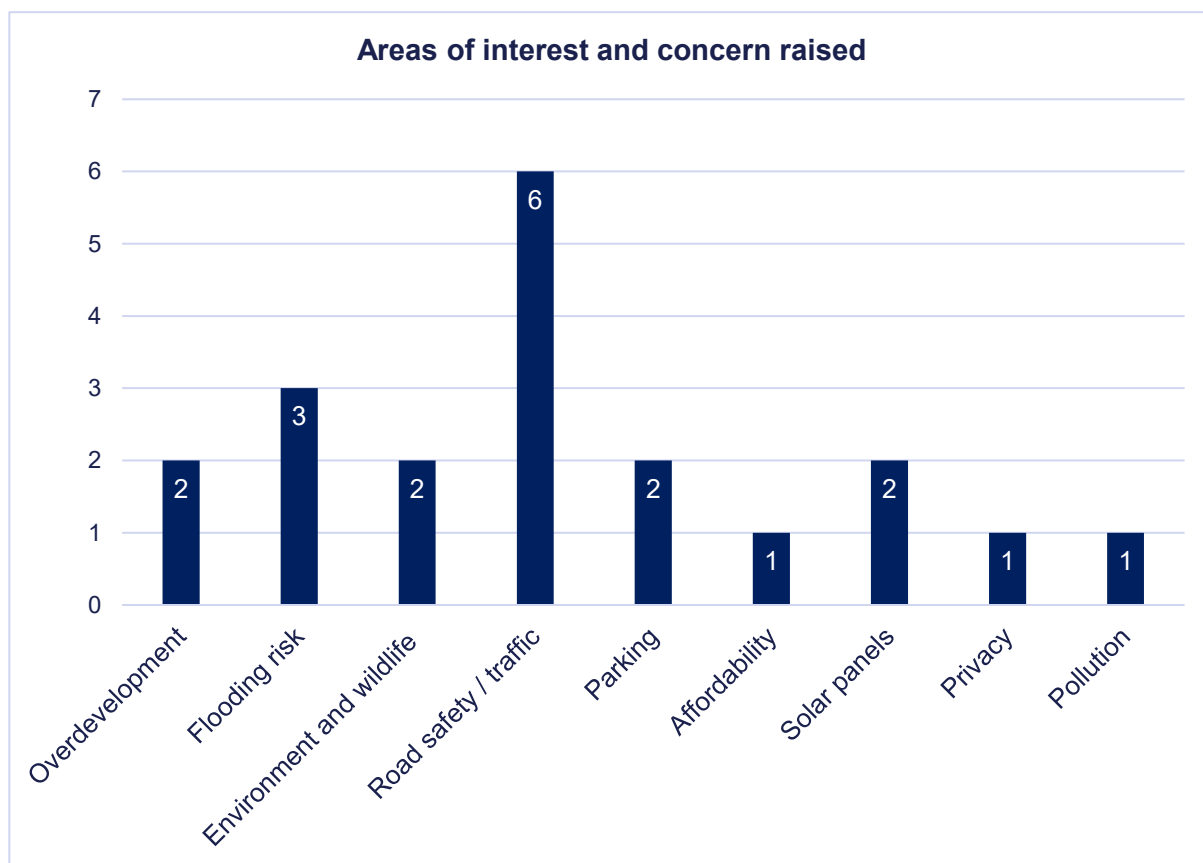
5. Consultation Feedback

Feedback was accepted via all methods it was received, including by email, the dedicated freephone telephone service, and the completed feedback form.

In total, seven pieces of written feedback were received during the consultation period, in the form of four feedback forms submitted at the consultation event and an additional three emails. No feedback was provided via the freephone telephone service. The feedback forms included space for respondents to share any comments they had regarding the Applicant's proposals for the site. However, not all respondents chose to complete this section.

The answers provided were shared with the project team, who have sought to address residents' feedback as part of the emerging development proposals.

For ease of illustration, the feedback received both via email and the feedback form during the consultation period has been grouped together into topics and the number of respondents that commented on each topic in the graph below:



- Road safety and traffic (6):** The most prominent issue raised by respondents was the increased traffic that would result from the Applicant's development proposals. They particularly highlighted the enhanced traffic expected on Bedford Road, expressing concern that this would lead to longer travel times and could pose safety risks especially during peak hours. One respondent proposed the addition of "some form of traffic calming between the roundabout at Turnpike Lane and the roundabout at Bearton Road passing The Priory School, especially at crossing points."

- **Flooding risk (3):** Another area of concern was the increased risk of flooding of the River Oughton as a consequence of the Applicant's emerging development proposals. This was highlighted by residents of properties in proximity to the site, who have previously experienced flooding issues.
- **Overdevelopment (2):** The belief that the Applicant's proposals would lead to overdevelopment and place pressure on local public services was also raised in resident feedback. One respondent suggested that the delivery of around 50 new homes would lead to a population increase that would "add further strain on already stretched local services."
- **Environment and wildlife (2):** Two respondents suggested that the development proposals would adversely impact the biodiversity and local wildlife on the site by resulting in a loss of habitats.
- **Parking (2):** The issue of parking was raised as an area of concern by two respondents. Of these, one respondent warned that if there is insufficient parking within the proposed development this would impact already saturated and congested roads opposite the site, where people would park instead.
- **Solar panels (2):** Two respondents highlighted the benefits of the inclusion of solar panels in the development.
- **Affordability (1):** The issue of affordability of the proposed new homes was raised by one respondent, who queried whether they would be truly affordable for local residents.
- **Privacy (1):** One respondent requested that privacy was ensured for site neighbours by including screening and re-planting in the development proposals.
- **Pollution (1):** One respondent suggested that the consequence of more traffic as a result of the development proposals would be higher levels of air and noise pollution. They suggested this would affect the quality of life of existing residents in the area.

6. Response to Consultation Feedback

The following table provides responses to all of the feedback received throughout the consultation.

Topic of Feedback	Response by the Applicant
Road safety and traffic	The Applicant will be submitting a Transport Statement within the application, which builds upon previous surveys demonstrating that that the impact on the existing highway network is acceptable. The proposals will also encourage active travel options as an alternative to driving to limit the traffic impact of the development. Each house will also be provided with an electric charging point and a timber shed with space to secure cycles, while the apartments will have dedicated cycle storage. Active travel will also be encouraged through improvements to the existing footway on the eastern side of Bedford road along the full frontage of the site to provide a shared footway / cycleway. A raised table will be added at the site access to enable cyclists and pedestrians to easily cross the site access road. In addition, the proposals will promote the use of public transport by enhancing waiting facilities and upgrading bus shelters with Real Time Passenger Information. Bus stop kerbing will be improved to ensure easier access for passengers with mobility impairments.
Flooding risk	The application includes a detailed Flood Risk Assessment which has been submitted alongside other documents which details how the applicant will mitigate against flood risk. This includes the provision of balancing ponds and a sustainable urban drainage system.
Overdevelopment	Although the development will change the character and appearance of the site, it is nonetheless a sustainable location for development. The site is within walking distance to existing amenities such as local shops, schools and Hitchin Town Centre. In addition, given the significant identified housing shortage in the local area, the benefits of delivering circa 50 new homes (50% of which will be affordable and prioritised for those with a connection to the local area), outweighs any harm caused by development on the site.
Environment and wildlife	The Applicant has sought to prepare proposals that are as sustainable as possible by working with ecology experts to deliver a biodiversity net gain (BNG) for the site. The northern part of the site will feature generous amounts of open space, featuring new planting as well as an attenuation pond. Coupled with further landscaping throughout the site including native hedgerows and trees, this will create rich habitats for local wildlife. A high-quality green buffer will be added along the site boundary, including Bedford Road. The proposals will retain and enhance existing hedgerows where possible to make the development green and attractive.
Parking	The development proposals have been prepared in accordance with the North Hertfordshire District Council parking standard, the Vehicle Parking at New Developments document. It will therefore include 2 car parking spaces for each houses, in addition to 16 places for visitor parking.

Solar panels	The Applicant has prepared a proposal that will take advantage of modern building practices to provide highly energy efficient homes that produce less carbon through construction and for the lifetime of the buildings. As the development plans evolve, a range of low carbon energy features will be considered, such as air source heat pumps. The inclusion of EV charging points is intended to promote the use of more sustainable electric cars, while sustainable living will also be encouraged through the significant provision of cycle storage space.
Affordability	The proposals will deliver circa 50 new homes, 50% of which will be affordable housing prioritised for people with a local connection who may be priced out of the area. This will include homes for Affordable Rent and Shared Ownership. The definition of affordable is defined by national government policy and is outside of the scope of this application.
Privacy	The development will be well screened by the planting of native species as a green buffer around its borders. While providing privacy for site neighbours, this will have the added benefit of providing habitats for local species and creating a green and attractive landscape.
Pollution	The Applicant has conducted a traffic survey to assess the impact of the proposed development on the local network. This has demonstrated that the new homes will not result in a significant increase in road traffic and consequently high levels of pollution.

7. Conclusion

The Applicant has conducted a comprehensive community consultation process to inform the planning application for the Land East of Bedford Road. Throughout this period, the Applicant has sought to proactively engage with local residents and key stakeholders to consult them on the emerging development proposals and provide multiple avenues for them to provide their feedback on the scheme.

After meeting with a ward councillor of the site, Cllr Ian Albert, to brief him and understand his thoughts on the proposals, the Applicant sought to engage the wider community in a thorough community engagement programme.

The resident consultation process included the distribution of leaflets to 1,047 addresses within the local area on Friday 26th September 2025 to introduce the scheme and provide multiple channels for residents to share their feedback on the emerging proposals; via email, telephone or a Freepost address. In addition, the consultation leaflet invited residents to attend an in-person consultation event from 10.00 am and 1.00 pm on Saturday 11th October 2025 at the Westmill Community Centre, John Barker Place, Hitchin, SG5 2PG. By promoting the public exhibition 15 days in advance and selecting a venue located in proximity to the site, the Applicant took deliberate steps to ensure that local residents were notified in good time and could view the proposals at a convenient location. The consultation event was attended by 16 people, who could review the proposals and share their thoughts, queries, and concerns with members of the project team who were on hand to assist.

During the consultation period, seven pieces of written feedback were provided by residents; this includes four completed feedback forms and three emails. The Applicant has responded to concerns and suggestions raised in this feedback, as demonstrated in this document.

The applicant is committed to ongoing engagement as the project progresses and will update all interested parties on submission of the planning application.

Appendix A – Consultation Leaflet



Arte Construction and Yellowhammer Partnerships are bringing forward proposals for c.50 high-quality, new homes on land to the east of Bedford Road. Prior to submitting our planning application to North Herts Council, we are engaging with local residents to consult on our plans for the new development. Following our initial submission in 2023, we are now returning with enhanced proposals to deliver much-needed new homes in Hitchin.

As part of our proposals, the development will be providing affordable housing for people with a local connection with the majority of homes being designed for families. We will also be providing high-quality, landscaped recreational space.

If you would like to learn more about our proposals and leave your feedback, please come along to our public consultation (details below), where you can meet the team behind the proposals.



When 10am – 1pm, Saturday 11 October 2025

Where Westmill Community Centre, John Barker Place, Hitchin SG5 2PG

If you are unable to attend the event and would like a copy of the consultation materials sent to you directly, please get in touch with us via the contact details on the reverse side of this leaflet.





Contact us

If you have any questions or feedback, and would like to get in touch with the project team, you can do so using the contact details below:



Hitchin@connectpa.co.uk



0800 029 7171



Hitchin Development
Freepost: CONNECT CONSULTATION
Millbank Tower, 21-24 Millbank, London SW1P 4QP



Appendix B – Leaflet Distribution Area

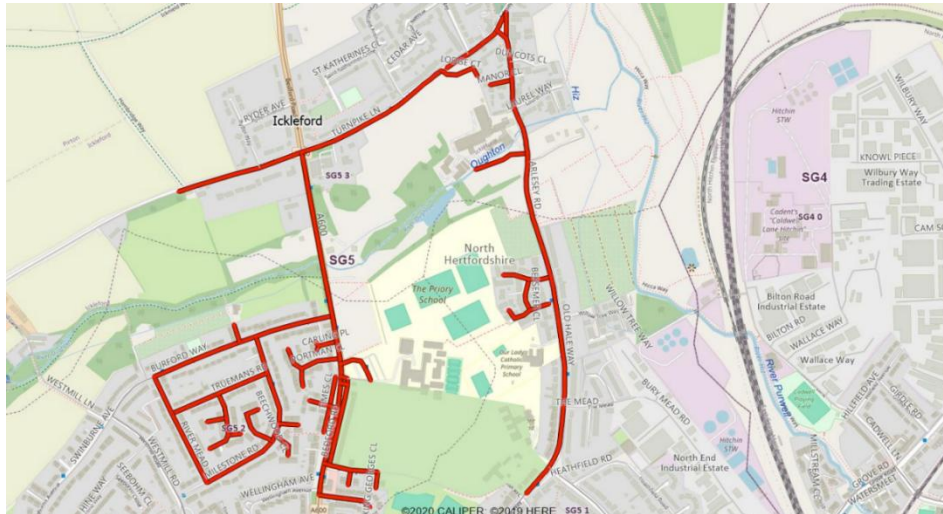


Image – Map of leaflet distribution conducted on Friday 26th September, 2025.

Appendix C – Feedback Form

Feedback form



Thank you for taking the time to view our proposals for new homes on land to the east of Bedford Road.

Please do let us know if you have any additional comments by filling in this feedback form. Your views are important to us and will be considered by the project team.

You can either put this form in the feedback box provided today or you can send it back to us using our contact details. We would be delighted to hear from you.

CONTACT US

If you would like to submit your thoughts on the proposals, or if you have any suggestions regarding our proposals please contact:

Post

Freepost: Connect Consultation Millbank Tower,
London SW1P 4QP

Phone 0800 029 7171

Email Hitchin@connectpa.co.uk

NAME	
ADDRESS	
TELEPHONE	
EMAIL	
ARE YOU A	☐ Resident ☐ Councillor ☐ Local Business ☐ Community Representative ☐ Other (please specify below)

Connect are working on behalf of Arte Construction and Yellowhammer Partnerships to collect information relating to the development proposals for new homes on land to the east of Bedford Road. We value your privacy and the data collected through this feedback form will only be used to inform this application for the site. We will keep your personal data until the completion of the planning process.

We will always treat your personal data with the utmost care and take all appropriate steps to protect it.

You can view our Privacy Policy at <https://connectpa.co.uk/privacy-policy/> or you can request a copy by emailing us at GDPR@connectpa.co.uk or calling us on 020 7592 9592.

Please tick below as appropriate:

☐ I agree for you to process my data in line with the Privacy Policy

☐ I agree that Connect can use the data provided in this feedback form to contact me about Arte Construction and Yellowhammer Partnerships' development proposals for new homes on land to the east of Bedford Road

Feedback form



1. Overall, are you supportive of the emerging development proposals?

☐

YES

☐

NO

2. What are your views on the development proposals for new homes on the land east of Bedford Road?

3. Do you have any further comments about the proposals?

Appendix D – Images from Consultation Event



Image 1 – Members of project team with residents at consultation event, Saturday 11th October 2025.



Image 2 – Members of project team with resident at consultation event, Saturday 11th October 2025.



Image 3 – Members of project team with resident at consultation event, Saturday 11th October 2025.

Appendix E – Consultation Boards

Board 1

Welcome to
our consultation



Welcome to the public consultation event for the development proposals for land east of Bedford Road. Arte Construction and Yellowhammer Partnerships are preparing to submit a full application for the residential development of the site to provide around 50 new homes.



The purpose of this consultation event is to share Arte Construction and Yellowhammer Partnerships' proposals for new homes on land to the east of Bedford Road with the community. This consultation will demonstrate how we plan to deliver a well-designed and sustainable development which will provide new high-quality homes, including much-needed affordable homes.

On our consultation boards, you'll find details about the project team, the site, what we're proposing, our approach to sustainability and the environment, and what's coming next as the development progresses.

As a part of this consultation, we want to hear your views on our proposals. Please take the time to read the information provided before filling out a feedback form. The project team are also available to answer any questions you may have.

The team



Arte is a Principal Contractor within the building refurbishment and new build market. Arte have experience in working on a range of Design and Build projects varying in scale and complexity, and understand that working in partnership with their customers through all stages of the project is the key to success.



Yellowhammer brings forward residential land & build package opportunities, creating new homes and communities in partnership with investors, registered providers and landowners. Working in close collaboration with Arte Construction, Yellowhammer source land, secure planning and provide full delivery solutions to partners.

Board 2

The site

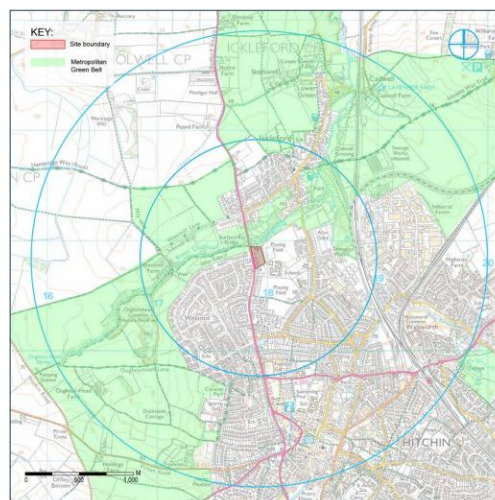


Appropriate and sustainable location

Our 1.71 hectare (4.2 acre) site is located to the north of Hitchin with its main access from Bedford Road which lines its western boundary.

By car, the site is approximately 3.7 miles from the A1 (M) and approximately 1.2 miles from Hitchin train station, which is well connected to Stevenage and London in the south, and Peterborough and Cambridge to the north.

The site is in close proximity to existing bus stops along Bedford Road which provides regular services to the town centre and surrounding towns, where residents can access all necessary amenities. The site benefits from close proximity to other popular local facilities such as St George's playing fields and Hitchin Swimming Centre as well as a number of other local schools and shops.



Location plan

Our emerging proposals



Around 50 well-designed new homes which are sensitive to their location and reflect the local character of the area



High-quality, landscaped recreational space, including play space



50% of the homes will be affordable housing which will be prioritised for people with a local connection



Majority of the homes will be houses for families



A sustainable development which achieves a biodiversity net gain on site



Layout plan

Board 3

New homes, including affordable homes



The development will provide Hitchin with around 50 well-designed new homes which are sensitive to the surrounding location and reflect the local character of the area.

The proposed layout will offer a mix of housing typologies including larger detached dwellings, smaller narrow fronted semidetached houses, and apartments. Currently, we are proposing a provision of 52% family homes (3+ bed), and a 48% (1 or 2 bed) provision of smaller homes which will be more accessible for older people looking to downsize as well as young families. 22% of the homes will be apartments.



Storey height layout

Affordable housing

It is the intention to provide 50% of the homes as affordable, which will be prioritised for residents who already have a local connection and may be priced out of the area. This will include homes for Affordable Rent and Shared Ownership.

A mix of 1- to 2- bedroom apartments as well as 2- and 3- bed houses will be provided on an affordable basis. Arte Construction and Yellowhammer Partnerships will work with registered providers and the council's affordable housing officers to provide a suitable tenure mix, to reflect the local needs of the area.

The breakdown of the 50 new homes is shown below:

1-bed apartment for 2 people	3
2-bed apartment for 4 people	8
2-bed house for 3 people	4
2-bed house for 4 people	7
3-bed house for 5 people	20
4-bed house for 6 people	8
Total homes:	50



Board 4

Design and architecture



The appearance of the new homes has been informed by a detailed analysis of the nearby streets and the older areas closer to the centre of Hitchin. It is intended that the scheme will respond to the suburban character of the nearby streets, but will reflect the current rules and regulations that set the standards for new homes, showing some familiar references while being easily understood as a later addition to Bedford Road.

Care has been taken to set the new homes back from Bedford Road, partly to address noise from passing traffic, partly to make space for drainage infrastructure, and partly to soften the transition from the countryside to the north, with plenty of space left for new trees to be planted along the edge of the road.



The new homes are also set away from the trees on the eastern side of the site so that there is room for them to grow without pressure to be cut back in the future while, to the north, the open space to serve the new homes becomes a buffer to the countryside and will mark the new edge to the Green Belt, following the line already set by the houses in Burford Way so that the gap that separates Hitchin and Ickleford is not reduced and remains protected.



Key architectural features:

- Traditional building shapes with steeply pitched roofs
- Mostly semi-detached houses to reflect the outer edge of the town, with detached houses on the Bedford Road frontage to create a transition into the countryside
- Parking positioned between the houses so that it is hidden from view
- Familiar materials to be used – red brick for the houses and buff brick for the apartments, white render for detailing and slate grey or red tiles for the roofs
- Vertical emphasis for the semi-detached houses, horizontal emphasis for the detached houses
- Consistency created by the detailing, including the porches, fenestration, heads and sills to the windows, and design of the front doors
- Ridge of the roof follows the street, with gables used to turn the corners

Board 5

Landscaping and sustainability



Our proposals for this development seek to be as sustainable as possible, providing a high-quality landscaped environment. Given the site's location, high-quality landscaped buffers are proposed to ensure the development is well screened by the planting of native species. This has the added benefit of providing rich habitats for local species, increasing the site's biodiversity. We are also working hard to design sustainability into the fabric of the buildings, ensuring that they are as energy efficient as possible throughout the lifecycle of the buildings.



Landscaping and biodiversity

Prior to bringing forward our development proposals, we have worked hard with our ecology experts to deliver a biodiversity net gain. The northern part of the site will include generous amounts of open space, which will feature new planting alongside an attenuation pond. This, alongside further landscaping throughout the site including hedgerows and trees, will provide rich habitats for local species. A green buffer along the site boundary, including Bedford Road, will retain and enhance existing and valuable hedgerows where possible, making the new development both green and attractive.

Energy efficient homes

The development will take advantage of modern building practices to provide highly energy-efficient homes that produce less carbon through construction and for the lifetime of the buildings. In addition, the development seeks to achieve high levels of sustainable design, embracing build for life principles, and a fabric-first construction approach. As our plans evolve, we are also considering a range of other low carbon energy features, including air source heat pumps to maximise the energy sustainability of the new development. In addition, new homes will include EV charging points to promote the use of more sustainable electric cars, while a significant provision of cycle storage space will help residents to use active travel to access local amenities.

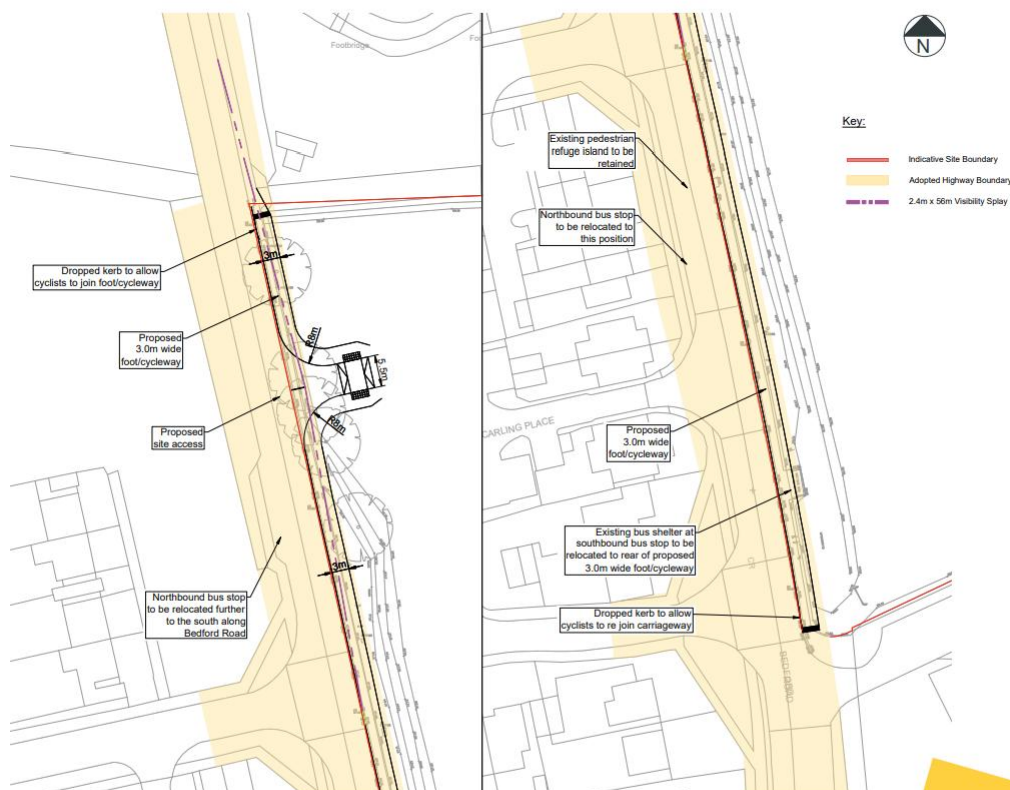
Board 6

Transport and parking



The site is in a sustainable location and well related to local shops, schools and within walking distance of Hitchin Town Centre. The scheme provides parking in accordance with Hertfordshire County Council parking standard which includes 2 car parking spaces for each house plus 16 spaces for visitor parking. Each house will be provided with an electric charging point. Each property will also be provided with a timber shed which will have space to secure two cycles. The apartments will have dedicated cycle storage.

The existing footway on the eastern side of Bedford Road, along the full extent of the site frontage is to be improved to provide a shared footway / cycleway. This would provide cyclists with a traffic free route along this section of Bedford Road. A raised table would be provided at the site access to allow cyclists and pedestrians to easily cross the site access road. In addition, bus stops on Bedford Road would be improved to provide improved waiting facilities with upgraded bus shelters with Real Time Passenger Information. Improved bus stop kerbing will also be provided to allow those with mobility impairments to easily board buses.



Access arrangement plan

Board 7

Next steps and feedback



Indicative timeline



Have your say

Please use the feedback forms provided to share your views on the emerging proposals for the residential development on land east of Bedford Road.

All feedback will be reviewed and considered by the project team, before the plans are finalised and an application is submitted to North Hertfordshire District Council.

If you would like to leave feedback at a later date following this consultation event, you can do so using the contact details below.



Hitchin@connectpa.co.uk



0800 029 7171



Hitchin Development
Freepost: CONNECT CONSULTATION
Third floor, Millbank Tower
21-24 Millbank
London SW1P 4QP