




0 20 40 60 80 100 metres

 Site Boundary: **3.37ha**

LAND USE

 Residential developable area and SuDS basin: **1.03ha (approx. 41 new homes @ 40 dph)**

 Building heights: **up to 2 storeys**

 Building heights: **up to 2.5 storeys**

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

C	11.05.26	AL	Additional SuDS basin
B	04.11.25	RC	Red line amendment
Rev	Date	By	Description



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Project	Land at Mill Lane and London Road, HITCHIN		
Title	Development Parameters Plan		
Client	Martin Grant Homes		
Scale	1:2000 @ A3	Drawn	RC
Date	Oct 2025	Checked	RR
Drawing No.	CSA/3922/133	Rev	C

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