

KEY

1. Main vehicle access off Stotfold Road to be located between existing trees where possible to minimise impact on the existing landscape.
2. Limited access off Dane Road for all travel modes, including buses.
3. Pedestrian/cycle routes connect to existing streets.
4. Local Area of Play (LAP).
5. Local Equipped Area of Play (LEAP).
6. Perimeter blocks are arranged to work with the topography.
7. Green space provides setting for existing farm buildings.
8. New park incorporates existing pond, with surrounding dwellings addressing the park.
9. Existing track to be retained and enhanced to provide a green link through the development.
10. Existing hedgerow to be retained.
11. Existing landscape is enhanced to provide screening to railway.
12. Tree lined avenue is aligned with topography, consisting of grass verges and footpaths.
13. Visitor car parking for neighbourhood-level facilities. A bus hub is located outside the neighbourhood-level facilities.
14. Parkland provides recreation wildlife area, as well as separation between the development and Letchworth.
15. Existing trees removed where required to accommodate new road junction.
16. Primary school building is located adjacent to the neighbourhood level facilities and Highover Park forming a central hub within the development.
17. Neighbourhood-level facilities are centrally located adjacent to the school and Highfield Park.
18. Primary school's associated sports courts and playing fields provide buffer to railway.
19. Sides of dwellings are orientated to address the railway providing mitigation to potential noise issues.
20. Green edges to the development provide a gradual transition to the wider countryside. Potential thinning of existing trees and hedges to increase visual permeability and replacement with clear stem trees.
21. Change of surface areas are positioned at key locations to provide focal squares and traffic calming.
22. Attenuation ponds are located within the parkland.
23. Existing hedgerow along Stotfold Road retained and enhanced, providing mitigation to the potential impact to views from the east.
24. Pedestrian/cycle link to Collison Close



POTENTIAL GREENWAY LINK AND TOUCAN CROSSING



Issue	Date	Status	Drawn	Apprvd.
03	01/12/21	UPDATE TO ROAD	GW	JW
02	01/12/21	UPDATE TO SQUARE	GW	JW
01	25/11/21	PLANNING - FIRST ISSUE	GW	JW

Client	Bellcross Homes	
Project	Highover Farm Hitchin	
Drg Title	Illustrative Masterplan Framework Plan	
Created on	Created by	Approved by
25.11.21	GW	JW
Scale	Size	Status
1:2000 @ A1		PLANNING
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**NOTES:**  
 1. Do not scale from this drawing.  
 2. Always work to noted dimensions.  
 3. All dimensions are in millimetres unless otherwise stated.  
 4. All setting out, levels and dimensions to be agreed on site.  
 5. The dimensions of all materials must be checked on site before being laid out.  
 6. This drawing must be read with the relevant specification clauses and detail drawings.  
 7. Order of construction and setting out to be agreed on site.

