

Define.

Land East of the A10, Buntingford, Hertfordshire

Urban Design Proof of Evidence Appendices

Countryside Partnerships Ltd and Wattsdown Developments Ltd

PINS Ref: APP/J1915/W/24/3340497
EHDC Ref: 3/23/1447/OUT

June 2024
DE607_PoEApp_001

CONTENTS

	PAGE NO.
APPENDIX A PPG EXTRACTS (WITH HIGHLIGHTED PASSAGES)	4
APPENDIX B DENSITY ANALYSIS FIGURES 1 - 7	6
APPENDIX C RESIDENTIAL CHARACTER AREA GUIDANCE/CODING	14

Appendix A

PPG Extracts

Planning for higher density development

What tools are available to local planning authorities to help identify appropriate densities?

A range of considerations should be taken into account in establishing appropriate densities on a site or in a particular area. Tools that can assist with this include:

- accessibility measures such as distances and travel times to key facilities, including public transport stops or hubs (and taking into consideration service capacity and frequencies and destinations served). A range of tools are available to support such assessments.
- characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space;
- environmental and infrastructure assessments, such as the capacity of services and presence of environmental risks (e.g. flood risks or overheating), and the opportunities to address these; and
- assessments of market or site viability.

Paragraph: 004 Reference ID: 66-004-20190722

Revision date: 22 07 2019

How can density be measured for planning purposes?

Different measures of density can be used to help make effective use of land, including optimising the housing potential of particular areas or sites by identifying appropriate building forms:

- **Plot ratio measures** can help to indicate how a development will relate to its surroundings and the provision of open space within the site. For example the site coverage ratio (gross external ground floor area ÷ site area) indicates the ratio of building cover to other uses.
- **Bedspaces per hectare**: indicates the density of potential residential occupation.
- **Dwellings per hectare**: measures the number of homes within a given area.

Dwellings per hectare, used in isolation, can encourage particular building forms over others, in ways that may not fully address the range of local housing needs. For example, an apartment building containing one person studios could deliver significantly more dwellings per hectare, but significantly fewer bedspaces per hectare, than a terrace of family-sized townhouses on a similarly sized site. It is therefore important to consider how housing needs, local character and appropriate building forms relate to the density measures being used.

Paragraph: 005 Reference ID: 66-005-20190722

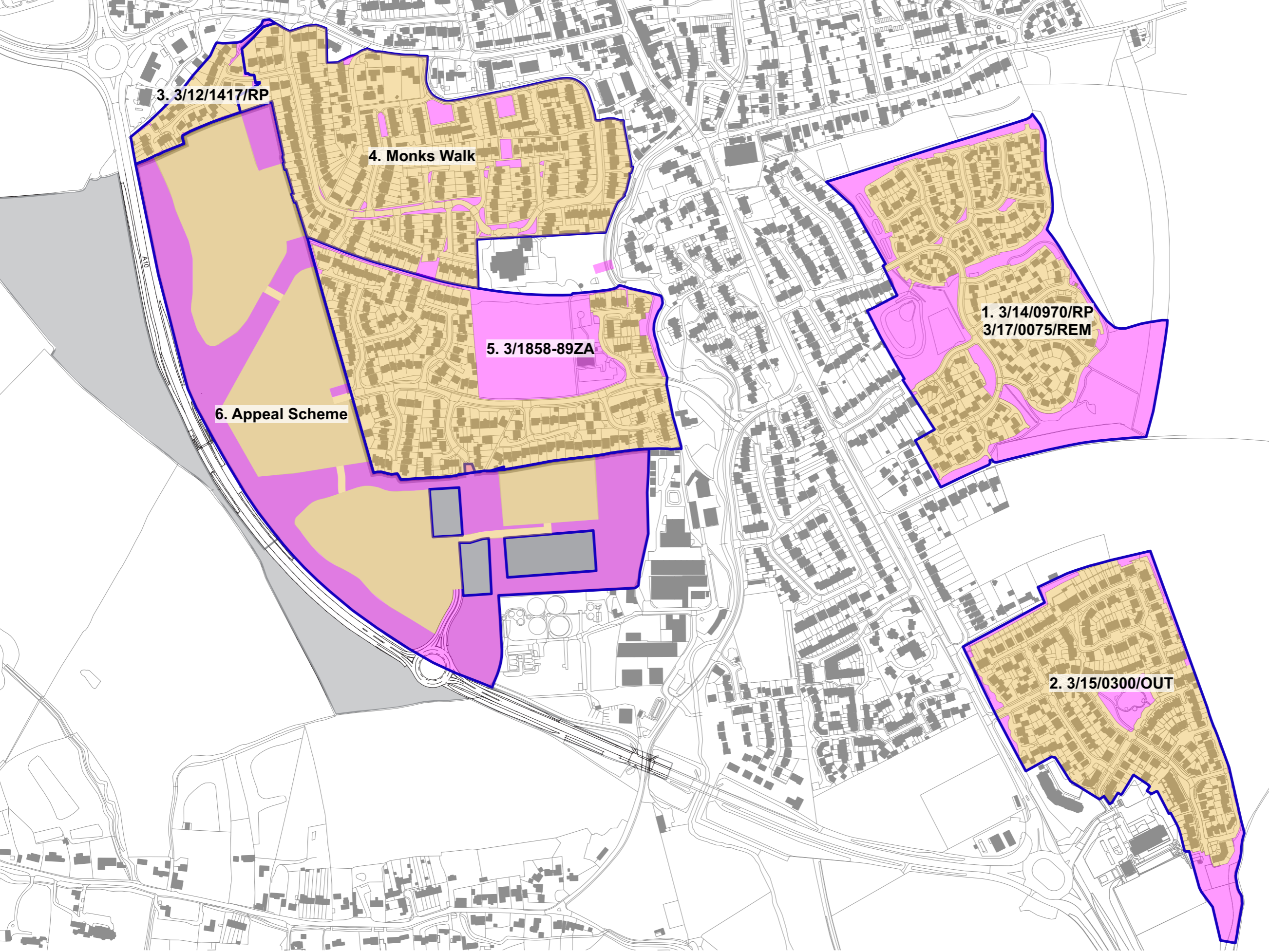
Revision date: 22 07 2019

Appendix B

Density Figures

LEGEND

- Gross Developable Area
- Net Developable Area
- Non-net Developable Area



Scale 1:5000@A3
Date 06/06/2024
Drawn AM
Revision A

Vistry Client
Buntingford Project
Density Analysis - Areas Title
Figure 1 Ref.

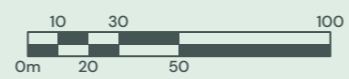
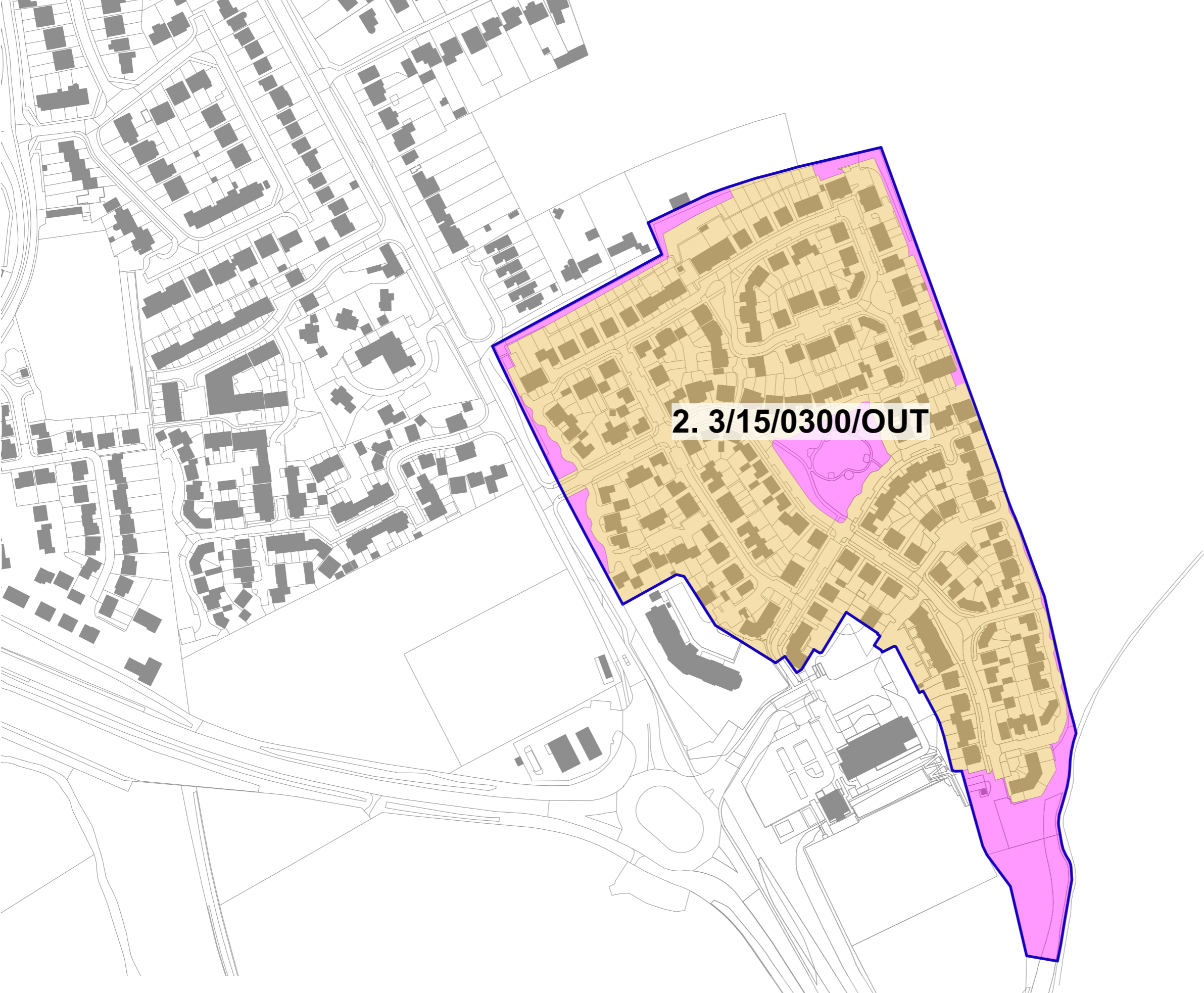
LEGEND

- Gross Developable Area
- Net Developable Area
- Non-net Developable Area

1. 3/14/0970/RP
3/17/0075/REM

LEGEND

- Gross Developable Area
- Net Developable Area
- Non-net Developable Area



Scale 1:2500@A3
Date 06/06/2024
Drawn AM
Revision A

Vistry	Client
Buntingford	Project
Density Analysis - 2. 3/15/0300/OUT	Title
Figure 3	Ref.

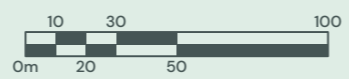


LEGEND

- Gross Developable Area
- Net Developable Area
- Non-net Developable Area

3. 3/12/1417/RP

A10



Scale 1:2500@A3
 Date 06/06/2024
 Drawn AM
 Revision A

Vistry	Client
Buntingford	Project
Density Analysis - 3. 3/12/1417/RP	Title
Figure 4	Ref.

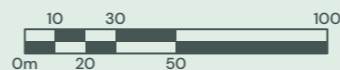


LEGEND




- Gross Developable Area
- Net Developable Area
- Non-net Developable Area

4. Monks Walk

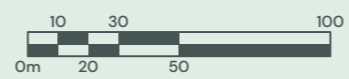
A10



LEGEND

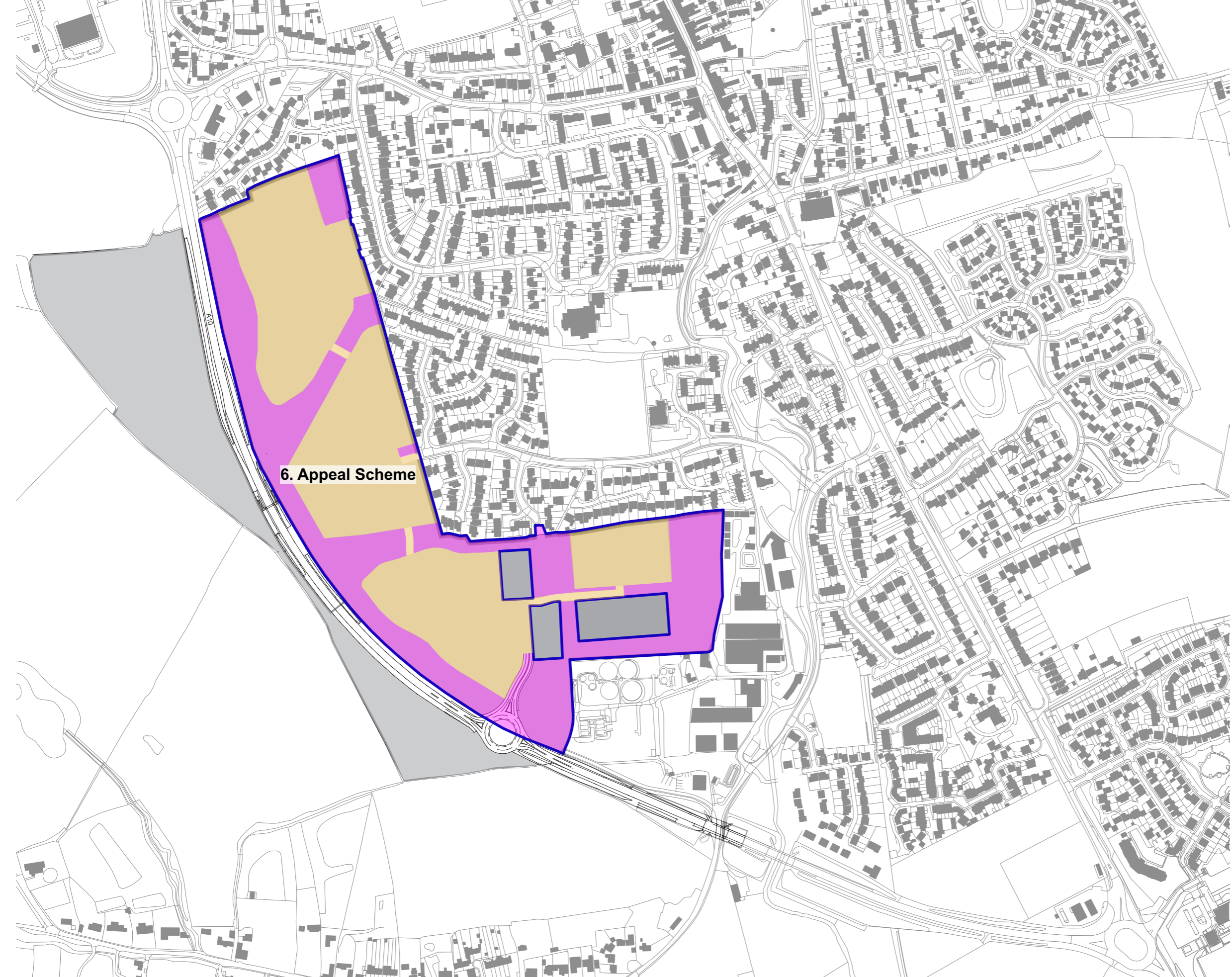
-  Gross Developable Area
-  Net Developable Area
-  Non-net Developable Area

5. 3/1858-89ZA



Scale 1:2500@A3
Date 06/06/2024
Drawn AM
Revision A

Vistry	Client
Buntingford	Project
Density Analysis -5. 3/1858-89ZA	Title
Figure 6	Ref.



LEGEND

- Gross Developable Area
- Net Developable Area
- Non-net Developable Area

6. Appeal Scheme

Appendix C

Residential Character Area Guidance

Countryside Partnerships & Vistry Homes Ltd.

Buntingford West

Character Area Guidance

June 2024

1. INTRODUCTION & HOW TO USE




CONTENTS

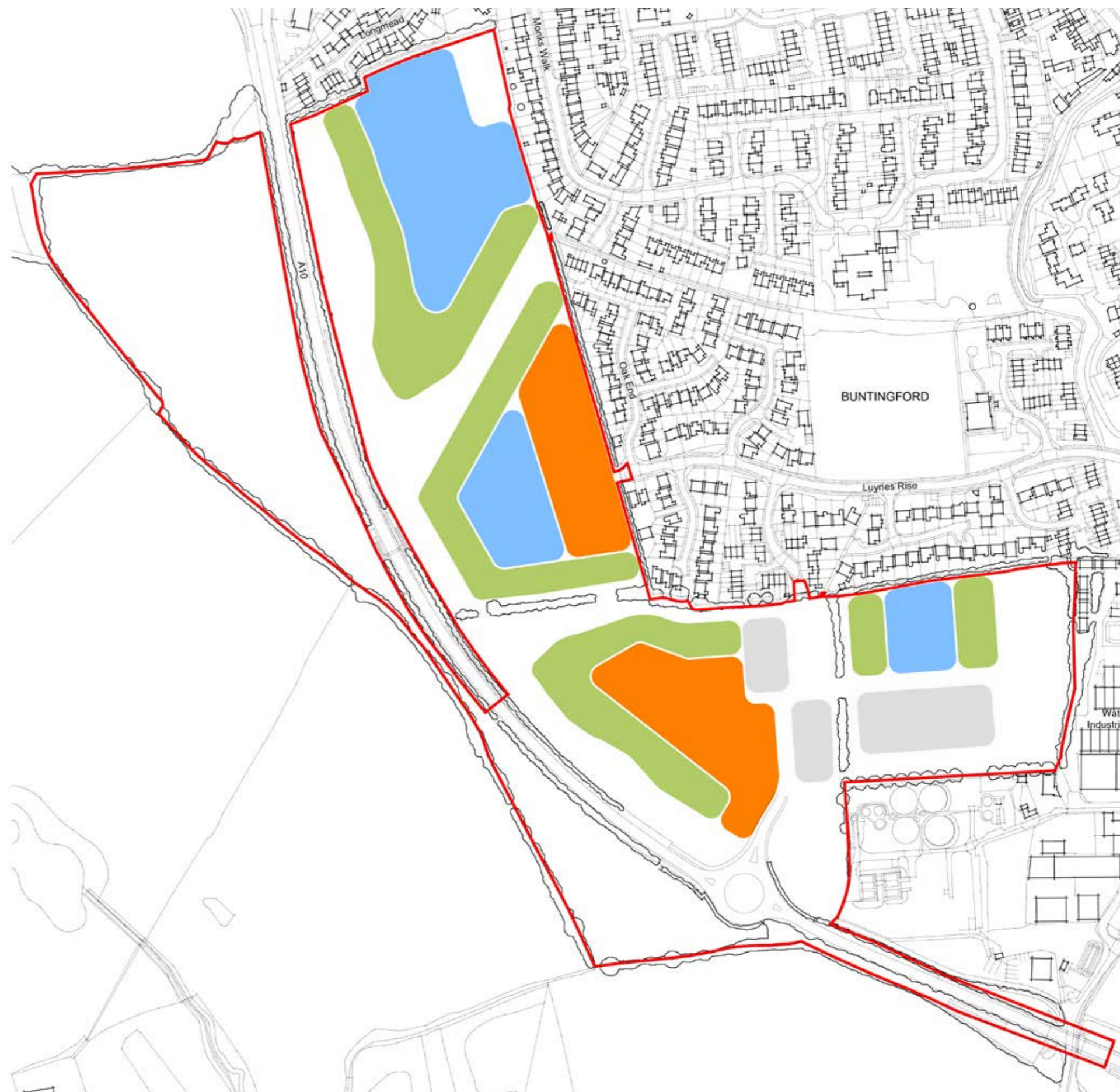
1. Introduction and how to use	p.2
2. Character Area Guidance	
2A Boulevard Character Areas	p.4
2B Streets Character Areas	p.6
2C Green Edge Character Areas	p.8

This guidance document has been prepared to assist with the preparation of future reserved matters applications for the site at Buntingford West. Its purpose is to ensure a consistent and coherent arrangement and appearance of streets and buildings within each of the residential character areas. It is anticipated that a planning condition will require any future reserved matters to be prepared in accordance with the submitted parameter plans and character area guidance.

This document must be read in conjunction with the submitted outline Design and Access Statement and whilst it forms guidance, the information within the character tables should be regarded as mandatory elements and realised through technical discussions with adopting authorities.

RESIDENTIAL CHARACTER AREAS

-  Boulevard
-  Streets
-  Green Edge





2A: BOULEVARD

The Boulevard character area fronts onto the main access from the A10 and forms a strong spine through the site. The Boulevard incorporates a footpath to one side and a combined footpath/cycleway to the other, set back from the road behind landscape corridors which will include a 4metre wide grass verge including a swale and regular spaced formal street trees.

The Boulevard passes through and connects areas of greenspace and incorporates a focal square at the point of arrival, alongside changes of surface materials at key interchanges. The Boulevard is fronted on both sides by built development providing a consistent set-back and with a distinctive materiality creating a strong sense of place..

Development to one side of the street is set back behind the landscape corridor and accessed via frequent shared private drive crossings over the swale.





Swale & Shared Footway- Heyford Park, Oxfordshire



Consistent Tree Lined Boulevard Character



Materials Precedent - Hummerston Close, Buntingford

Boulevard - Mandatory Character Principles

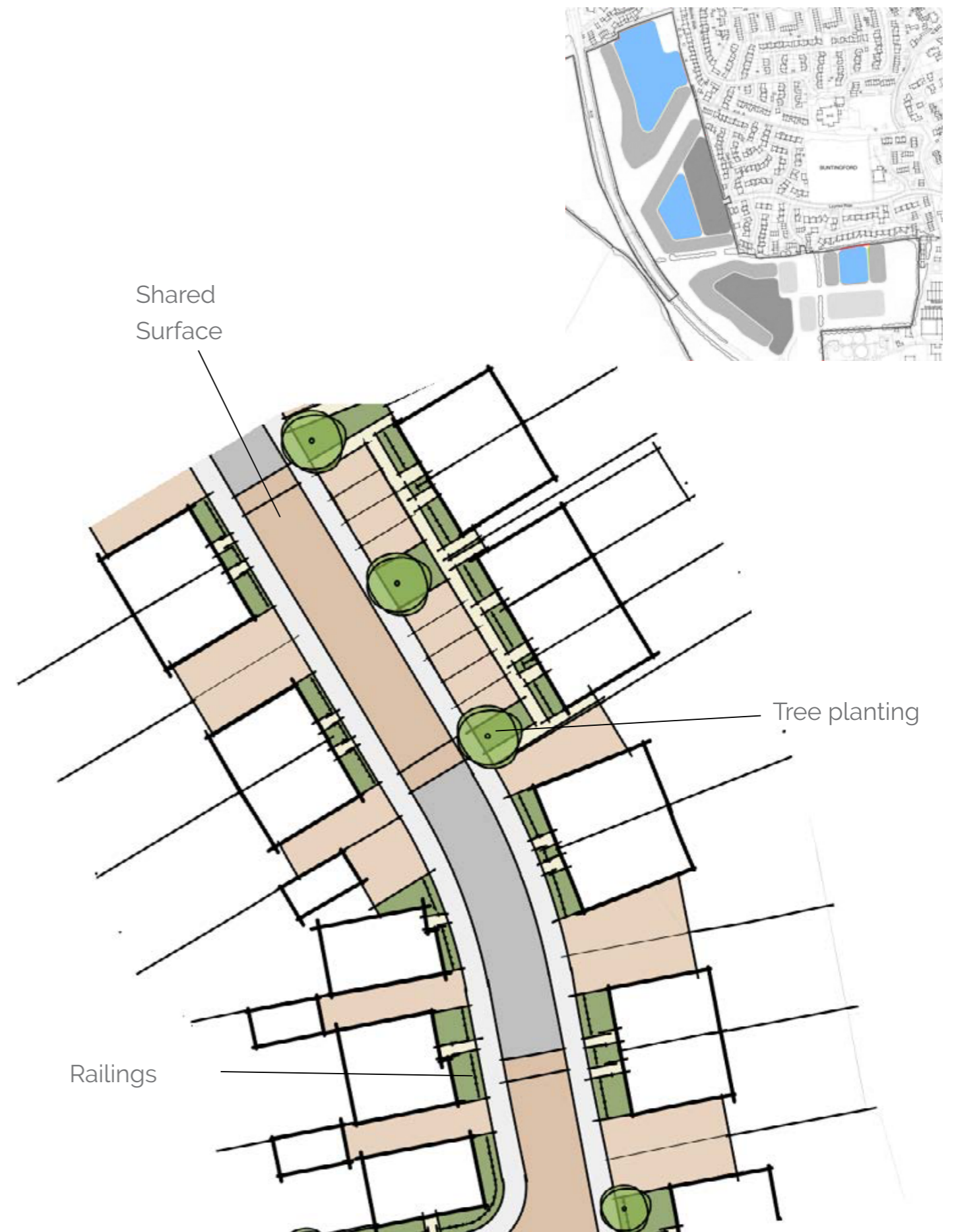
Design Speed	20mph.	
Carriageway Width	5.5m.	
Footpath	2m to one side of road adjacent to carriageway	
Shared Footpath/ Cycleway	3m to opposite side of road.	
Verge	Generally 4m verge with swale to separate the carriageway from the shared footpath/cycleway. Properties are grouped/semi detached to minimise driveway crossovers.	
Trees	Trees will be provided within the verge along one side of the street, providing a consistent boulevard character. Species to be Tilia cordata 'Greenspire' planted at 18-20cm girth size.	
Parking	Typically on plot parking to the side of dwelling within private driveways and garages.	
Buildings	Street Character Principles	Properties to front the street. Generally a mix of semi-detached and detached properties with potential for higher density towards the site entrance.
	Dwelling Form	Narrow and some wide plan.
	Dwelling Height	Primarily 2-2.5 storey dwellings. Scope for 3 storey units adjacent to local centre.
	Dwelling Materials	Materials to be a mix of red brick and weatherboard, with red tiled roof. Weatherboard colour to be a consistent dark grey along the boulevard to provide a distinct character along this route.
Boundary Treatment	Private frontages 1-3m depth, defined by single species clipped hedgerows (Carpinus betulus) and occasional ornamental planting.	
Highway Materials	To accord with LPA specification	
Services	Within highway corridor.	

2B: STREETS

This character area includes secondary connecting streets leading from the Boulevard and providing circular connections back to the Boulevard. The streets will be designed to maintain a sense of enclosure and to reduce vehicle speeds.

Well-defined boundary treatments with railings will help to distinguish between private and public space and provide a contrast to the hedge and tree lined Boulevard. Development along these roads will generally comprise a higher density of development, with semi-detached properties, short terraces where appropriate and occasional detached properties.

Parking will be a mix of side and frontage parking. Frontage parking will be broken up by planting and changes in surface material. Materials will be predominantly buff and red brick, with a grey tile to provide a contrast to the Boulevard & Green Edge.





Railings define frontages & trees in gardens - Lawley, Telford



Frontage parking broke up with planting - Horsted Park, Kent



Materials Precedent - Queniborough

Streets - Mandatory Character Principles

Design Speed	20mph.	
Carriageway Width	5.5m	
Footpath	2m on both sides.	
Cycleway	Within carriageway.	
Verge	None.	
Trees	Where space permits within private front gardens and to break up frontage parking. Species to include more fastigate species such as Acer campestre 'Elsryk' and Pyrus calleryana 'Redspire' planted at 14-16cm girth size.	
Parking	Typically on plot parking within private driveways and garages. Parking to the side or front of dwellings. Where rows of on street parking, groups of up to 5 spaces before breaking up with tree or shrub planting.	
Buildings	Street Character Principles	A semi continuous building line. Properties to front the street, occasional gable ends to street corners. A mix of terrace, semi-detached and detached properties.
	Dwelling Form	Predominantly narrow plan.
	Dwelling Height	Primarily 2 storeys with occasional 2.5 storey at focal points.
	Dwelling Materials	Buff and Red Brick walls with predominantly grey tile roof materials.
Boundary Treatment	Private frontages 1.5-3m (minimum) depth, defined by low railings / planting areas within front gardens and occasional walls on corners.	
Highway Materials	To accord with LPA specification	
Services	Within highway corridor.	

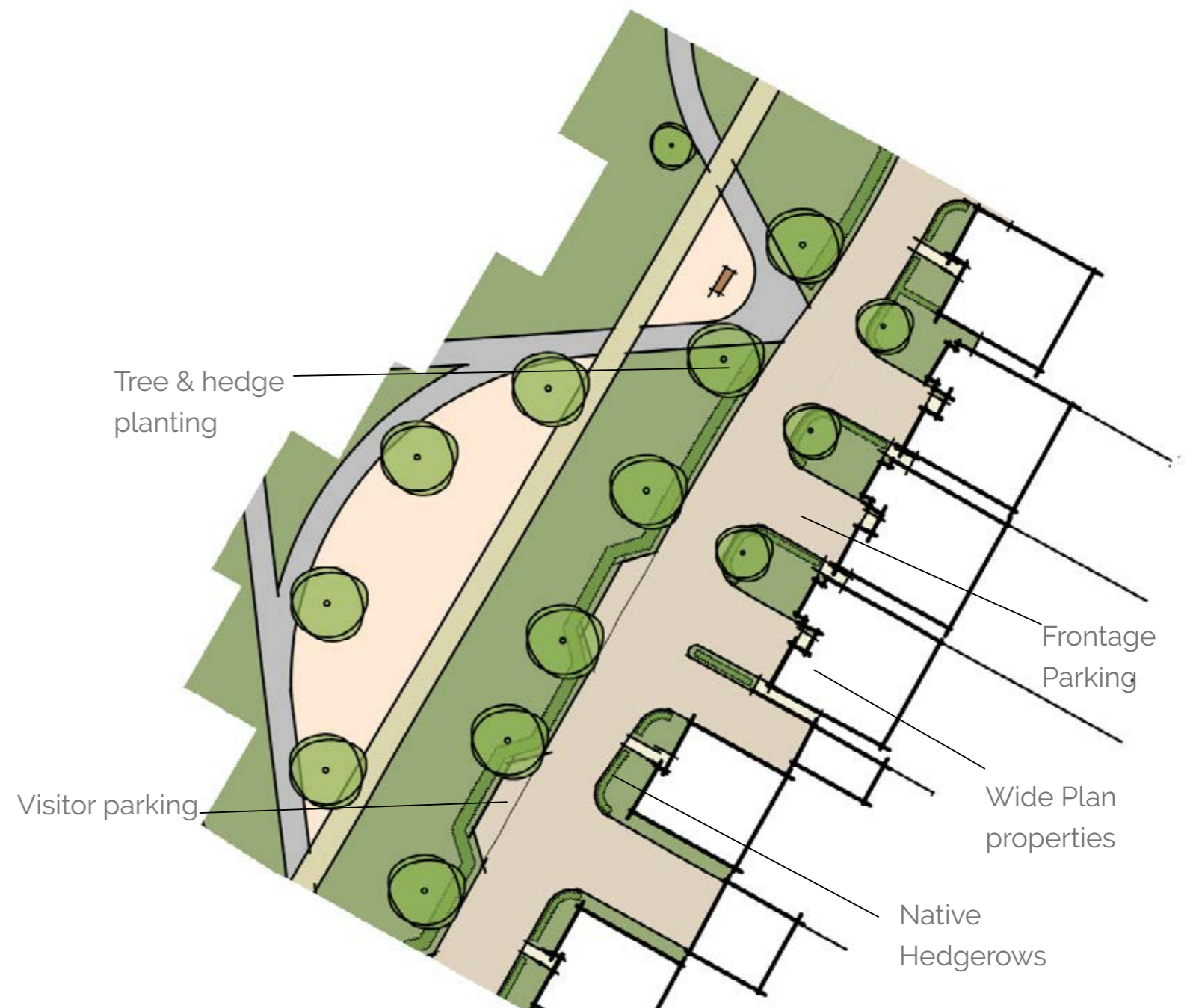
2C: GREEN EDGE

The green edge provides frontage to the open space through the development. This character area also provides pedestrian connections to the surrounding green space and the frontage block ensures good surveillance.

Housing types are typically 2 storey with varying densities depending upon the location. Lower density wide plan detached dwellings are the predominant character.

Streets are shared surfaces and parking is predominantly to the front of properties, with occasional side parking and visitor parking provided alongside the open space. Boundaries are defined by native hedgerows, with trees within the open space creating a strong green character.

Materials are weatherboard and brick, with white weatherboard providing a contrast to the darker weatherboard along the Boulevard.





Shared Surface Frontage- Alconbury Weald, Huntingdon



Detached & Informal Arrangement of Buildings



Materials Precedent - Keepers Chase, Buntingford

Green Edge - Mandatory Character Principles

Design Speed	15mph.	
Carriageway Width	6m Shared Surface	
Footpath	None - shared surface. Links provided to footpaths within the adjacent open space.	
Cycleway	Within Carriageway.	
Verge	None.	
Trees	Where space permits medium/small trees within private front gardens including Amelanchier Lamarckii (12 to 14cm girth size). Larger species native trees such as Carpinus betulus and Prunus avium (16 to 18cm girth) and mixed native hedgerow planting along frontage of open space.	
Parking	Typically on plot parking within private driveways and garages. Parking predominantly to the front of dwellings with occasional side parking. Visitor parking provided within bays adjacent to open space.	
Buildings	Street Character Principles	Relatively informal arrangement of buildings (when compared to the primary & secondary streets). Properties to primarily front on to the street, some gable ends to street corners. Primarily a mix of semi-detached and detached properties.
	Dwelling Form	Predominantly wide plan.
	Dwelling Height	2 storeys.
	Dwelling Materials	Weatherboard and red brick with brown/russet tile. Weatherboard colour to be predominantly white or shade of white, to provide contrast to Boulevard.
Boundary Treatment	Private frontages 2-7m depth. Mixed Species native hedgerows and ornamental planting within front gardens and walls where adjoining buildings or garages. Hedge species to include hawthorne, blackthorne, cherry, holly, and field maple.	
Highway Materials	To accord with LPA specification.	
Services	Within highway corridor.	