



The site would not fundamentally undermine the purpose of the Green Belt and presents as an opportunity to utilise 'Grey Belt' land. The location of the site is sustainable for travel; employment; services and access to the national environment

Strathmore Infant & Nursery School and Our Lady Primary School are within 20mins walk from the site to the east

Notes  
Plan to be read in conjunction with the engineer and landscape drawings.  
  
No measurements to be scaled off drawing. Worked from figured dimensions only.  
  
All dimensions shown on drawing are shown in millimetres unless otherwise stated.  
  
All dimensions and levels to be checked on site. Landscape Architect to be notified immediately of any discrepancies prior to the commencement of works.

LEGEND

- |                                                                   |                            |                                            |
|-------------------------------------------------------------------|----------------------------|--------------------------------------------|
| New tree planting on site in the public realm to ensure retention | Major road road route      | Views likely to be affected by development |
| Species rich grass                                                | Public Right of Way        | Existing retained mature vegetation        |
| Gardens shrub planting and lawns                                  | Walking routes to services | Informal footpaths                         |
| New native hedgerow planting on site                              |                            | Existing gas line                          |



|                                                                           |                                       |          |
|---------------------------------------------------------------------------|---------------------------------------|----------|
| Date<br>29.11.2025                                                        | Reason for revisions<br>Layout change | By<br>JW |
| Client<br>Arte Construction Ltd                                           |                                       |          |
| Project:<br>Land to east of Bedford Road, Hitchin, Hertfordshire, SG5 2UR |                                       |          |
| Drawing Title:<br>Opportunities and Constraints                           |                                       |          |
| Scale:<br>1:500 @ A1                                                      | Date:<br>September 2025               |          |
| Drawing Number:<br>1496-03                                                | Revision Number:<br>B                 |          |