

FORMER ROYAL MAIL DELIVERY OFFICE, HERMITAGE ROAD, HITCHIN

DEVELOPMENT BRIEF

Page	Paragraph	Item	Change
5	1.5	Remove: Insert new paragraph:	<p>“...subject to further consultation, but sufficiently specific to demonstrate that significant consideration has been given to the area provided guidance to ensure the area is designed appropriately.”</p> <p>“The Draft Development Brief was subject to a six week public consultation which ran from Monday 13th August to Tuesday 25th September 2012. The Developer Whitebarn Developments, was pleased with the good turnout at the exhibition and welcomed the opportunity to engage with the local community on a collective, and where possible, a one-to-one basis. In total 69 responses were received and a total of 92 people attended the exhibition. Consideration was given to all comments received through the public consultation exercise and as a consequence a number of changes have been made to the Development Brief outlined below. (Please refer to the Statement of Consultation for full consultation details).</p> <ul style="list-style-type: none"> ○ The decision has been taken to continue with Land Use Disposition Option 1 rather than Option 2 as it is necessary to provide an active frontage through the possible mixed uses along Hermitage Road and residential development would be better positioned fronting Portmill Lane and the River Hiz. ○ Variation has also been made to the maximum building heights. The buildings adjacent to the River Hiz Walkway have been reduced to a maximum of three storeys but still allowing the possibility for a four storey landmark building on the corner of Portmill Lane and the River Hiz Walkway. It will be necessary to increase the depth of the 4 storey building at the centre of the site to give additional flexibility for the mix of uses proposed to front Hermitage Road. ○ In response to concern for the setting of the Listed Buildings 7 and 8 Portmill Lane, there will not be any built development adjacent the Listed Buildings.”
7	2.6	Replace: With:	<p>“there is a listed building in close proximity to the site ...”</p> <p>“... there is a Grade II listed building, 7-8 Portmill Lane, adjacent to the site, whilst the location of the Grade I listed St Mary’s Parish Church means that the site forms part of its wider setting.”</p>
9	2.9	Replace: With:	<p>“...London to York northern railway ...”</p> <p>“...London to York Great Northern Railway...”</p>

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12		Local Facilities Plan	Sports Centre boundary refined.
	2.23	Replace: With:	“400m radii have been drawn...” “A 400m radius has been drawn...”
	2.24	Replace: With:	“... these include:” “...these currently include:”
15	2.27	Replace whole paragraph thus:	“The site is located within Hitchin Conservation Area. South of the site lies St Mary’s Parish Church, a Grade I Listed building. The relationship of the two sites means that the proposed development is likely to affect the wider setting of that Listed Building. Numbers 7 & 8 Portmill Lane are another listed building that borders the western boundary of the site. The Listed Buildings and Conservation Area are all nationally important heritage assets. Therefore, the proposed development in its overall scale, massing, height, landscaping, layout and materials must conserve their special character and significance while making a positive and preferably enhancing, architectural contribution to the location.”
17	3.3	Insert bracket	“... or food production)”
18	3.9	Remove ‘be’	Insert ‘being’
19	3.14	Remove:	‘the aim to’
	3.16	Missing apostrophe:	“...the site’s close proximity...”
20	3.21	Bullet point 2	Insert (“
	3.22	Remove number	Change numbering thereafter
23	4.1	(Opportunities box), sixth bullet:	Change from “Enhance views of St Mary’s Church” to “Enhance setting of St Mary’s Church”.
24	5.3	Remove: ‘...a residential’	Insert: ‘... a C3 (residential)’
	5.4	Insert ‘of’	
	5.6	Replace Whole Paragraph thus:	“The wall along Portmill Lane is an older feature. However, its removal does provide an opportunity to create an active, attractive and positive street frontage along the lane to enhance the appearance of the Conservation Area.”
	5.7	Spelling	Surveillance – perimeter
	5.8	Spelling	Surveillance
	5.9	Insert	‘provide’
	5.13	Add new sentences at end of paragraph:	“The public consultation did suggest some level of support for a cinema, but there is no evidence of viable interest from cinema operators. Similarly, there was some public support for additional community hall space, but this is not supported by the Council’s Community Halls Strategy.”

Page	Paragraph	Item	Change
		New Paragraphs	<p>“Parking</p> <p>5.15 The issue of parking has been given particular attention, albeit car ownership levels for the occupiers of the residential element of the scheme may be reduced due to this site occupying a town centre location with local facilities and services being within easy walking distance of the site. In addition, the site has good access to bus services and is a short walk from the railway station.</p> <p>5.16 However, the developer of the site is committed to providing on site parking to meet the needs of both the proposed flats/apartments as well as disabled parking for the hotel. Whilst the guests to the hotel will use the adjacent public car park it is recognised that the peak usage of the hotel will not usually coincide with that of the retail facilities within Hitchin. In addition, due to the highly accessible location of the site it is also recognised that guests will arrive by public transport.”</p>
	5.16	Replace:	“...adjacent public car park...” with “...car parks in the town centre...”
25		Option 1 Plan	Use Option 1 plan only.
25		Removal of Option 2	Remove reference to Option 2 – just ‘masterplan’.
31		Indicative Masterplan	Delete ‘Option 2’
32	7.2	Replace:	“...and potential for parking in the Churchgate Car Park.” with “...and potential for parking in existing town centre car parks.”
	7.2	Removal of Option 2	Ruled out a hotel on the south eastern corner of the site by virtue of removing land use disposition 2, reference is made to the Hotel fronting Hermitage Road.
	7.6	Remove references to houses/town houses.	Insert: flats/apartments
	7.6	Replace:	“...different architectural styles in this location...” with “...architectural styles which could be modern or traditional, provided they respond well to and complement the surrounding area.”
	7.7	Insert	‘affordable’
32	7.12	Insert	‘of’ and ‘with’
33	7.23	Spelling	‘form’
33		Building Heights Plan	Increase depth of the 4 storey building at the centre of the site. Buildings along the River Hiz walkway up to 3 storeys. In the arching section, no development. Referenced the possibility for a landmark building which could still be up to 4 storeys.

33	7.23	Insert new paragraphs	<p>“It should be noted that the proposed 4 storey buildings will be lower in height than the existing 4 storey buildings to sensitively integrate the proposed development with the surrounding built form.”</p> <p>“As a consequence of comments made at the public consultation exercise, the buildings adjacent to the River Hiz have been reduced to three storeys allowing the potential for a four storey landmark building on south eastern corner of the site. The development along this boundary is likely to be stepped.”</p>
	7.26	Replace:	“...and would not be overpowered by a well designed new 3 storey building.” with “...so that a suitably located, proportioned and well-designed 3 storey building in its vicinity should not be overpowering.”
	7.27	Replace whole paragraph thus:	“Adjoining the listed buildings at 7-8 Portmill Lane there will need to be particular care taken with design and heights. This is a matter for the detailed design phase, such that the building heights plan shows no specific height for that corner of the site. One solution might be to have one of the access points into the site next to the listed buildings, creating a space with the flank wall of the listed building enclosing the space on one side.”
35	7.30 (was 7.29)	Remove: house	Insert: dwelling
	7.31	Remove first bullet point.	