



020406080100metres Site Boundary: 3.37ha			
LAND USE Residential developable area and SuDS basin: 1.03ha (approx. 41 new homes @ 40 dph)			
MOVEMENT Primary street Secondary streets Lanes/private drives Shared street space Recreational routes Main vehicular access point Pedestrian access point Diverted section of Mill Lane Mill Lane access retained 'Stopped up' section of Mill Lane			
OPEN SPACE AND GREEN INFRASTRUCTURE Areas of public open space Natural play areas Existing vegetation Tree and woodland planting Wildflower meadows SuDS basins Retained view			
CONTEXT Listed Buildings			
G	08.05.26	AL	Additional SuDS basin
F	04.11.25	RC	Red line amendment
Rev	Date	By	Description
CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project	Land at Mill Lane and London Road, HITCHIN		
Title	Development Framework Plan		
Client	Martin Grant Homes		
Scale	1:2000 @ A3	Drawn	RC
Date	May 2025	Checked	RR
Drawing No.	CSA/3922/122	Rev	G