



  
0 20 40 60 80 100 metres

 Site Boundary: **3.37ha**

**LAND USE**  
 Residential developable area and SuDS basin: **0.84ha (approx. 41 new homes @ 49 dph)**  
 Building heights: **up to 2 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  
 Wildlife pond  
 Retained view

**CONTEXT**  
 Listed Buildings

|                                                                                                                                                                                                                                               |                                                   |         |                                                                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------|-------------------------------------------------------------------|--|
| D                                                                                                                                                                                                                                             | 10.06.26                                          | SM      | Amendment to residential parcel and total number of units/density |  |
| Rev                                                                                                                                                                                                                                           | Date                                              | By      | Description                                                       |  |
|  <small>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT<br/>01462 743647<br/>ashwell@csaenvironmental.co.uk<br/>csaenvironmental.co.uk</small> |                                                   |         |                                                                   |  |
| Project                                                                                                                                                                                                                                       | Land at Mill Lane and London Road, <b>HITCHIN</b> |         |                                                                   |  |
| 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     | D                                                                 |  |