



# North Hertfordshire College Hurlocke Fields, Hitchin

Cala Homes (Chiltern)

March 2024



Computer Generated Image of Hurlocke Fields

# Overview

Hurlocke Fields, Hitchin, is a 116-home community situated on land at North Hertfordshire College's Hitchin campus – brought forward following the approval of a joint planning application between the college and Cala Homes.

The wider planning submission included public open space, a new access road, and landscaping, with North Hertfordshire College using the sale of the site to help fund its new, state-of-the-art sports facilities for its students and the wider community. Off site mitigation to offset the loss of part of the existing pitch at the college was also provided through the construction of a further artificial grass pitch at The Priory School in Hitchin. Alongside this, further improvements to allow an older grass pitch to be brought back into use have also been provided to maximise wider benefit to the local community.

Cala worked closely with North Hertfordshire College to ensure that the college's needs were met during the planning and construction stages while delivering much-needed new homes to the area. Planning permission was granted in November 2020.

Kit Davies, Principal at North Hertfordshire College:

“ *This development has put North Hertfordshire College at the forefront of sports science teaching. Our students now have access to industry-standard facilities to give them the best preparation for their future careers.*

*It is also great news for the local community as this investment has boosted the availability of sport and wellbeing activities for all Hitchin residents.*

*We decided to partner with Cala Homes as they've got such extensive experience and success in the local area and across the wider region, so they clearly understand the context and people very well. We wanted to ensure that local connection would be present, and it's meant the project has been a great example of collaborative working, both in the process of bringing the vision to reality and by providing a space for local community groups to benefit from as well. ”*



Local area photography



Local area photography

# The opportunity

With Cala's successful track record for a number of other local developments in the area, this site represented a further opportunity for Cala to continue its ongoing investment in the North Herts area, delivering vital new homes to Hitchin while enhancing local infrastructure for the community.

The existing sports facilities built in the 1960s were in poor condition, with usage well below capacity due to their poor quality and maintenance issues. Outside, the artificial grass pitch needed new protection walls and a new surface, as the existing pitch had significant wear and some large holes. Internally, the sports hall had blocked drains, suspected collapsed drains, as well as showers that needed replacing and changing facilities that needed improving.

There was significant leaking from the roof, and the guttering on the main building needed replacing completely. The squash courts/gym needed new lighting, and the flooring in the gym area also needed replacement.

Considering the sports facilities were regularly used by the community, including Hitchin Town Youth football club, and the growing demand for sports facilities in the area and lack of alternative facilities available, it was important that they were upgraded to meet this growing need.



Computer Generated Image of Hurlocke Fields



# Our approach

Together with North Hertfordshire College, Cala engaged with North Hertfordshire District Council, Sports England, and the local community to ensure that the proposals met the development needs outlined in the Local Plan, the planning policy requirements of Sports England, and the desires of local residents.

Cala held several pre-application meetings to understand the needs of all organisational stakeholders and reflect these in the emerging plans.

The full planning application consisted of four elements: the demolition of the existing sports facilities; funding for the provision of replacement and enhanced sports facilities; construction of 116 new homes, and off-site highways works and travel plan measures. The homes, consisting of a mix of one- and two-bedroom flats, and two-, three-, and four-bedroom houses to provide options for an array of homebuyers, whether they be first-time buyers, larger families, or downsizers.





# Where are we now?

The proposed development was granted planning permission in November 2020 and provides significant social and economic value for individuals, businesses, and local communities through learning and housing. The new sports facilities and housing mix help to address identified local needs, while the proposed mitigation measures help to compensate for any loss of existing sports facilities.

The scheme exemplifies Cala's expert knowledge of the local area, as well as the crucial and positive impact that planning and development can have on a community.

The Sports facilities were completed in Summer 2022 and the first residents moved into Hurlocke Fields in Spring 2022.



Showhome photography



Showhome photography



Local area photography



For more highlights from the  
Cala Chiltern team visit:

[cala.co.uk/chilternland](https://cala.co.uk/chilternland)

CALA.CO.UK



Computer Generated Image of Hurlocke Fields