

Drainage Strategy

The surface water drainage strategy has been designed to allow water to drain naturally into an attenuation basin and an infiltration basin, which allow for slower discharge into the ground.

The drainage strategy will enable surface water runoff to drain towards the north-east of the site, which is the natural low point within the site.

Use of an existing pond, provision of a swale and use of soakaways throughout the site will complement the basins and provide significant temporary storage at ground level for storm water, which will reduce peak surface water flows and help to filter pollutants.

The provision of on-site drainage will ensure that there is no increase in surface water run-off created by the development, whilst the drainage strategy will help to direct the flow of water into the storage network, helping to improve overall protection from flooding.

Foul drainage will be connected to a new pumping station which then be pumped to the Anglian Water network on Stotfold Road for connection into the system on Cambridge Road.

The image opposite identifies the key features of the proposed Drainage Strategy, which will be submitted shortly to the Council to discharge Condition 15 of the outline consent.



Site-Wide Drainage Strategy

Land at Highover Farm, Hitchin

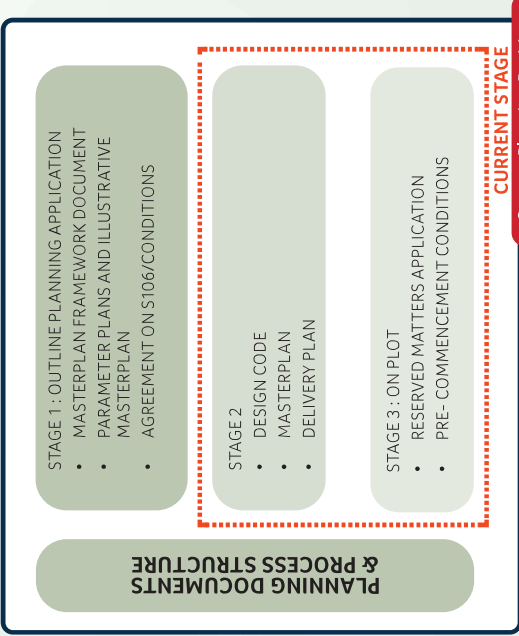
What are we seeking views upon?

A series of Parameter Plans form part of the detail approved within the Outline Consent to dictate land use, movement and access, density and height, green infrastructure, character areas and urban design.

Reserved Matters and Discharge of Conditions Applications provide the details specific to each area/issue within the scheme.

The Design Code sits over this detail and is a live document to guide all development and ensure that it comes forward within the parameters set by the outline consent.

The image below shows the planning process relevant to the site and current progress.



The table below helps to identify what has been approved by the outline consent and therefore the detail upon which the Council will be determining Reserved Matters and Discharge of Conditions Application.

Areas where we can consult on emerging scheme details:

The amount of development proposed, including dwellings and non-residential floorspace	✗
The general heights and location of development, streets and open spaces	✗
Performance requirements in terms of BNG and Sustainability	✗
Layout, scale, appearance and landscaping relating to the detail set out in Reserved Matters Applications, including proposals for open and play spaces at Hitchin Meadows, Dane Walk and Highover Park	✓
Details set out in the Discharge of Conditions Applications, including our proposals in respect of Sustainability, Waste Management and Drainage	✓

up to 700 New Homes
Including affordable homes

A New Neighbourhood Centre
close to the new Highover Park

A New 2FE Primary School
located at the heart of the development

New Vehicular, Pedestrian
& Cycle Access Points

A New Network of Open Space
for communal activity, socialising and exercising.

New Sport Pitches
an integral part of school grounds

Key Deliverables