

An aerial photograph of a rural landscape, showing a mix of green fields, brownish-tan agricultural plots, and a small village with buildings and roads. The image is overlaid with a semi-transparent white box containing text.

Vistry Group

# Buntingford West Vision Document

April 2022

“A mixed use and landscape led sustainable community  
on the western edge of Buntingford”

# CONTENTS

<b>1</b>	<b>Vision and Summary</b>	<b>04</b>	<b>4</b>	<b>Design Evolution</b>	<b>40</b>
	The Vision and Summary			Design Evolution	
	Summary			Sustainable Construction	
	Sustainability				
	Design Policy Context				
<b>2</b>	<b>Location and Context</b>	<b>12</b>	<b>5</b>	<b>Movement and Access</b>	<b>42</b>
	Location and Context				
	Landscape Context				
	Sustainable Location				
	Local Built Character				
<b>3</b>	<b>Concept Development</b>	<b>26</b>	<b>6</b>	<b>Green &amp; Blue Infrastructure</b>	<b>43</b>
	Concept Development				
	Site Landscape				
	Historical Development				
	Topography				
	Noise/ Access and Movement/ Drainage/ Odour				
	Ecology and Arboriculture				
	Constraints and Opportunities				
			<b>7</b>	<b>Character Areas</b>	<b>44</b>
			<b>8</b>	<b>Community Facilities</b>	<b>45</b>
			<b>9</b>	<b>Noise Strategy</b>	<b>50</b>
			<b>10</b>	<b>Use &amp; Amount</b>	<b>52</b>
			<b>11</b>	<b>Housing</b>	<b>54</b>
			<b>12</b>	<b>Mixed Use Local Centre</b>	<b>55</b>
			<b>13</b>	<b>Employment</b>	<b>56</b>
			<b>14</b>	<b>Green Infrastructure</b>	<b>57</b>

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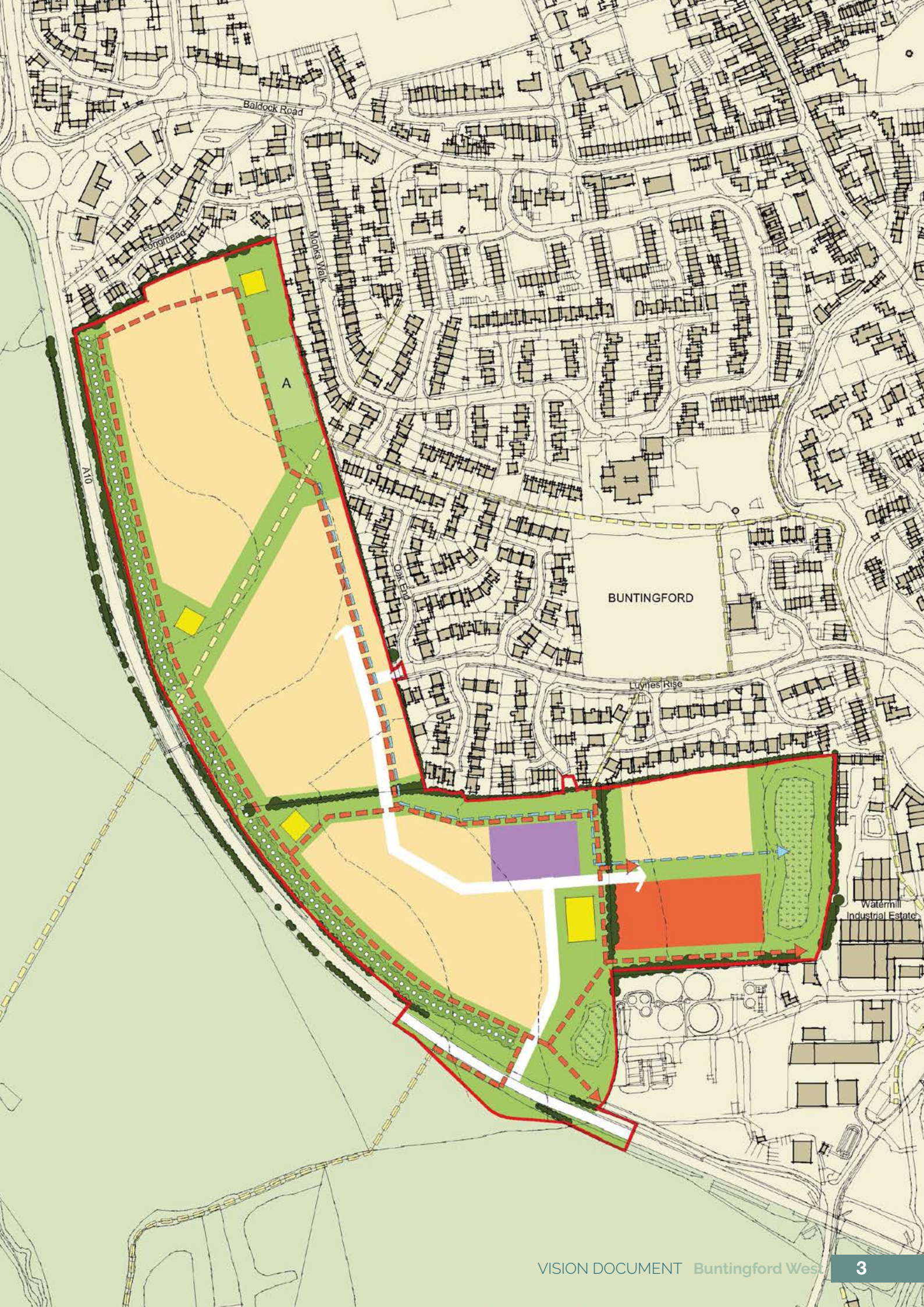
Aerial imagery © 2022 Microsoft Corporation

Rev	Issue Status	Prepared / Date	Approved / Date
B	Comment	JED / April 2022	KMN / April 2022

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masterplanning ■ environmental assessment ■ landscape design ■ urban design ■ ecology ■ architecture ■ arboriculture ■ graphic design

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Baldock Road

Longhead

Monks Walk

Watermill

BUNTINGFORD

Lymes Rise

Watermill Industrial Estate

A

# 1. VISION AND SUMMARY

This vision document has been developed on behalf of the Vistry Group to ensure the delivery of a high quality and landscape led, mixed use sustainable community on land West of Buntingford. The scheme will provide for up to 400 new homes (including affordable homes), 1 hectare of employment, a local centre including retail facilities, healthcare and nursery facilities set alongside new play areas, public open space, footpaths, allotments, sustainable drainage and woodland planting.

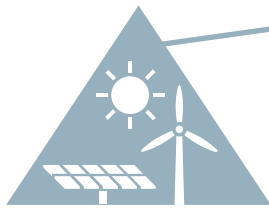
# Up to 400 New Homes

Including  
Affordable Homes

## 1 hectare of Employment

## New Mixed Use Local Centre

Retail facilities,  
Healthcare and  
Nursery facilities



Renewable zero-carbon  
infrastructure and  
technologies



Provision of well connected,  
accessible public open  
space  
Provision of Equipped Play  
areas, footpaths  
and Allotments

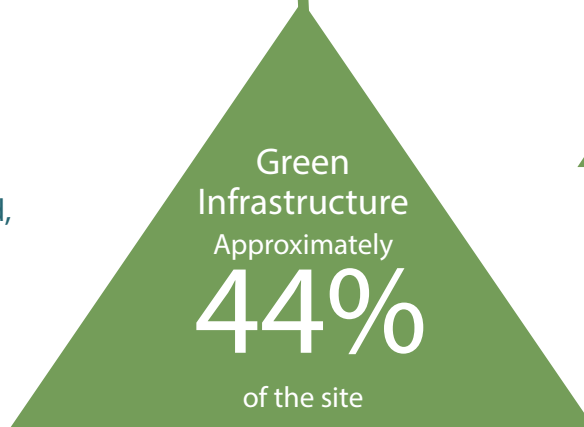


What can  
the site  
deliver?

**New  
Highway Links**  
Excellent Pedestrian  
and Cycle Connectivity  
Connections to  
existing PRoW



New Planting and  
Habitats with space  
to deliver Biodiversity  
Net Gain

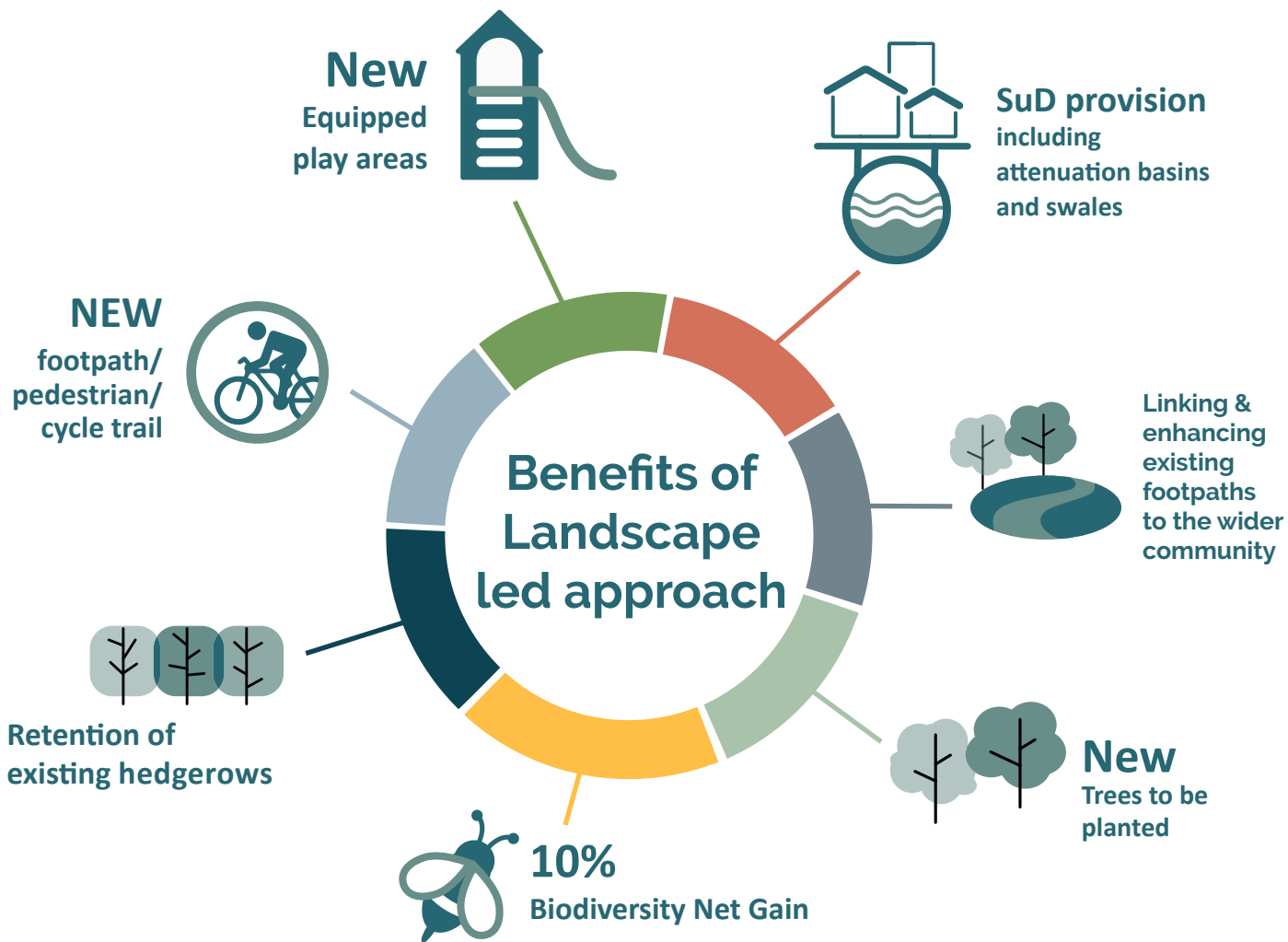


Green  
Infrastructure  
Approximately  
**44%**  
of the site

# 1. Summary

The scheme will have a landscape-led design approach, responding to the local context. The following design principles will be adopted in response to this approach:

- The site sits within the A10 bypass on the western edge of the town of Buntingford on rising land and as such will form a new gateway view to the town.
- The western edge is defined by the A10 bypass and existing mature tree planting. A landscape-led design approach will retain these existing landscape features within a wide green buffer that will wrap around the edge of the development incorporating new woodland planting, a trim trail, noise attenuation and public open space. Whilst this green buffer is not intended to screen the site, it will provide a strong wooded approach and attractive setting for both the new development and Buntingford itself.
- A network of green spaces will link across the site from the woodland buffer following the existing retained hedgerows and footpath corridors, helping to create distinct neighbourhood parcels, with their own character and identity.
- Biodiversity net gain will be delivered both through the substantial new green infrastructure and through land to the west of the A10 bypass which will create new grassland and woodland habitats.
- A network of blue infrastructure will be provided including a series of swales across the site leading to an attenuation area in the east of the site at the natural low point.
- Play Areas will form focal points across the development, providing play for all ages including a central NEAP near the local centre, smaller leaps, and a trim trail for all ages.
- A 2.5km running loop around the site will help to ensure healthy living, and new healthcare facility will form the heart of the scheme.
- An area of allotments will be provided within the north of the site for growing of local produce.
- The proposed housing will be in keeping with the local vernacular and will draw on the analysis of the existing urban grain and materials of local character. There is potential for the local centre to be more contemporary in nature whilst also drawing on the best practice in the local area.
- A range of building types, heights and densities will be provided that respond positively to the site's topography and landscape features with predominantly two storey buildings, occasional bungalows and focal 2 ½ storey buildings.
- Focal buildings will be provided at key vistas and corners to ensure legibility.
- Custom Build Plots will be provided in several locations across the site.
- Buildings along the western edge of the site will be positioned to mitigate potential noise from the A10, and to screen the gardens to maximise residential amenity within the gardens.
- Existing footpath routes will be retained and enhanced to allow connectivity from Buntingford out to the wider countryside to the west, in particular via the pedestrian footbridge to the north. Minor diversions to the southern footpath may be required through the site to improve connectivity across the A10.
- Odour constraints will be considered within the south east portion of the site next to the existing treatment plant.



# 1. Sustainability

Vistry Group's purpose is to deliver sustainable homes and communities across all sectors of the UK housing market and sustainable design will therefore underpin all elements of this masterplan.

## Site Location

The 20.79 hectare site is in a sustainable and logical location with good access to local facilities, bus services and the existing footpath network.

The proposals will be based on a network of new cycle and footpaths both through streets and green spaces, to create a layout that encourages sustainable travel (cycling and walking) over car-based trips.

By providing a new local centre within the core of the site, this will create a community focus within walkable distances of new and existing homes, and a new play area and footpaths, creating a vibrant hub at the heart of the proposals.

The site lies close to existing employment areas, with new employment proposed within the site to encourage people to live, work and play within the new development.

## Orientation of buildings

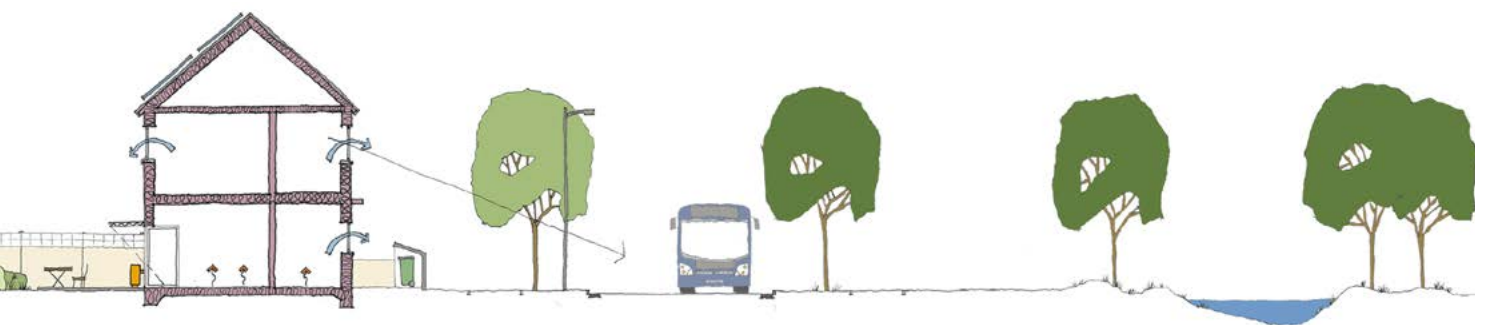
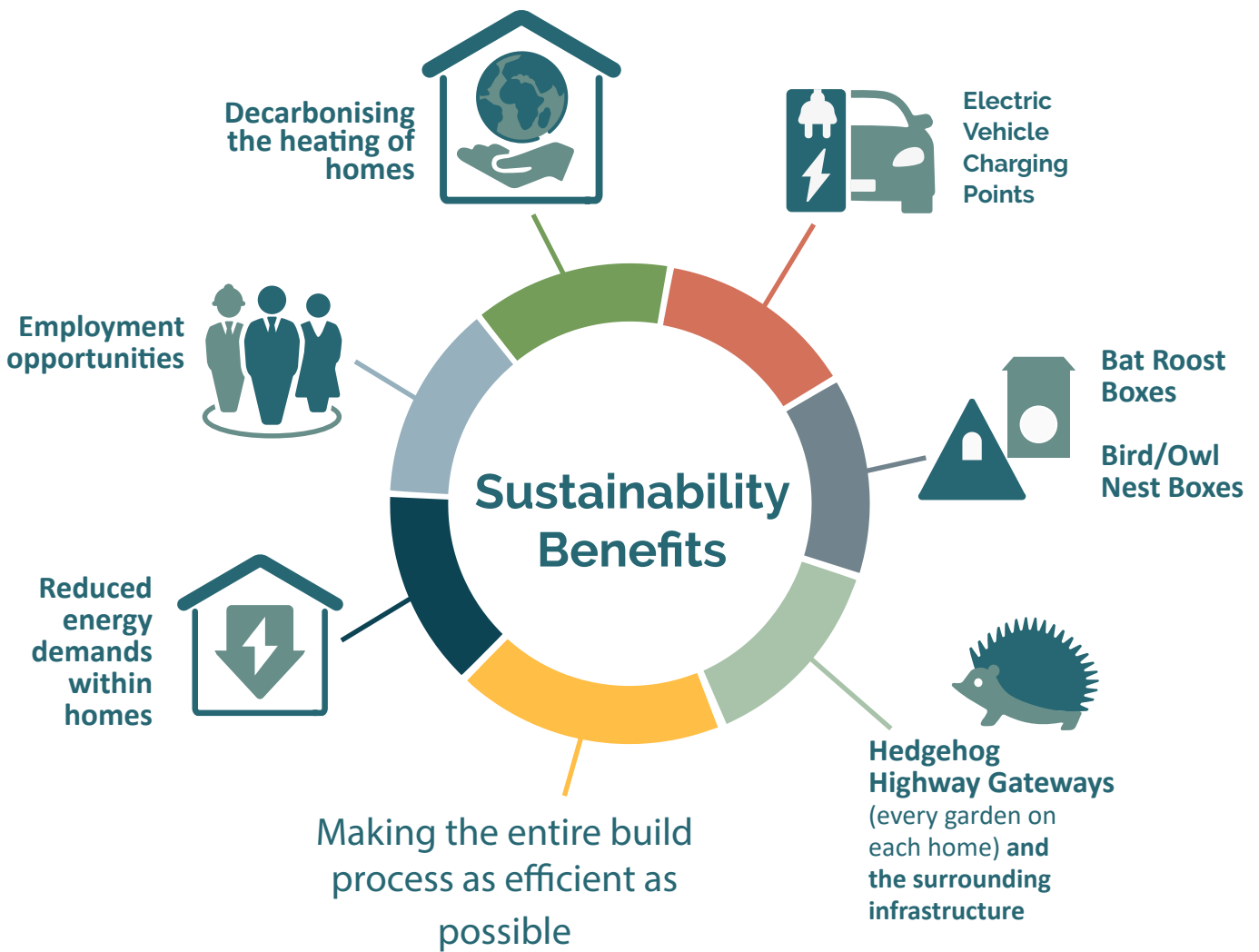
Orientation of buildings will be considered in relation to both optimum orientation for solar PVs and for solar gain. This is particularly important given the imminent changes to Building Regulations Part L.

## Sustainability principles

Vistry Group have a commitment to setting carbon reduction targets consistent with reduction required to keep warming at 1.5°C. The following sustainability principles will be adopted to help achieve this:





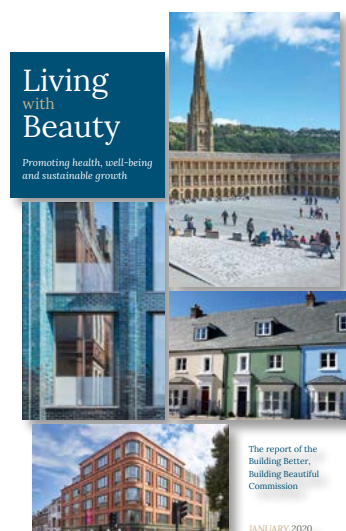
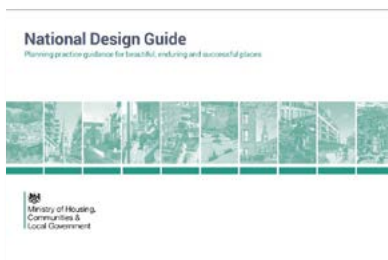


# 1. Design Policy Context

The proposals will follow best practice planning policy and urban design principles that are aimed at delivering good design.

## Design Policy Context:

- National Planning Policy Framework (NPPF), (Feb 2019), Ministry of Housing Communities and Local Government;
- Planning Practice Guidance (PPG), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government, 2014.
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government.
- Building for a Healthy life (BfHL), (July 2020).
- Living with Beauty (January 2020).



Ministry of Housing,  
Communities &  
Local Government

National Planning Policy Framework

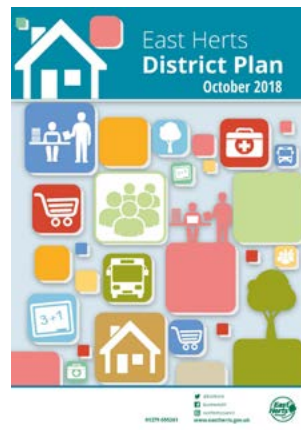
### Local Design and Sustainability Guidance:

The proposals will also take into account relevant local design and sustainability guidance including the Buntingford Community Area Neighbourhood Plan (2017), East Herts Local Plan (2018) and East Herts Sustainability SPD (2021).

### Planning History:

The site has previously been promoted for development both through the planning application process and for allocation in the now current East Herts Local Plan 2018. The site was acknowledged to be a suitable and logical location to accommodate new homes at Buntingford, but the housing need was mainly met through planning applications to the east of the town.

Vistry Group Ltd consider the site provides the best opportunity for meeting Buntingford's housing and community needs and aspirations following on from the completion of existing commitments. The Council has yet to commence on its 5 yearly review of the Local Plan. Vistry Group is therefore taking a proactive approach, to give the site the best opportunity to come forward with a design and mix of uses to provide a vibrant new community, which will support and enhance the surrounding local area and town overall.



## 2. Design Policy Context

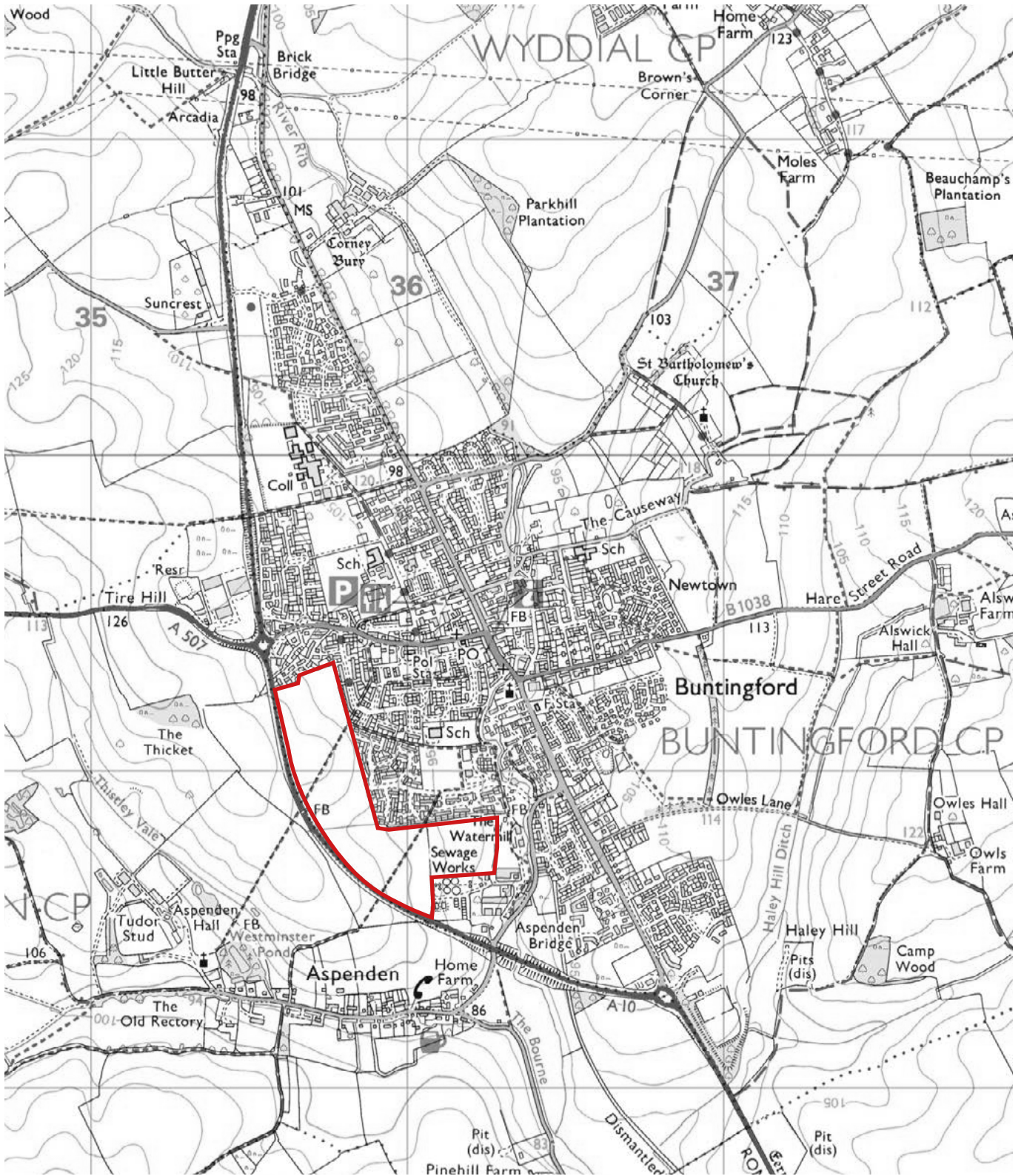
The East Herts District Plan (2018) includes a number of design policies relevant to this site. Policy DES1 underpins this document.

Policy DES1 Masterplanning underpins the request for a Design Review Panel in assisting the development of a Masterplan for the site:


I. All 'significant' development proposals will be required to prepare a Masterplan setting out the quantum and distribution of land uses; access; sustainable high quality design and layout principles; necessary infrastructure; the relationship between the site and other adjacent and nearby land uses; landscape and heritage assets; and other relevant matters.

II. The Masterplan will be collaboratively prepared, involving site promoters, land owners, East Herts Council, town and parish councils and other relevant key stakeholders. The Masterplan will be further informed by public participation.

III. In order to ensure that sites are planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the Masterplan as a whole.



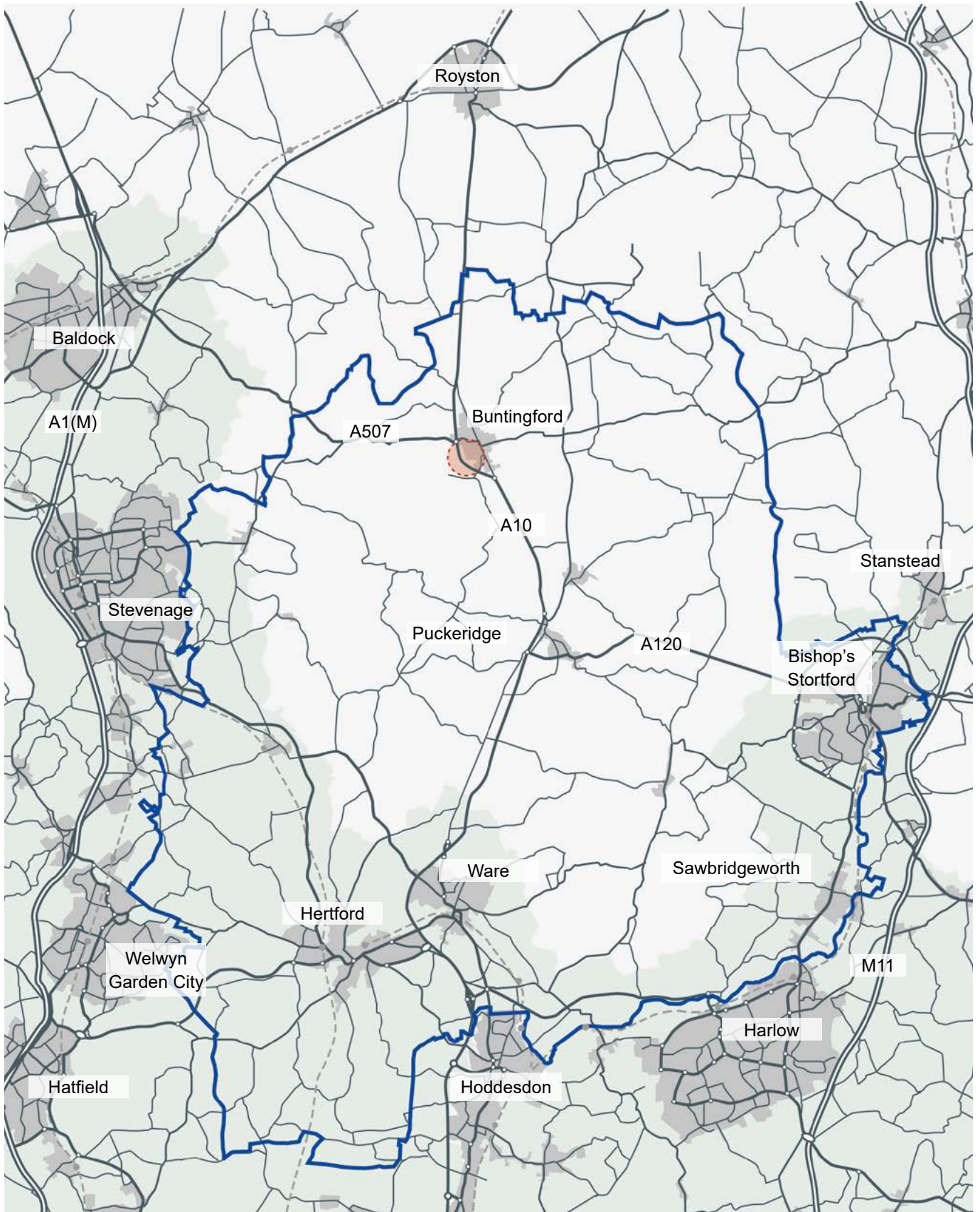
Site Location Plan

 Site boundary


## 2. LOCATION AND CONTEXT

The layout is informed by an understanding of the local constraints, and design will be inspired by the best of the character and detail found within Buntingford. The following pages provide an overview of the constraints and opportunities within the site and surroundings.





Site Context Plan

 Approximate Site Location

# 2. Landscape Context

## Strategic and Logical Location

The site sits within the A10 bypass on the western edge of the town of Buntingford with an overall application area of 20.79 Hectares.

## National Landscape Character

In terms of national landscape character, the site lies within National Character Area 86, the 'South Suffolk and North Essex Clayland'. This is a large area, extending from Stevenage in the west to Ipswich in the east, and from Bury St Edmunds in the north to Chelmsford in the south.

## County Landscape Character

Within this wider definition of character, Hertfordshire County Council (HCC) have published a landscape character assessment ('A Landscape Strategy for Hertfordshire', 1997) for the county. This formed Supplementary Planning Guidance (SPG) to the Hertfordshire Structure Plan 1998. HCC have also published a list of changes to the Landscape Strategy, which formed part of a draft new SPG on landscape character, published in 2001.

## District Level Landscape Character

The 1997 HCC Landscape Strategy is of necessity quite general, and has now been largely superseded by the more recent and localised assessment of landscape undertaken at a District level and collated for all Hertfordshire Districts on the HCC website. The EHDC landscape character areas are set out in the Supplementary Planning Document (SPD) 'Landscape Character Assessment', 2007. This shows the northern part of the site as being within landscape character area 141, the 'Cherry Green Arable Plateau', with the southern part (to the south of the A10 footbridge) within character area 142, the 'High Rib Valley'. This character area is divided by the urban area of Buntingford, with part of it to the north and the part which includes the southern part of the site to the south and west of the town.

Key characteristics of the Cherry Green Arable Plateau are noted as including the following:

- open arable plateau with some very large field units,
- minimal settlement, restricted to individual farmhouses,
- remote and isolated feel,
- degraded landscape pattern with few hedgerows and associated trees,
- open views across plateau and to valley of the Rib.

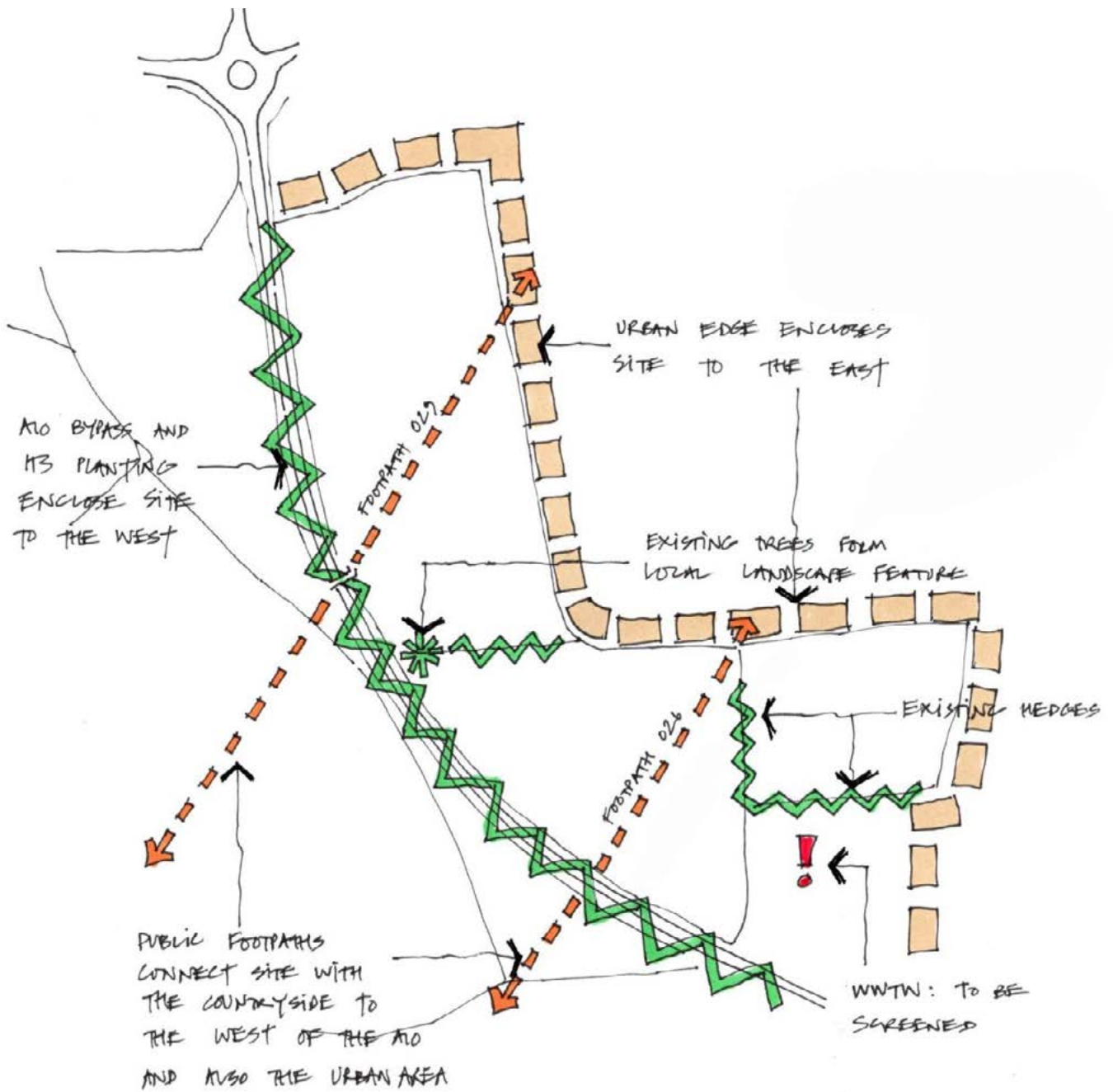
## Site Landscape Character

The site itself displays some of the characteristics noted in the above character area assessments, but is much more strongly influenced by the A10 and the urban edge of Buntingford (which together enclose it) than the assessment for the Cherry Green Arable Plateau indicates, and is not strongly influenced by the River Rib, which flows at its closest around 100m to the east.

The site is separated from the open countryside to the south and west by the A10 and the planting alongside it, which forms a major local landscape feature, enclosing the site against the edge of the settlement. While the site is in agricultural use and in overall terms has a generally rural character, some parts of it have some urban fringe characteristics, in particular the north eastern corner of the northern field within the site and the enclosed field in the eastern part of the site.

The site is not covered by any national or local designations for landscape quality, and does not lie within the Green Belt.





Landscape Concept Sketch

## 2. Sustainable Location



The site is in a sustainable and logical location with good access to local facilities, bus services and the existing footpath network.

### Local Services and Facilities



















The site is located in close proximity to schools, a village hall, library, health centre, pubs, sports facilities, post office and convenience stores.

The facilities on the adjacent page shows the site in relation to a selection of the existing local services and facilities.

### Key

-  Application Site boundary
-  Footpaths and Bridleways

### The local services and facilities include:

-  Selected Bus Stops
-  Nursery School
-  First School
-  Middle School
-  Upper School
-  Place of Worship
-  Seth Ward Community Centre, Sports Hall and Pitches
-  Social Club
-  Bowls Club
-  Sport and Social Club with Pitches and Clubhouse
-  Library
-  Supermarket
-  Post Office
-  Pub
-  Doctor or Dentist
-  Equipped Play Area
-  Allotments
-  Aspenden Village Recreation Ground & Cricket Pitch



## 2. Built Character

The scheme will respond to the historic context and built character of Buntingford.

### Historic Context

The adjacent plan illustrates the urban character and historic evolution of Buntingford, with relevant character areas referenced that can provide precedents for the site at Buntingford West. The historic town centre lies to the north east of the site along the High Street, which follows the Roman road "Ermine Street". Properties within the historic core include a mix of coloured render, buff brick and red brick properties set close to the road, with occasional grand Georgian buildings and older timber framed public houses.









The town expanded in the 20th century with housing spreading east and west of the historic core including the Newtown area to the east during the 1940-1950s with development at Archers, Bridgefoot and Sunny Hill.

The expansion of the town then continued southwards either side of the High Street following the construction of the Sainsbury's distribution depot located at the southern end of the town. Development in the 1960s-1990s include Vicarage Road, Monks Walk, Downhall Ley, Fairfield, Snells Mead, Freman Drive. Some of these areas provide good examples for densities and urban design approaches of the housing within the site and figure grounds showing some of these densities are provided on the following pages.

The A10 bypass was constructed in the 1980s to the immediate west of the site wrapping around the western edge of the town and subsequent growth has continued east and west towards the bypass which has formed the logical extent of the town. This includes Luynes Rise immediately east of the site in the 1990's.

Development has continued in the 21st Century with housing including The Village to the south east, Meadow Vale and Knights Walk to the east, The Maples to the north west, Longmead to the west and Keepers Chase to the south. These generally large scale developments include a mix of buff and red brick with occasional render and weatherboard properties. Images of some of these developments has been included in the following pages with references to how the proposals can draw upon and respond to the best character within these areas.

### Historic Evolution Plan - Key

-  Up to 1900
-  Up to 1925
-  Up to 1950
-  Newtown (mixed dates)
-  Up to 1980s
-  1980s-1990s
-  1990s-2000s
-  2000s - Present day



Historic Evolution Plan

 Site boundary

## 2. Built Character

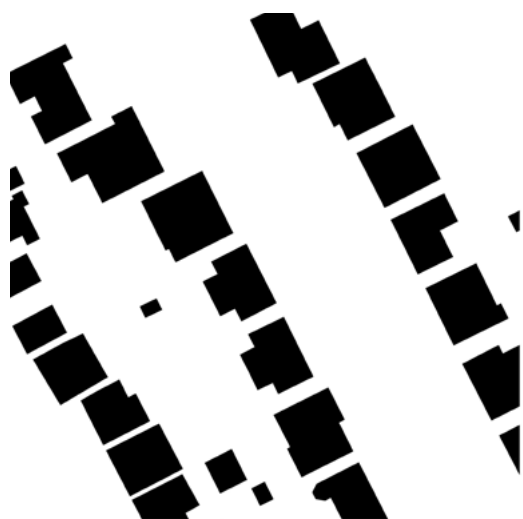
The scheme will respond to the historic context and built character of Buntingford.



High Street



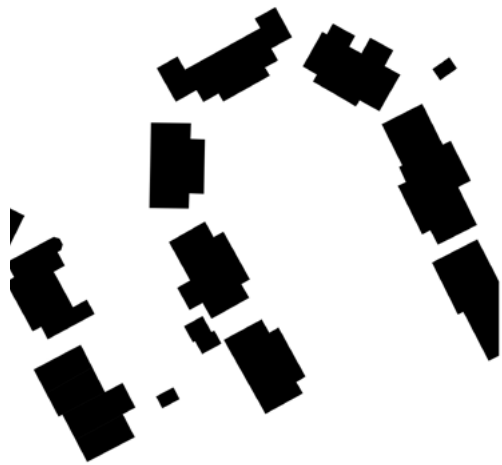
Stepped roof lines of two storey terraced red brick and rendered properties set close to the road within the high street. Chimneys also feature strongly along the High Street and carriageway entrances.



Snells Mead



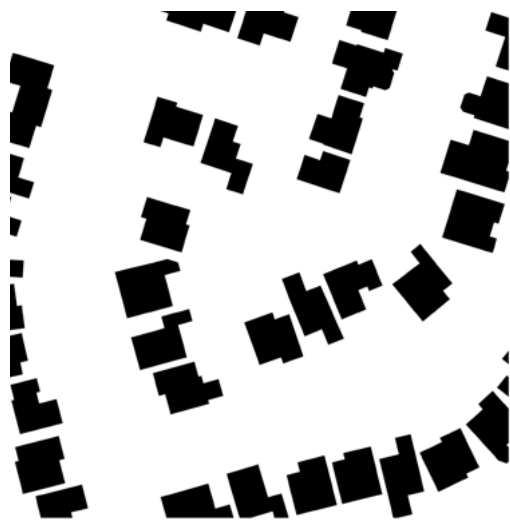
Low density with parking to frontages creates wide streets. The relatively straight streets allow focal vistas. Grass verges (although lacking trees).



Vicarage Road



Semi-detached properties forming cul de sac with wide central green space and occasional trees.



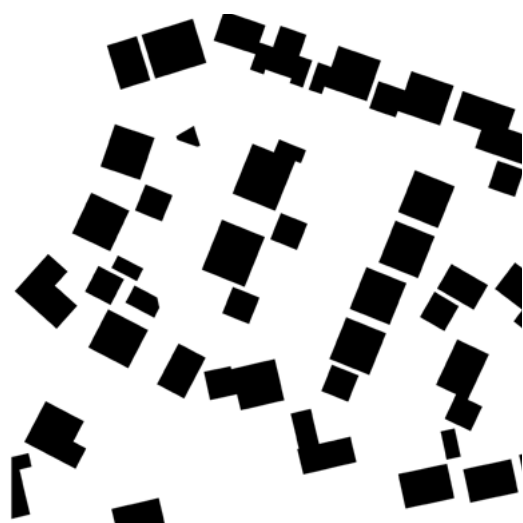
Oak End



Low density detached Mock Tudor properties and sinuous roads characterises existing housing immediately east of the site.

## 2. Built Character

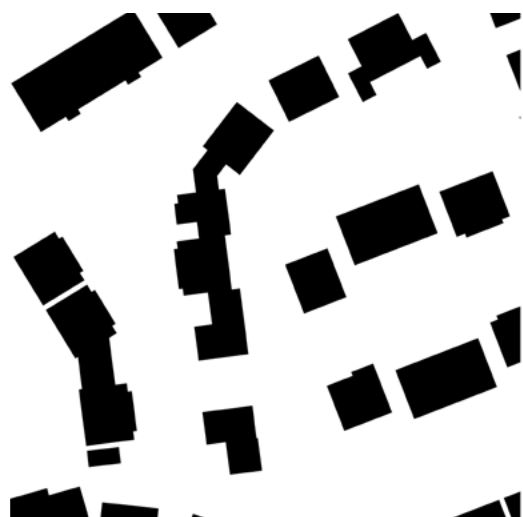
The scheme will respond to the historic context and built character of Buntingford.



Knights Walk



A mix of coloured render, buff and red brick reflects local character, and buildings wrap around corners with minimal frontages.

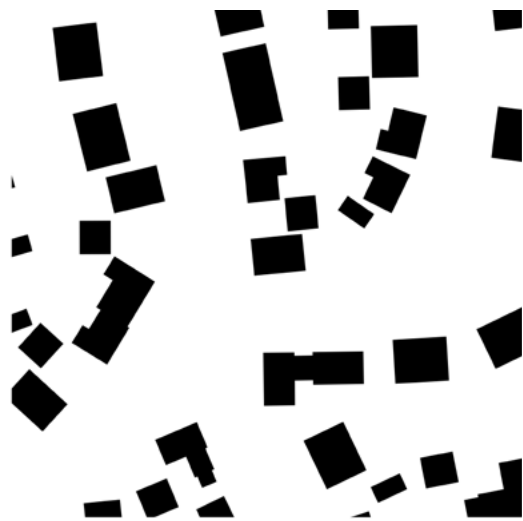


The Village



Grass verge separates road from footpath, with tree lined avenue and focal gateway three storey building.

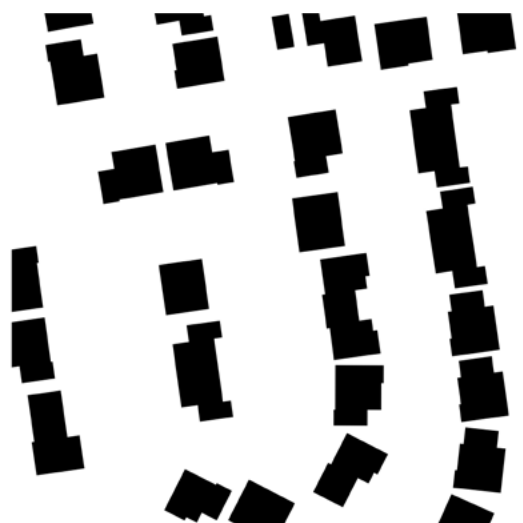




Meadow Vale



Focal timber weatherboard property on corner of street.



Keepers Chase



Shared surfaces to streets and minimal use of tarmac. A mix of render, buff brick and weatherboard.

# 3. CONCEPT DEVELOPMENT

The development proposals have been guided by an iterative design process. This has included an analysis of landscape, ecology, water and drainage, heritage and movement. It has also considered the development's relationship with Buntingford and the surrounding context.

The following pages explore the principal components or the 'building blocks' of masterplanning. These gradually build up, layer by layer, into a series of design approaches for the site and, ultimately, a design concept.





Site Location Plan

 Aerial Photograph

# 3. Site Landscape

## The Landscape of the Site

The site is on the south western edge of Buntingford, and the area proposed for development forms a broad strip between 150 and 250m wide between the existing urban edge and the A10 bypass. There is also a small area to the south west of the A10 which could be required for the works to construct the proposed new junction on the A10.

The site is in agricultural use, and comprises three large arable fields, with the A10 running along the western sides of the two larger fields as it curves around the western side of Buntingford. Planting along the east side of the road is continuous, but with some areas denser than others. Species include ash, field maple, hawthorn and sycamore up to 7m in height to the south, a greater proportion of willow and sycamore in the central part around the footbridge where heights are up to 10 to 12m, and with some oak and aspen to the north, where the vegetation is generally more sparse. This vegetation has matured over recent years, with some increase in both its height and density such that it forms a strong landscape feature, and will continue to grow into the future, though as it is deciduous it will form a less effective screen in the winter.

There are two visually significant hedgerows within the site area - one running north from the north west corner of the wastewater treatment works which comprises a double row of hawthorn, field maple and blackthorn up to 8m in height to either side of a shallow ditch, and a similar hedge running west towards the A10 (dividing the two larger fields). At the western end of this field boundary, close to the A10, there are two distinctive multi-stemmed sycamores around 16m in height, with striking domed canopies, to either side of the field access through the hedge line.

There are two public rights of way across the site, one running to the north east from Aspenden Church, across a shallow ridge to the north east of Aspenden Hall, crossing the A10 by means of a footbridge and then across the northern part of the site (as Footpath Buntingford 029) and into the urban area near Monks Walk. The other footpath runs in the same direction but further to the south east, running from Aspenden across the lower end of the same ridge, across the A10 at grade and diagonally across the southern part of the site (as Footpath Buntingford 026) into the urban area. The footpaths are signed and marked on the ground, and both appear to be reasonably well used.



# 3. Historical Development

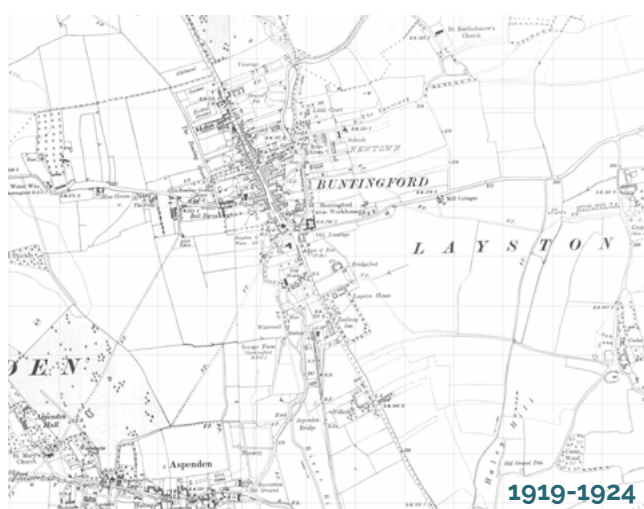
## Historical Development

Buntingford is located on Ermine Street, the Roman road from London to York, and it grew as a staging post between London, Cambridge and the north. As a result the historic core of the town is centred on the High Street.

The town's charter street market has been held since the 14th century and Buntingford remains an important service centre for the surrounding villages.

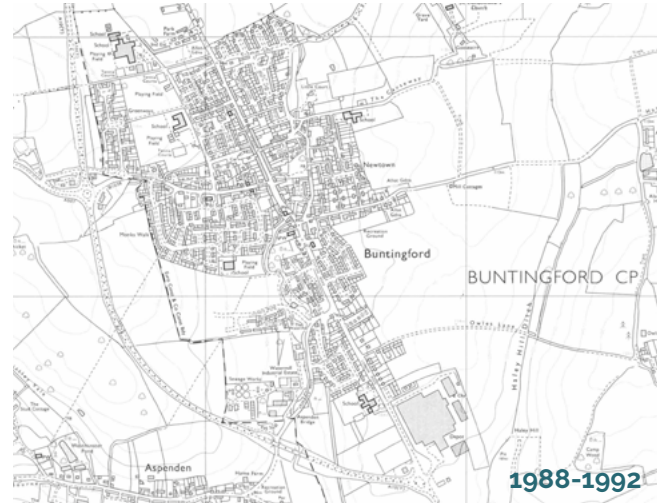
Buntingford had a railway station from 1863 until it was closed to passengers in 1964. It was the terminus of the Buntingford branch line which joined the main line from London to Cambridge at St. Margaret's.

Buntingford Conservation Area was first designated in 1968 with boundary reviews undertaken in 1981 and 2000. It principally consists of the High Street and includes 89 Listed Buildings.





1948-1950



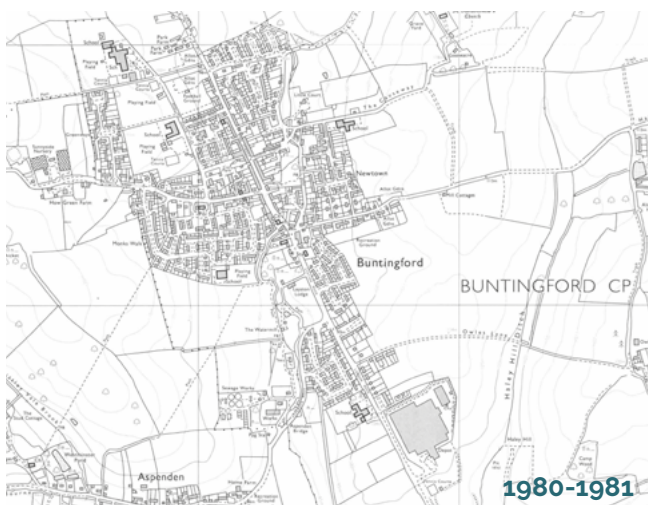
1988-1992



1951-1952



2001



1980-1981



2021

# 3. Topography

## Topography

The site slopes generally down from north west to south east, towards the valley of the River Rib, and levels within it vary from 115m AOD (above Ordnance Datum, or mean sea level) in the north western corner of the northern field close to the A10 roundabout to just below 90m AOD in the easternmost field. Within that general topography, there is a pronounced local ridge within the northern field, running into the site from the A10, such that levels fall to both the north east and south east from this ridge.

Further afield, the site lies on the western side of a broad valley running to the south through the centre of Buntingford, on the eastern slopes of a broad ridge running to the north west, towards Tire Hill on the A507, where levels reach 126m AOD. The A10 runs downhill from the north west at roughly the same level as the surrounding land, but rises up on a broad embankment to cross the valley of the River Rib to the south east of the site.

The relative levels between the site and the A10 vary - the road is set around 2m below site levels in the northern part of the site, and as the site falls to the south the road falls less steeply such that the road is roughly at grade around the pedestrian bridge over the A10. There is a short stretch to the south of the footbridge where the road is above levels within the site, and levels further to the south are generally at grade.





# 3. Noise/ Access and Movement/ Drainage/ Odour

## Noise

The A10 bypass lies immediately to the west of the site with associated traffic noise. Acoustic consultants RPS have carried out an assessment of the existing noise levels. The required noise mitigation is ongoing and has been incorporated into the current masterplan. The A10 lies in cutting (below the site) to the north west and therefore has some inherent noise mitigation, whereas to the south west, the site lies below the level of the A10. Current proposals suggest a wide corridor will be necessary along the western edge to incorporate a 3m high landscaped bund, with 2m acoustic fence to the top. Fronting the proposed residential buildings along the western edge will help to create a continuous built frontage which will screen the amenity garden areas to the rear from the A10 noise.

## Access and Movement

Vehicular access will be provided from a roundabout or signalised junction off the A10. Consultation with Hertfordshire County Council has been undertaken and is ongoing. The proposed access location is approximately equidistant from the roundabouts to the north and south. A secondary emergency access is proposed off Luynes Rise; the access will be controlled with free movement restricted to pedestrians, cyclists and occasional emergency service vehicles only.

The proposed new residential development is mostly within 400m of bus routes to the east and north of the site. Also public transport accessibility to the site will be improved by Herts Lynx, a new on-demand bus service serving villages in North and East Herts. Buntingford has been selected as one of the Key Hub Towns, therefore no bus access is proposed on site, the proposals will instead create new pedestrian links across the site linking into the existing bus stops and facilities within Buntingford. Active movement, such as pedestrian and cycle networks, takes priority over vehicular access, on natural desire lines across the site with several access points allowing good connectivity with the existing network including the Active Travel infrastructure proposed on Station Road and London Road.

## Drainage

The site lies on elevated land within Flood Zone 1. Drainage consultants WSP have provided input into the developing masterplan. The site slopes from a high point in the north west to a low point in the south east, which is the logical location for attenuation. Two ditches currently cross the site along the existing hedgerow corridors. The River Rib lies to the east of the site. The site will use sustainable drainage systems, such as swales, set within the existing green infrastructure.

## Odour

A Waste Water Treatment Works lies to the immediate south east of the site. Following initial consultation with Thames Water, odour contours from a previous assessment of the Waste Water Treatment Works have been utilised and an odour assessment has been undertaken based on these odour contours. As a result, the highest sensitivity receptors (such as residential areas) have been moved away from the odour source and into areas which are appropriate for such uses. The proposed employment has been carefully considered so that accessible areas and buildings are located within appropriate odour contours, and a buffer is provided along the boundary with the Waste Water Treatment Works.

# 3. Ecology and Arboriculture

## Ecology

A suite of ecology surveys are being undertaken including a Preliminary Ecological Appraisal (PEA) which was carried out by JBA in 2020. The majority of the site comprises improved grassland (for agricultural uses). Other habitats present on site are scrub, hedgerows, wet and dry ditches, boundary trees and semi-improved grassland. In addition, a number of further surveys have been carried out including a badger survey, breeding bird survey and reptile survey. Existing hedgerows and trees will be retained, with the exception of break-through points for access, and ecological input into the masterplan will continue to ensure biodiversity net gain.

## Arboriculture

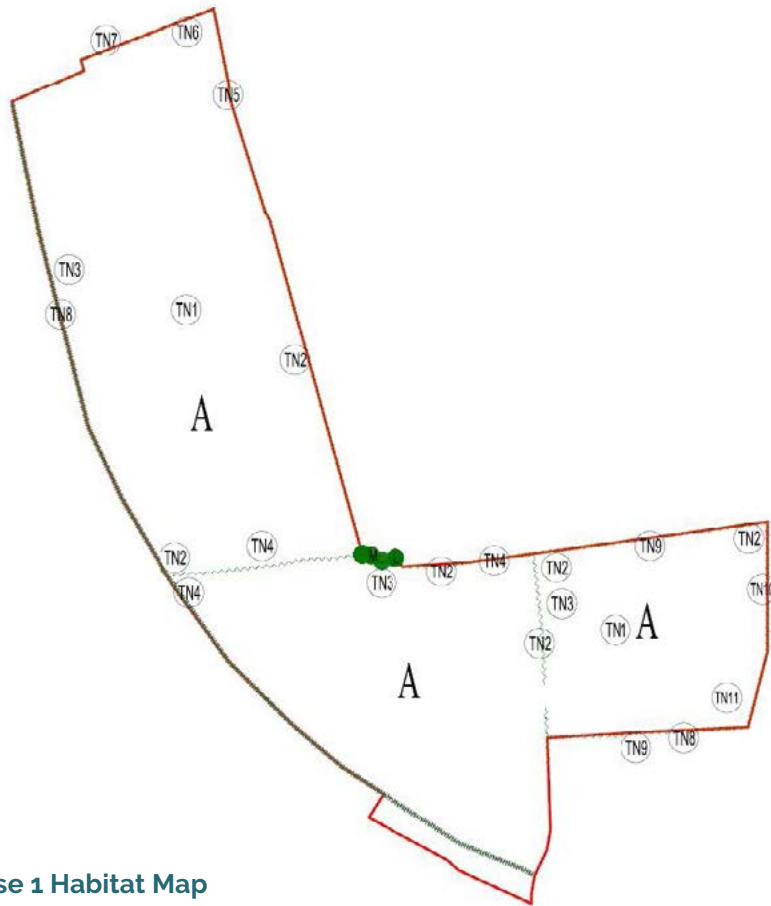
An Arboricultural Assessment has been carried out by FPCR Environment and Design Ltd in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention along with recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development.

In summary, the arboriculture report concludes:

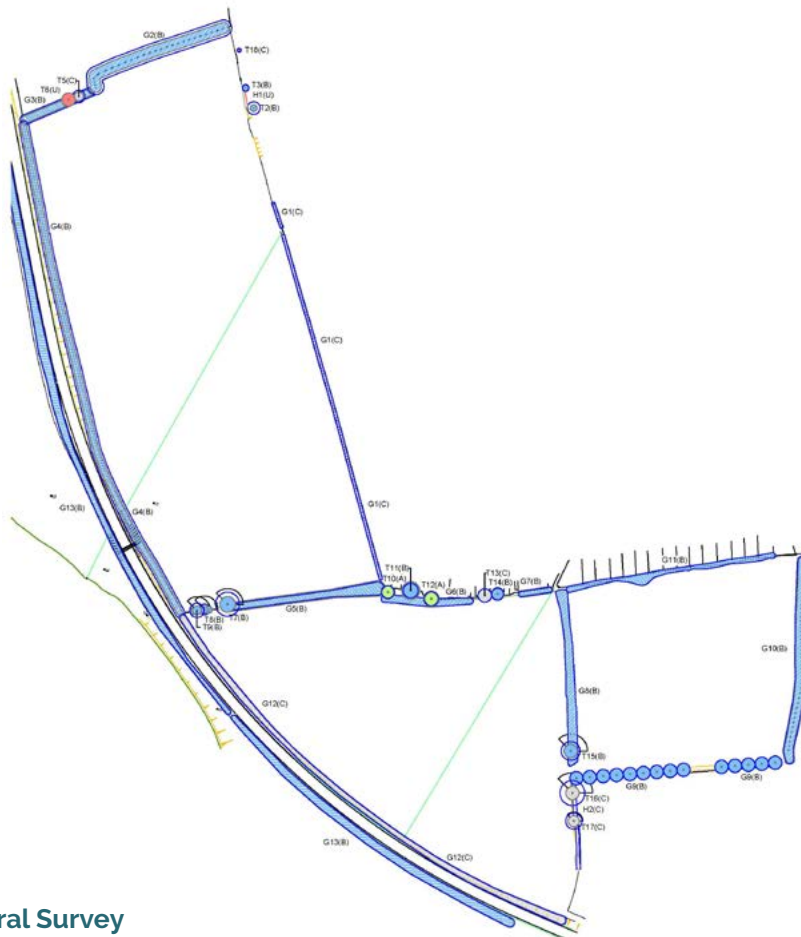
- The site consists of three field parcels.
- Tree cover was predominately positioned along to the boundaries of the parcels and adjacent to the A10.
- A mixture of native species was found throughout the site with trees ranging in quality from Category U (Unsuitable for retention) to Category A (High quality). The majority of trees were classified as either Category B (Moderate quality) or Category C (Low quality).

Across the site a total of seventeen individual trees, thirteen groups of trees and two hedgerows were surveyed as part of the Arboricultural Assessment of which two trees were considered to be high in quality, eight trees and eleven groups of trees were recorded as moderate quality, one tree and one hedgerow were considered unsuitable for retention with the remaining trees and groups of trees low in quality.

To facilitate the proposed development, no significant tree loss will be required for the built form. Existing trees will need to be removed to facilitate the proposed access into the site and the primary road which will link the neighbourhood areas. The losses are considered to be acceptable on arboricultural grounds due to limited nature of the removals and the retention of the majority of trees on site. By developing the site, an opportunity for new tree planting is created, which should be considered as beneficial, in terms of arboriculture. It will improve and increase tree cover in the local area without the loss of any arboriculturally significant trees.



Ecology Phase 1 Habitat Map



Arboricultural Survey

# 3. Constraints and Opportunities

## Opportunities and Constraints

Following the assessment of the site and its surroundings a number of opportunities and constraints associated with the proposed development of the site have been identified.

These are outlined below and illustrated, where appropriate, on the Constraints and Opportunities Plan.

### Opportunities

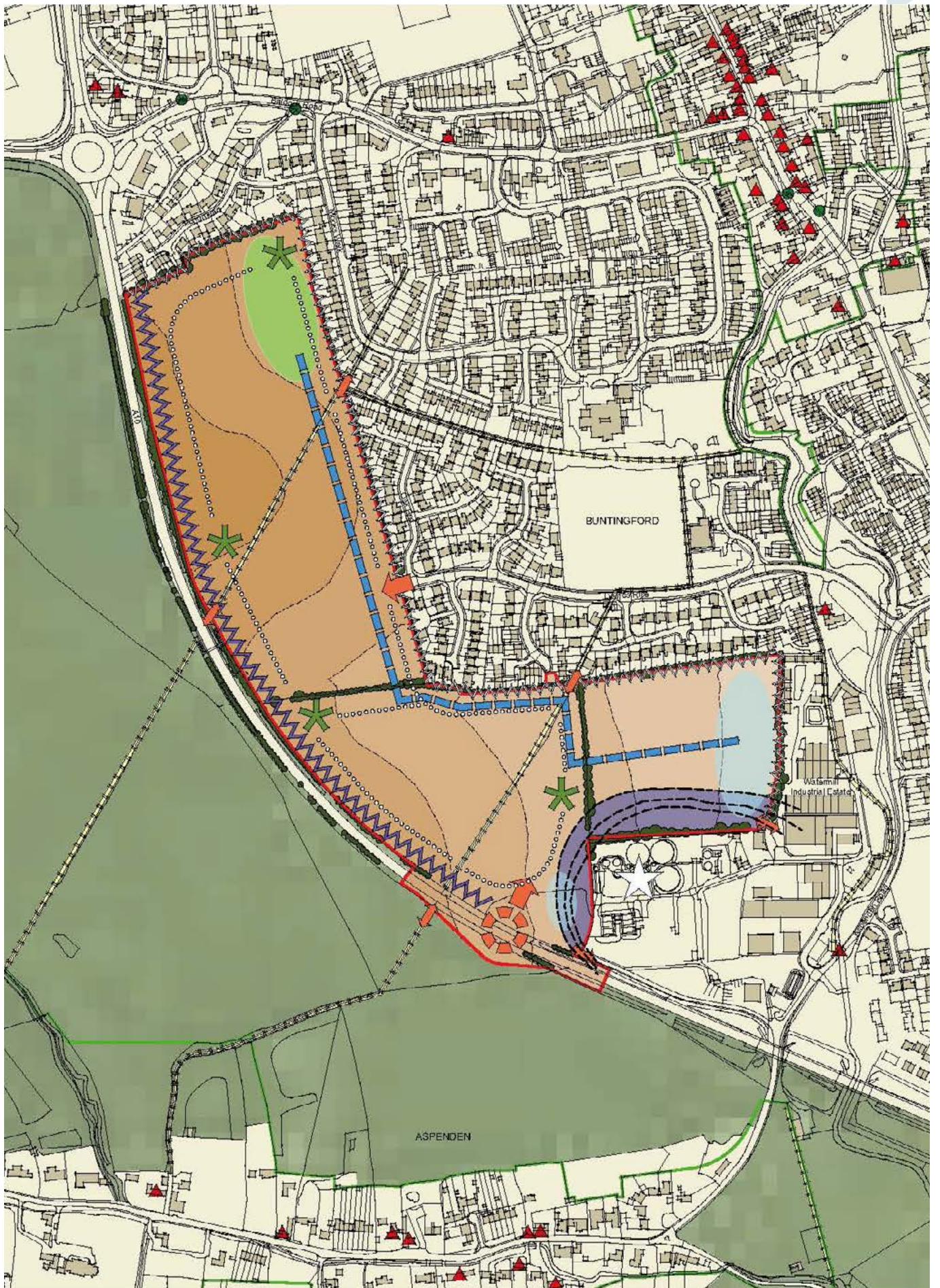
- Provide an appropriate mix of new housing, increasing availability, variety and choice;
- Provide additional employment adjacent to an established and thriving industrial area.
- Retain and enhance existing hedgerow and tree planting and improve biodiversity;
- Create new footpath links improving connectivity;
- Provide additional open space; and
- Provide additional local facilities for the new and existing communities.

### Constraints

- Existing trees and hedgerows to site and field boundaries, should where possible, be retained;
- Existing public rights of way across the site;
- Proximity of adjacent residential properties; and
- Existing water treatment works.

Each of the constraints and opportunities has been used to inform the design proposals for the site.

-  Application Site boundary
-  Proposed junction
-  Proposed vehicular access point
-  Proposed pedestrian access point
-  Existing Public Right of Way
-  Existing contour
-  Existing tree and hedgerow planting
-  Consider relationship with existing development
-  Consider noise from existing road
-  Conservation area
-  Listed building
-  Bus stop
-  Odour offset
-  Maintain existing drainage run-off rate
-  Proposed drainage attenuation feature
-  Proposed swale link
-  Proposed play area
-  Proposed recreational link



## 4. DESIGN EVOLUTION

The proposals have evolved through a number of iterations and have included previous applications, followed by the evolving team/survey work in 2022.







**Hybrid Application 2015**

Showing first school to the south east of the site - withdrawn

A Hybrid application for up to 400 dwellings, a first school and informal open space was submitted in 2015, including the northern part of the site as a full application for 99 dwellings accessed of Luynes Drive. The application was validated 2 January 2015 and subsequently withdrawn.

**Outline Application 2017**

Showing employment site to the south east of the site - withdrawn

An outline application for up to 400 dwellings and land for Use Class B1 employment was submitted in December 2017 and refused in 2018. An appeal was withdrawn.

**Development Framework 2022**

# 4. Sustainable Construction

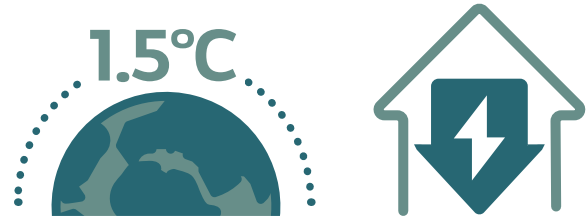


## Future Homes Standard

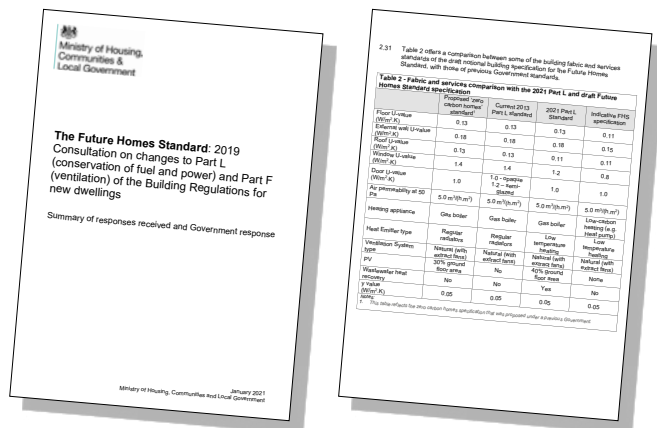
Vistry Group are currently developing the 2025 housetype range to meet the new Part L and Future Homes Standard (FHS) and are piloting the construction of zero carbon homes with Vistry Partnerships West Midlands at Europa Way Triangle, Warwick.

Vistry Group are conducting extensive reviews of renewable technologies and products to ensure that they offer the most technically robust solution which is right for their customers.

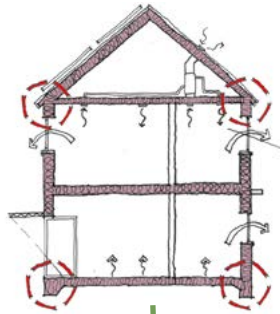
## Fabric First Approach



Vistry Group have a commitment to setting carbon reduction targets consistent with reduction required to keep warming at 1.5°C. Building upon its fabric-first approach, Vistry currently aims to:



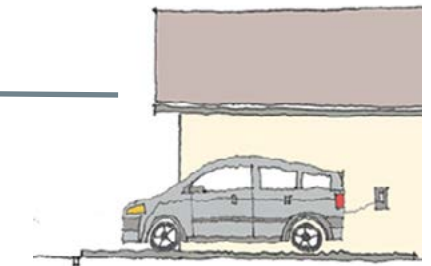
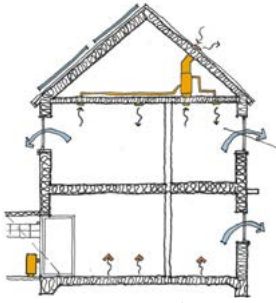
Reduce energy demand within homes



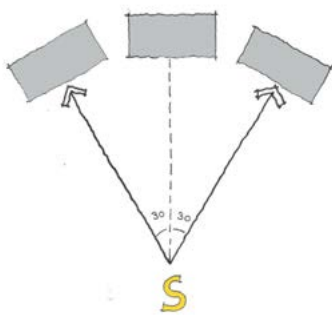
Provide green infrastructure at the forefront of the development



Decarbonise the heating of homes in line with the Future Homes Standard (2025)

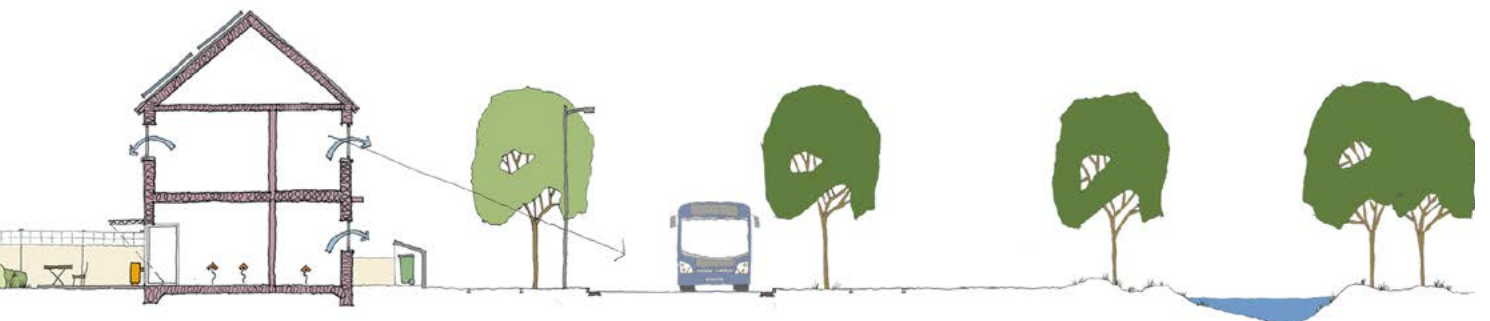


Facilitate the use of electric vehicles through the provision of electric charging points



Orientate homes within 30 degrees of south to take advantage of heat energy from solar radiation.

**Make the entire build process as efficient as possible,**



# 4. Sustainable Construction



The Future Homes Standard;  
Proposed changes to Part L

## Placemaking



Vistry Group's approach to placemaking is designed to improve people's quality of life and support health and well-being.

The scheme will provide customers with access to high quality amenities that support the local economy. This is a key consideration for Vistry Group when selecting and designing our sites and in addition to section 106 and community infrastructure contributions.

The scheme will provide a clear hierarchy of public, private, and semi-private spaces that encourage neighbours to interact with each other and build strong communities.



Twigworth Green, Twigworth

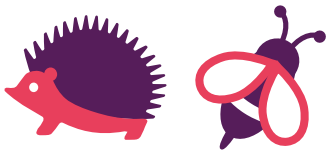


The Green, Winchester Village



Netherhall Park, Great Barr

## Nature



Vistry Group's approach to development design focusses on the principles of Green Infrastructure (GI). The site will create a networks of multifunctional green space, including equipped play areas, open spaces, street trees, allotments, private gardens, sustainable drainage systems and soils.

Ahead of a 10% biodiversity net gain being mandated by the Environment Act 2021, Vistry Group are seeking to assess and future-proof their schemes.

Vistry Group are in partnership with the British Hedgehog Preservation Society and have formed a new partnership with the Bat Conservation Trust, to help protect these important species.

Vistry Partnerships are now business supporters of the Bumblebee Conservation Trust (BBCT), with the aim of ensuring that sites across the country are helping to support bumblebees and other wildlife using planting.

## Waste Recycling



Vistry Group's waste recycling data for 2020 resulted in an annual total of 95% recycling rate.

## Sustainable Procurement



Vistry Group procure only FSC/PEFC certified timber, and support schemes such as the National Community Wood Recycling Project, where in 2020, 686 tonnes of Vistry Group's timber waste was re-used.

## Reducing Waste



Vistry Group's ultimate priority is to achieve a 5% reduction in waste intensity tonnes/unit whilst retaining recycling rate of over 95%.

# 5. Movement & Access Strategy



- A Proposed Access
- B Recreational Route
- C Existing PRoW
- D Green Corridor
- E Connection to town centre

New vehicular access points will be provided from the A10. An emergency access and cycle/ pedestrian route will be created from Lynes Road. A new Primary Street will be designed as the main circulation route through the development connecting the A10 with the development. Existing Public Rights of Way will be retained and new recreational routes will be created.

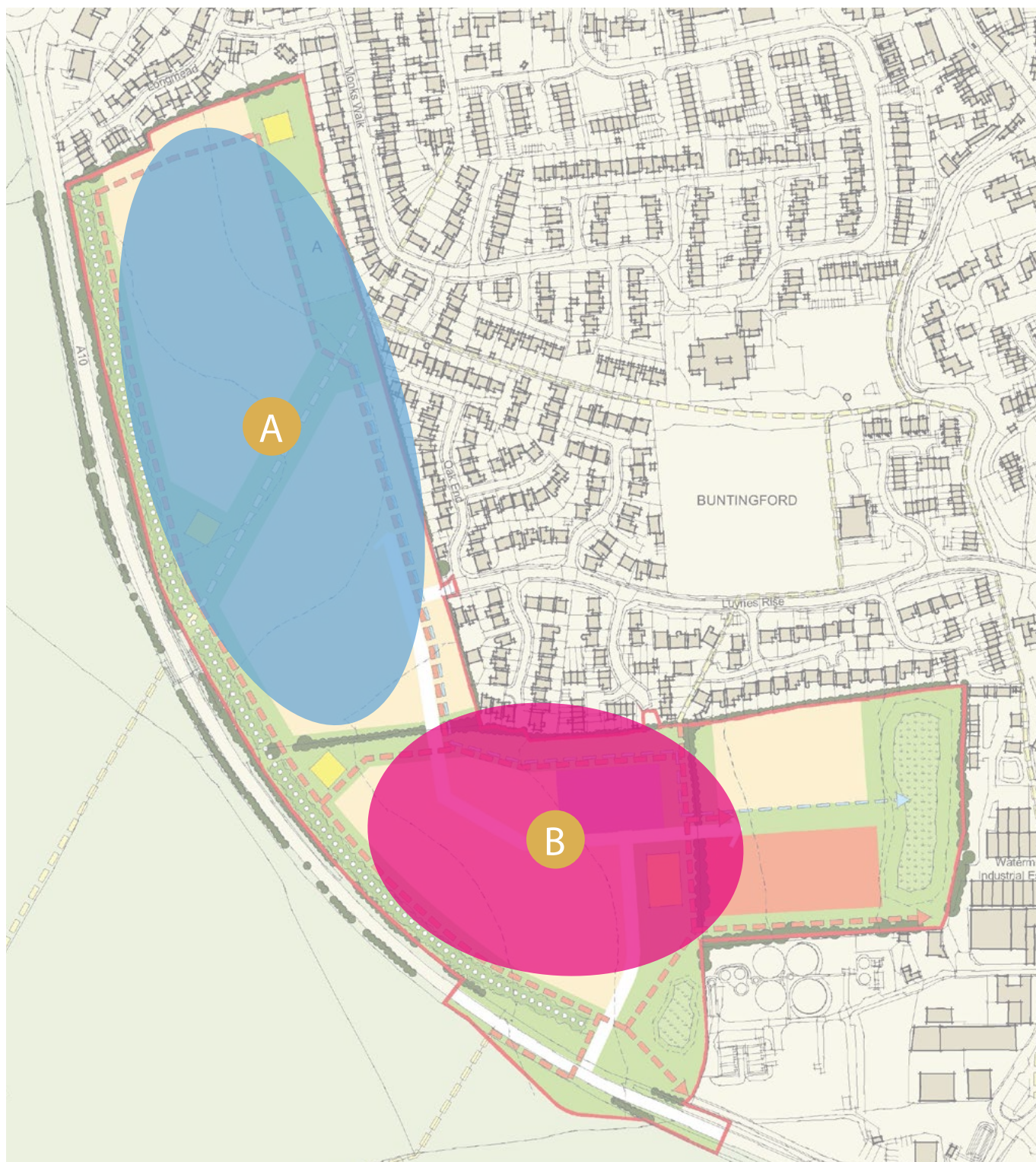
# 6. Green & Blue Infrastructure



- |                             |                            |
|-----------------------------|----------------------------|
| <b>A</b> Green Edge         | <b>D</b> Allotment         |
| <b>B</b> Green Corridor     | <b>E</b> Swales            |
| <b>C</b> Equipped Play Area | <b>F</b> Attenuation Basin |

Conserving site features such as the mature vegetation and trees will provide an immediate setting for the built development. A variety of types of open space can be provided.

# 7. Character Areas



**A** The Avenue

**B** The Village

The proposed character areas in the site will respond to the context and topography. The Village links to the local centre and has potential for higher density development, with lower density development on the higher ground within the Avenue.



# 8. Community Facilities Location

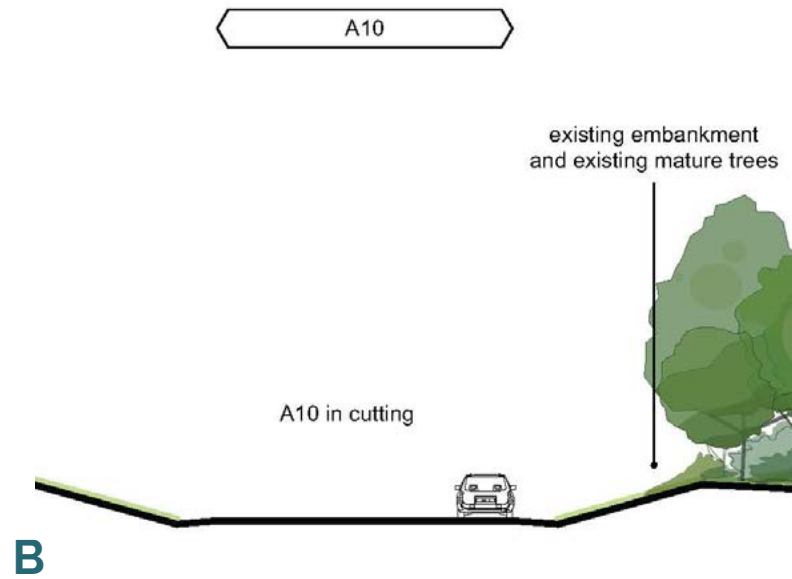
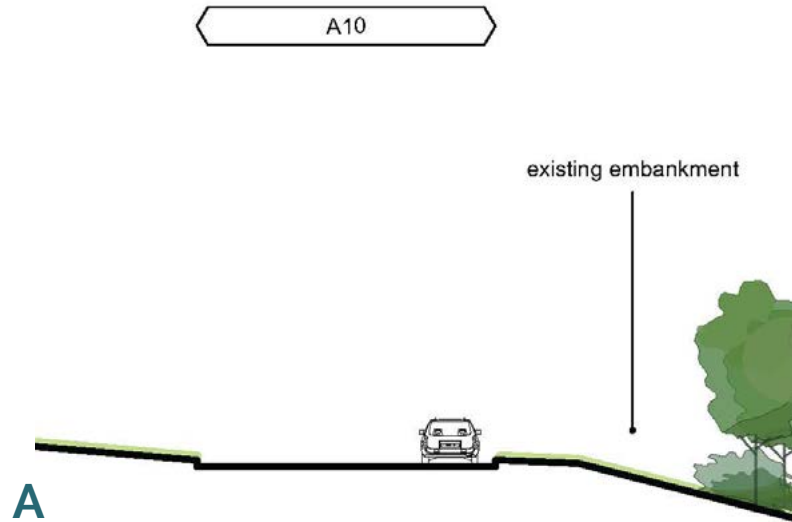


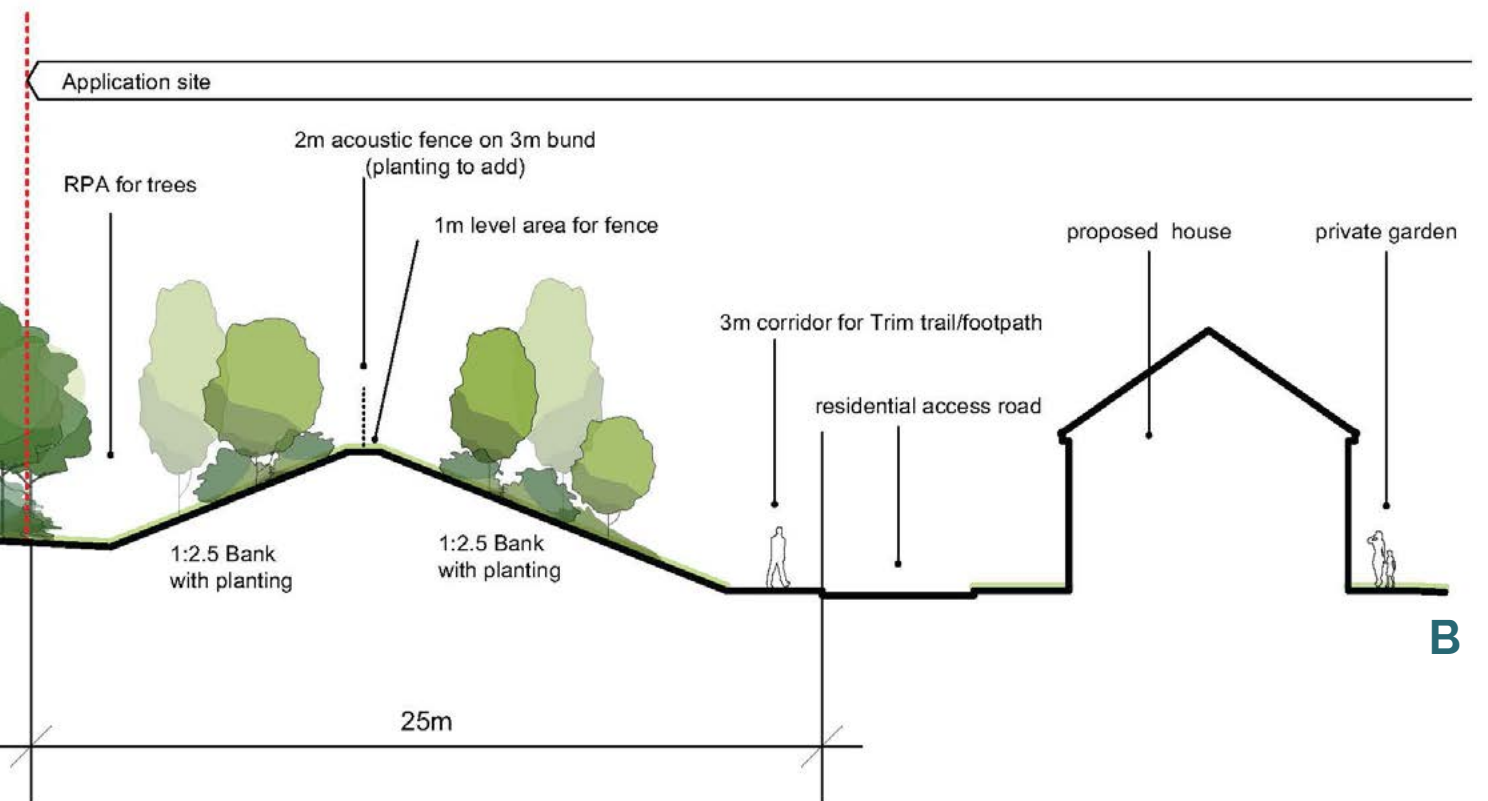
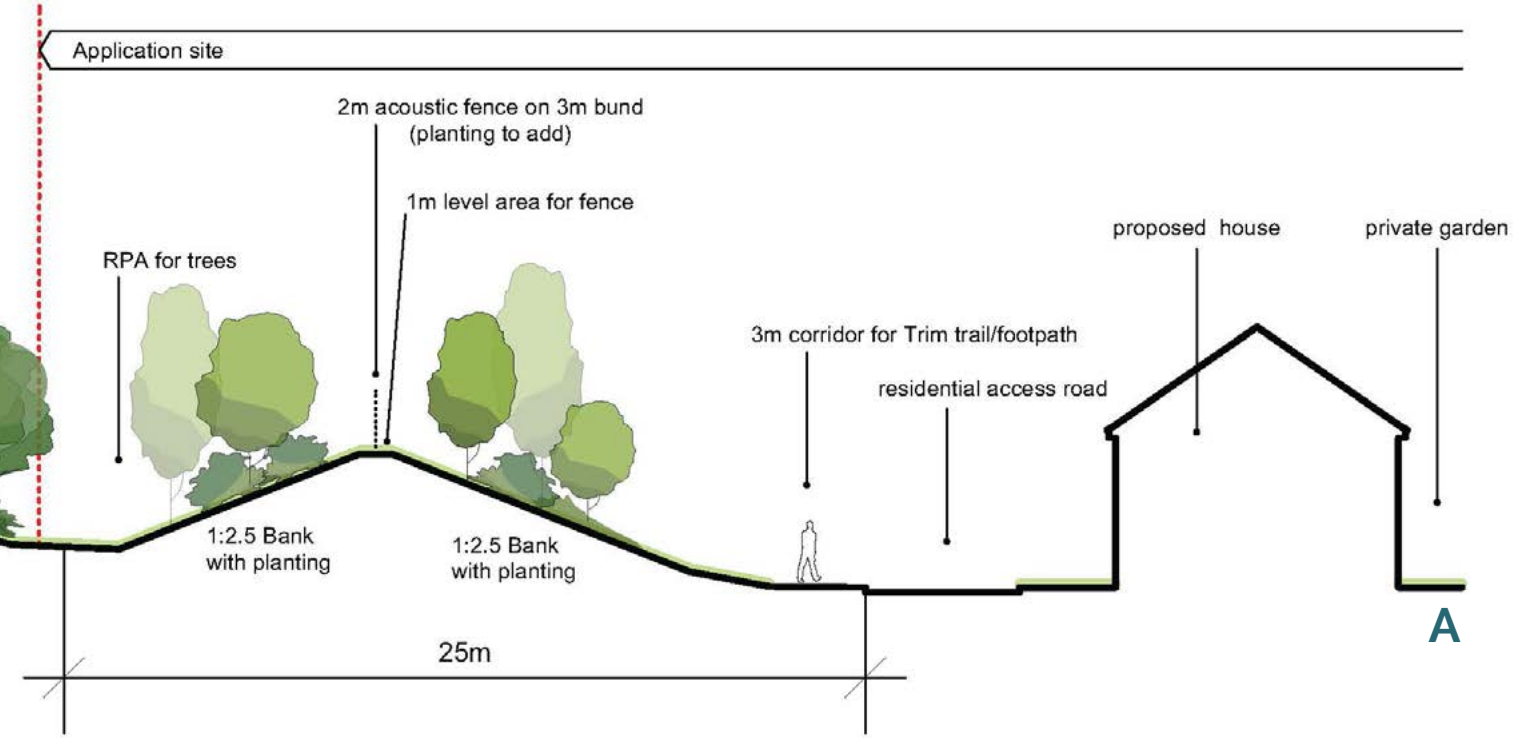
- A Local Centre
- B Employment
- C Equipped Play Area
- D Allotments

The Local Centre is centrally located to maximise accessibility. The Employment Area is located adjacent to the existing Watermills Industrial Estate. Play Areas create focal points across the site, and allotments are provided.

# 9. Noise Strategy

Noise Attenuation could take the form of bunding and additional acoustic fencing along the western edge of the site adjacent to the A10.





# 10. Use & Amount

## Development Framework

Following the assessment of the site and its surroundings and establishment of the opportunities and constraints a Framework Plan was prepared to show the required disposition of uses on the site and the movement network and hierarchy of streets and footpaths connecting them.

The Framework Plan provides the fixed parameters for the scheme in terms of the amount of housing, the proposed access points into the development and the location of the Green Infrastructure.

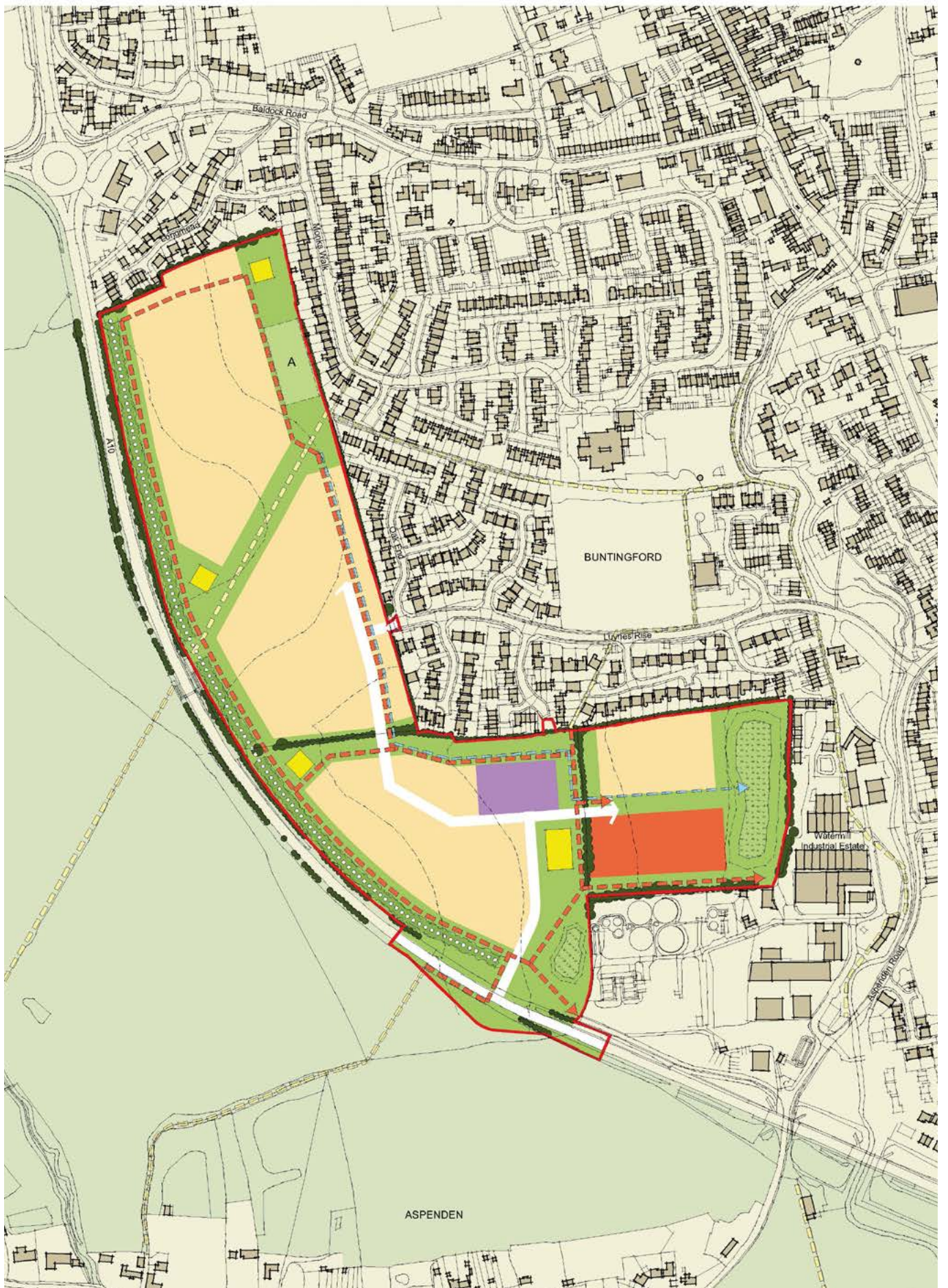
### The proposed development comprises:

- Residential: up to 400 dwellings on 10ha.
- Mixed Use Local Centre: a range of possible uses including employment, retail, health care on 0.40ha.
- Employment: up to 4,000m<sup>2</sup> of business uses (Use Classes E and B8) on 1.00ha.
- Public open space: 9.00ha

Public open space has been provided in accordance with the local authorities requirements.

## Key

	Application Site boundary	
	Residential	10.00ha
	Employment	0.85ha
	Research & Development of products or processes - E(g)ii: 500m <sup>2</sup>	
	Industrial processes - E(g)iii: 2000m <sup>2</sup>	
	B8: 1500m <sup>2</sup>	
	Local Centre	0.40ha
	Retail - E(a, b, c): 500m <sup>2</sup>	
	Work Space Hub - E(g): 100m <sup>2</sup>	
	Day Care Nursery - E(f): 370m <sup>2</sup>	
	GP Surgery - E(e): 1300m <sup>2</sup>	
	Children's Equipped Play Area	0.22ha
	Allotments	0.28ha
	Recreational Route	
	Existing Public Right of Way	



# 11. Housing

The development provides land for up to 400 homes with associated streets, private gardens and parking space.

Housing will be set within an attractive network of connected streets and surrounding green space to create a high quality residential environment.

The development proposals will deliver a mix of two, three, four and five bedroom housing in line with national and local policy.

The proposed development will deliver the appropriate level of affordable housing. The number, size, type and tenure (social housing for rent or shared ownership) of affordable housing to be provided will be agreed with East Herts Council.

The proposed density of the development is between 30 and 38 dwellings per hectare.

## Buntingford Community Area Neighbourhood Plan

The Buntingford Community Area Neighbourhood Plan states that new housing development should reflect local housing need in terms of mix and tenure as identified in the most up to date SHMA and any additional up-to-date evidence.

It suggests that for new housing to reflect local requirements there should be a mix of sizes with a majority having 2 or 3 bedrooms and a small but significant number being bungalows.



# 13. Employment

Land is provided for an Employment Area adjacent to the existing Watermills Industrial Estate.

The exact mix and layout is still to be determined but the area will comprise a range of buildings, attractive well designed public realm, car parking, retained hedgerows and trees, together with other additional planting to contain the employment area.

The application seeks consent for up to 4,000m<sup>2</sup> of business uses (Use Classes E and B8). Further employment may be provided in the Mixed Use Local Centre.



# 12. Local Centre

The aspiration is for a high quality Local Centre with attractive buildings and a high quality public realm.

An area of 0.40ha is provided for a mixed use Local Centre. This will provide for a range of uses to include potentially employment, retail, health care and leisure uses.

The principle of the Local Centre is that it will offer day-to-day facilities for the new community. The exact mix and the detailed layout is still to be finalised, but this could include, for example, a convenience store and local shops for 'top up' shopping, offices and employment units for start-up or local businesses, health centre and pharmacy, a childrens nursery, cafes and restaurants.

The Development Framework Plan locates the Local Centre alongside the Primary Street and all new residents will be within a ten minute walking distance of the Local Centre (800m).



Local Centre Location

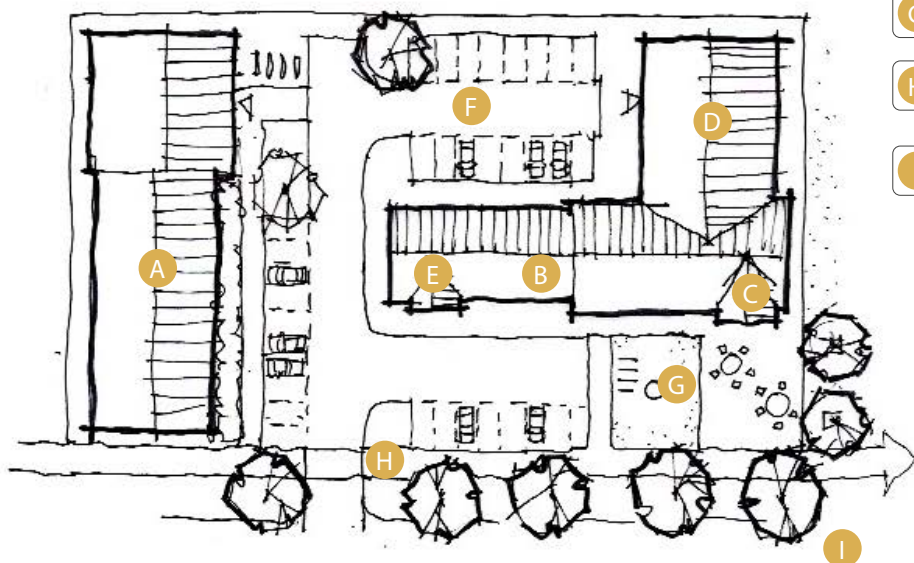






Local Centre Artist Impression  
from south west

- A** Health Care (2 storey)
- B** Retail to ground floor & residential first floor
- C** Potential Cafe/focal corner & outside space
- D** Nursery
- E** Start-up Units
- F** Rear Courtyard Parking



- G** Focal Entrance green/signage/cycle hub
- H** Cycle/footpath link along main street
- I** Neighbourhood Play Area

Local Centre Indicative Layout

# 14. Green Infrastructure

The Green Infrastructure is based upon delivering functional well designed green spaces that enhance biodiversity and provide recreational benefits.

The Green Infrastructure (GI) includes the conservation of existing hedgerows and trees. These will be supported by new landscape and habitats. The landscape framework will ensure that there is connectivity across the layout for wildlife, as well as informal green routes for walking and cycling.

These green corridors will connect with a central open space area that together will deliver natural play and recreation and informal walking and habitat creation.

In total the GI accounts for approximately 44% of the site area. As a proportion of the residential land area it comprises around 53%. This does not include private green areas such as the residential gardens which also make a contribution to the overall green infrastructure of the site.

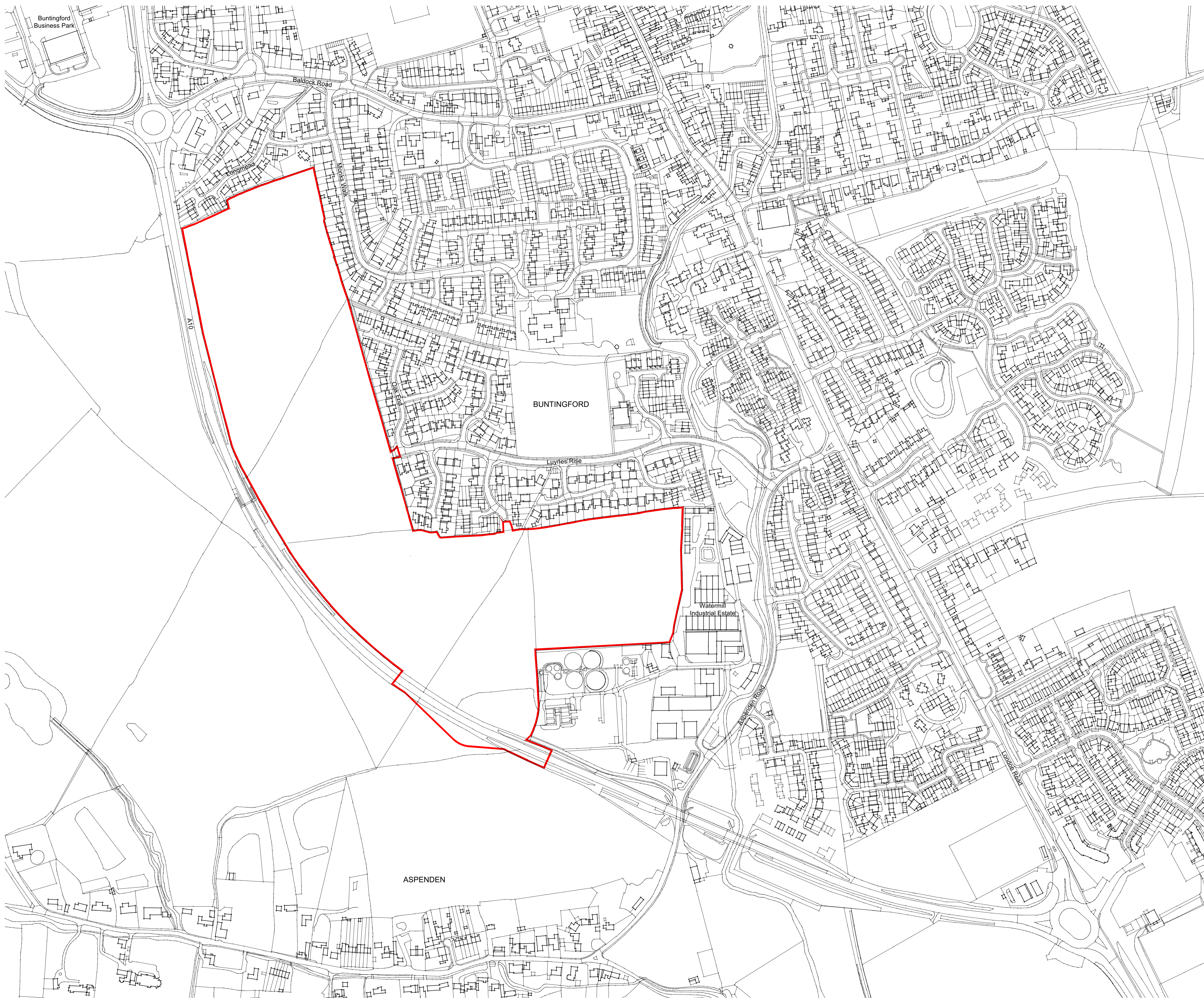




# Buntingford West

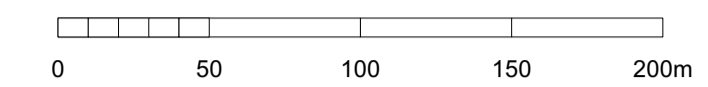
## Vision Document

“A mixed use and landscape led Sustainable Community  
on the western edge of Buntingford”



NOTES

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KEY

Application Site Boundary

**DRAFT**

P02	22.03.2022	Red line amended.	JMG	KMN
P01	20.12.2021	First issue.	JMG	KMN
rev	date	description	dm	chk

**fpcr**

- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

FPCR Environment and Design Ltd  
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 Lockington  
 Derby  
 DE74 2RH

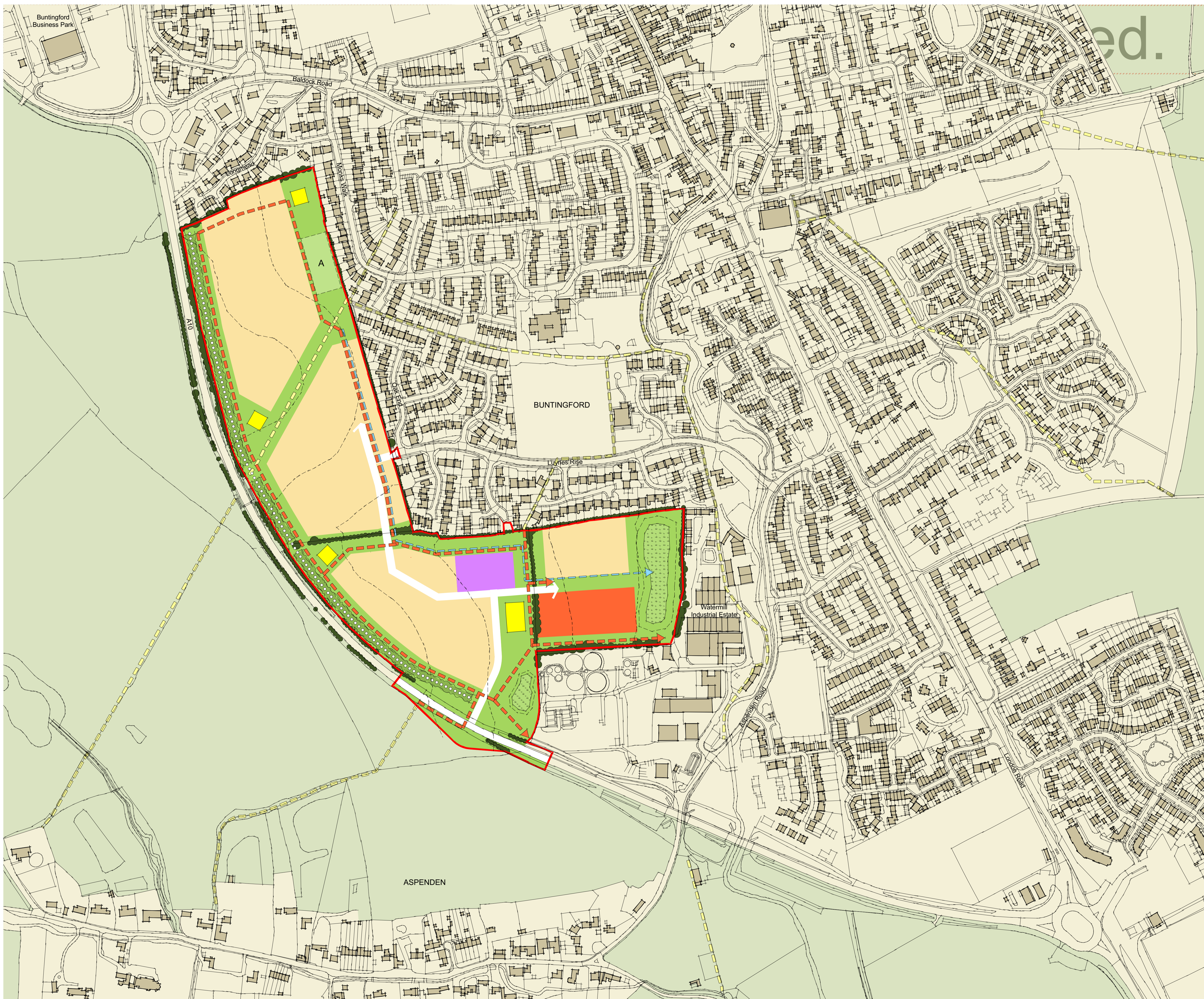
t: 01509 672772  
 e: mail@fpcr.co.uk  
 w: www.fpcr.co.uk

client  
**Vistry**

project  
**Buntingford West,  
 Buntingford, Hertfordshire**

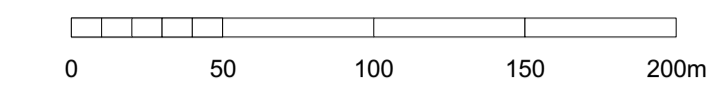
drawing title  
**SITE LOCATION**

scale	dm	chk	date created
1:2500 @ A1	JMG	KMN	December 2021
project number	status	issue	
10537	S0	P02	
document number			
<b>10537-FPCR-XX-XX-DR-A-0001</b>			



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KEY

- Application Site Boundary
- Residential 10.00ha  
Up to 370 dwellings at 37 dwellings per hectare
- Employment 0.85ha  
Research & Development of products or processes - E(g): 500m<sup>2</sup>  
Industrial processes - E(g)ii: 2000m<sup>2</sup>  
B8: 1500m<sup>2</sup>
- Local Centre 0.40ha  
Retail - E(a, b, c): 500m<sup>2</sup>  
Work Space Hub - E(g): 100m<sup>2</sup>  
Day Care Nursery - E(f): 370m<sup>2</sup>  
GP Surgery - E(e): 1300m<sup>2</sup>
- Children's Equipped Play Area 0.22ha
- Allotments 0.28ha
- - - Recreational Route
- - - Existing Public Right of Way
- Acoustic Fence on Bund with Proposed Planting
- Indicative Attenuation Feature
- - - Potential Swale

**DRAFT**

P03	04.04.2022	Site access amended; employment area amended.	JMG	KMN
P02	22.03.2022	Minor amendment to client comment.	JMG	KMN
P01	17.03.2022	First issue.	JMG	KMN
rev	date	description	dm	chk

- masterplanning
- environmental assessment
- landscape design
- urban design
- ecology
- architecture
- arboriculture

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client  
**Vistry**

project  
**Buntingford West,  
Buntingford, Hertfordshire**

drawing title  
**DEVELOPMENT FRAMEWORK PLAN**

scale  
1:2500 @ A1

dm    chk  
JMG   KMN

date created  
March 2022

project number  
10537

status  
S0

issue  
P03

document number  
**10537-FPCR-XX-XX-DR-A-0008**