Outline consent for 24 dwellings in Pirton, Hertfordshire

Land off Priors Hill, Pirton, Hitchin, North Hertfordshire



01.

The challenge

A historic edge-of-village field with a protected ancient monument.

The site is a field on the north-western edge of Pirton, a historic village beside the Chilterns. Around half of the field is a Scheduled Monument, the remains of an Anglo-Saxon settlement, and the land sits next to the Pirton Conservation Area. The scheme had to protect this archaeology, respect the village's character, and win over a community with a strong Neighbourhood Plan.

02.

The proposal

JPP submitted an outline application for 24 new homes.

We proposed 24 homes, including 8 affordable homes, built only on the part of the field outside the Scheduled Monument. The monument itself becomes new public open space for the village, with a perimeter path, seating and information boards telling the story of the site's history. The homes were planned at a low density to suit the village edge, with a new footpath link into Pirton and access from Priors Hill. Detailed archaeological investigations were carried out to inform the scheme.