

# Churchgate Regeneration Zone

The Council has a clear vision for regenerating the Churchgate area, based on its adopted development principles.

It acknowledges that a viable scheme will require informed trade-offs and flexibility in the current market.

Soft Market Testing will help align the Council's ambitions with market realities and shape a robust, deliverable strategy for the site.

On the instructions of North Herts Council

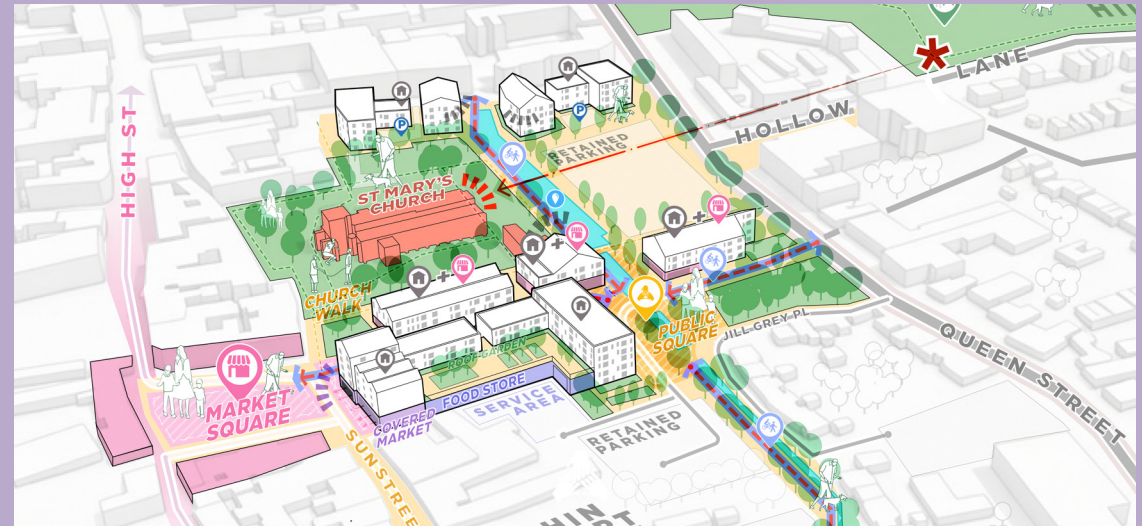
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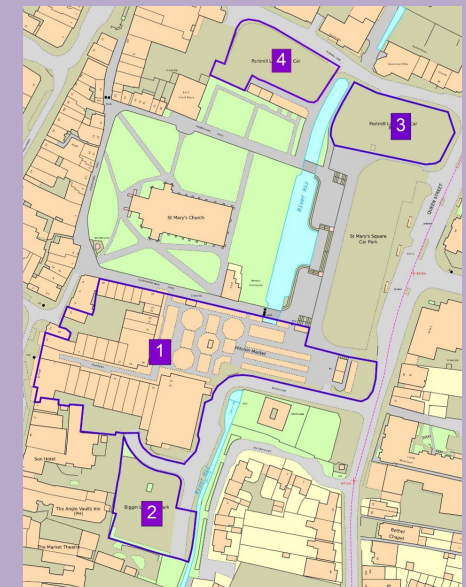
# Site Potential

- 
**Mixed-use town-centre redevelopment** anchored by a major foodstore, complemented by active ground-floor retail and new town-centre residential accommodation. We assume that the reprovision of the commercial element will be similar to the existing provision (60,000 sqft NIA).
- 
 Delivery of high-quality housing, including **affordable housing**, preferably in line with policy requirements. Currently assuming a provision of approx. 250/300 units.
- 
 Creation of a **high-quality public realm**, with opportunities for significant riverside enhancement and **wider regeneration**.
- 
 Reprovision and enhancement of the market, including upgraded indoor and outdoor trading spaces to support a **vibrant, modern market offer**.

# The Site



- 1 Churchgate Shopping Centre (approx. 2.4 acres):**  
 Located just off Market Square, the site currently includes Churchgate Shopping Centre and Hitchin Market. To the rear of the site is the River Hiz.
- 2 Biggin Lane Car Park (approx. 0.5 acres):**  
 Currently, a 68-bay car park located to the rear of Churchgate Shopping Centre, the site benefits from a large stretch of riverside frontage.
- 3 Portmill Lane East Car Park (approx. 0.5 acres):**  
 Currently a 81-bay car park located off and accessed from Portmill Lane. There is also access to the Riverside walk to the western site boundary.
- 4 Portmill Lane West Car Park (approx. 0.4 acres):**  
 Adjacent to Portmill Lane East car park, this car park currently includes a 71-bay car park adjacent to the St Mary's Church.



# Why Hitchin?



# Development Principles



**Emerging Themes  
and Development  
Principles:**

01



**Heritage-Led  
Regeneration**

02



**Mixed-Use  
Intensification**

03



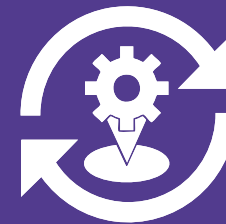
**Market & Riverfront  
Revitalisation**

04



**Sustainable &  
Smart Growth  
Strategy**

05



**Strategic  
Development of  
Underutilised Sites**

# Developer Engagement

- 1 The Churchgate Regeneration Zone requires a clear delivery strategy that demonstrates how the Council's objectives can be achieved across design, feasibility, viability and deliverability. How can you support the Council in shaping and evidencing this strategy?
- 2 Recognising that significant pre-development work is required ahead of establishing a commercial deal, how would you help the Council navigate and progress this stage effectively?
- 3 What resources, expertise and technical disciplines would you bring to help the Council fully understand delivery risk and feasibility, and on what terms would this support be offered?
- 4 Where do you see the greatest delivery challenges or constraints within the current proposals, and how would you help the Council mitigate or overcome these?
- 5 How can the Council procure your services in the most efficient, transparent and cost-effective way while enabling momentum on the project?
- 6 What benchmarking or best-practice examples from similar town-centre regeneration schemes could inform the approach?

## Contact

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