



GA2, Land north of Great Ashby

Environmental Statement

Chapter 4: Description of Development

Iceni Projects Limited on
behalf of Picture Estates
Limited

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4. DESCRIPTION OF DEVELOPMENT

4.1 This chapter provides a description of the Proposed Development and is supported by the following appendices:

- **Appendix 4.1: Parameter Plans;**
- **Appendix 4.2: Detailed Plans;** and
- **Appendix 4.3: Framework Plans.**

4.2 The parameter plans submitted for approval are listed in **Table 4.1** and the detailed planning drawings are set out in **Table 4.2**. Framework Plans have been prepared to develop the principles and objectives set out in the parameter plans though are indicative and informative only, and set out in **Table 4.3**.

4.3 The parameter plans, detailed planning drawings and the land use framework plan have been assessed as part of this EIA.

Table 4.1 Parameter Plans Submitted for Approval

Title	Drawing Number
Developable Area Parameter Plan	DL19
Access Parameter Plan	DL27
Building Heights Parameter Plan	DL21

Table 4.2 Detailed Plans Submitted for Approval (Full Application and Unreserved Matters)

Title	Drawing Number
Merrick Close – Active Travel Access	DL05
Emergency Access Lane	19244-ASHB-5-119
Mendip Way – Means of Access*	19244-ASHB-5-SK005

Mendip Way – Proposed Refuse Tracking*	19244-ASHB-5-SK012
Mendip Way – Proposed Bus Tracking*	19244-ASHB-5-SK013
Mendip Way – Gully Catchment Plan*	19244-ASHB-5-SK014
Proposed Access Road Sections*	19244-ASHB-5-SK009
Access off Mendip Way: Planting Plan*	DL50-1 to 3
<i>*Plans forming part of full application</i>	

Table 4.3 Framework Plans

Title	Drawing Number
Active Travel Framework	DL10
Public Transport Framework	DL12
Vehicular Movement Framework	DL13
Drainage Framework	DL15
Built Form Framework	DL17
Phasing Framework	DL18
Land Use Framework	DL20
Building Typology Framework	DL22
Green Infrastructure Framework	DL23
Public Rights of Way Framework	DL26
Habitats and Ecology Framework	CSA/0993/154
Ecology Mitigation Framework	CSA/0993/156
Recreational Routes Framework	DL27

- 4.4 A series of key principles are reflected in the framework plans, which demonstrate, illustratively, how this development could be formed as per **Table 4.3**. A suite of planning conditions associated with the framework plans is expected to be attached to a future planning permission. It is envisaged that a number of conditions are proposed such that a future reserved matters application is in line with these framework plans (strictly, substantially or broadly).
- 4.5 The Design and Access Statement (DAS) which accompanies the planning application includes design principles and provides a more detailed description of the Proposed Development with illustrations, however all relevant information on which the assessments undertaken within this ES is detailed within this chapter and the associated appendices.

The Proposed Development

- 4.6 The Proposed Development has been submitted in hybrid. The description of development for the hybrid planning application is as follows:

“Hybrid application for a residential-led development comprising residential (Use Class C3), educational use (Use Class F1), a community hub (Use Class F2) with associated new internal roads, access, parking, cycling infrastructure, landscaping and other associated infrastructure.

Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works.

The outline application, for which all matters are reserved except for means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2), with associated infrastructure.”

- 4.7 The detailed component of the application seeks approval of detailed planning drawings.
- 4.8 The outline component of the application seeks approval of the maximum parameters of the Proposed Development, as defined by a series of parameter plans. The parameter plans have been developed to enable flexibility for the detailed design of the Proposed Development, that would be brought forward at a later stage and be subject to reserved matters application(s).
- 4.9 The assessments within the ES have been undertaken on the basis of the parameter plans and detailed access plans. Where further detail is required, the Illustrative Masterplan (see **Figure 4.1**) and the Framework Plans have been used and the worst-case scenario assumed (and detailed in the relevant chapter). The scheme is illustratively demonstrated in **Figure 4.1**, which shows the nature of the development that is most likely to come forward at the Site.

Figure 4.1 Illustrative Masterplan



Overview of the Proposed Development

Land Uses

- 4.10 The Proposed Development would create a sustainable new settlement adjacent to the parish of Great Ashby, which is situated to the north east of Stevenage. The proposed maximum quantum of Use Classes for the Proposed Development is set out below in **Table 4.4**.

Table 4.4 Maximum Quantum of Use Classes

Land Use / Use Class	Maximum (up to) Quantum of Land Uses (hectares, unless otherwise stated)
Residential – dwelling houses (market and affordable (40% affordable)) (Use Class C3)	21.30ha Up to 640 residential units. Of the above, up to 6 units would be custom / self-build units.
Community – Community Hall (Use Class F2)	0.2ha
Education – Primary School Site (Use Class F1)	2.1ha (Up to 2-form entry)
Additional reserved education use land	1.9ha
Green Infrastructure	36.63ha
Allotments	0.43ha

Residential

- 4.11 The Proposed Development will provide up to 640 residential units and 6 self-build plots (Use Class C3). Of the 640 dwellings, 40% will be affordable. There will be a mix of size and tenure of the residential dwellings, which will include apartments and housing. The residential areas would be distributed throughout the Site. The location of the 6 self-build plots will be agreed with the Council at the Reserved Matters stage.

Education

- 4.12 The Proposed Development would provide a site for a primary school, to be delivered by NHDC, as well as additional land for education use (Use Class F1). The proposed primary school area extends to 2.1ha, and would accommodate a 2FE primary school. There is additional land reserved for education use, which extends to 1.9ha. The proposed primary school, as well as the additional land reserved for education use, are both situated within the north east of the Site, adjacent to Dell Spring.

Community

- 4.13 The Proposed Development would provide a community hub (Use Class F2) immediately west of the proposed primary school, in the north eastern area of the Site, adjacent to Dell Spring. The community hub would extend up to 0.2ha (2,000sqm equivalent) and would be for flexible community use. The exact use of the community hub will be determined through future reserved matters applications. The land uses are shown in **Figure 4.2**.

Legend:

- Application Boundary: 62.93ha
- Residential Development: 21.30ha
- Site for Primary School: 2.10ha
- Reserved Education Use Land: 1.90ha
- Community Use Area: 0.20ha
- Indicative location for Allotments: 0.43ha
- Green Infrastructure: 36.63ha (incl. access, and movement areas)
- Detailed Access Corridor: 0.80ha

Client: Picture Estates Ltd

Project: GA2 - North East Stevage

Title: Land Use Framework Plan

Drawn by:	SG	Checked by:	SG
Scale:	1:2,500	Date:	JANUARY 2023
Project No:	23-M004	Drawing No:	DL30

St Nicholas Park
St Nicholas Park

Great Ashby Neighbourhood Centre
Great Ashby Neighbourhood Centre

Round Diamond Primary School
Round Diamond Primary School

Tile Kiln Farm
Tile Kiln Farm

Dane End Farm
Dane End Farm

Woods: Tilekiln Wood, Parsons Green Wood, Brooches Wood, Longdell Wood, Claypitshills Spring

Roads: Back Lane, Wapen Green Lane, Cleveland Way, Great Ashby Way, Merrick Close, Cromdale Walk, Grampian Place, Newbury Grove

Scale, Density and Massing

- 4.14 As shown on the Building Heights Parameter Plan, the Proposed Development is categorised into three heights: up to 2 storeys; up to 2.5 storeys; and up to 3 storeys. The maximum height of the Proposed Development will be up to 3 storeys.
- 4.15 The proposed density per hectare (dph) is circa 32.2 across the residential area.
- 4.16 The tallest buildings will be located within the north western and central sections of the Site. The lower building heights will be located at the peripheries of the Site. A gradient of massing and height towards the highest density areas will create a more visually cohesive development.

Appearance and Massing

- 4.17 The details of individual building appearance, including elevations and façade treatment are reserved for future detailed approval.
- 4.18 It is envisaged that the Proposed Development will be of a scale and massing so that it responds sensitively to the existing residential context within Great Ashby.

Active Travel, Access and Parking

Primary Site Access / Gateway Park

- 4.19 The Detailed Plan for the Main Vehicle Access shows the proposed primary vehicular access point to the Site from Mendip Way. Vehicle access to the Site will be provided in the form of a new T Junction from Mendip Way. The internal carriageway width will be set at 6.2m, which would be appropriate to accommodate bus services.
- 4.20 The new junction will connect to an access corridor, which will lead eastwards, under the pylon corridor and into the centre of the Site. The route of the new access corridor is designed to avoid the pylons and their associated off-sets, as well as the areas of Ancient Woodland. There will be a small incursion into the 15m buffer to the Ancient Woodland along the central section of the access corridor. However, this area of woodland is already compromised as maintenance access to the overhead power lines is taken here.
- 4.21 This access point will also be utilised by cyclists and pedestrians on designated footpaths and cycle lines. There will be a 3.1m wide cycleway and a 2m wide footway on the northern side of the main access road within the new parkland. This will link to a pedestrian and cycle crossing point on Mendip Way and will allow access to the Great Ashby Neighbourhood Centre. The foot and cyclepath will adjoin the main carriageway through the area adjacent to the Ancient Woodland, to minimise tree losses. The existing pedestrian routes within this area of land beneath the pylons will be retained

and connected to the new foot and cyclepath network, and crossing points will be provided over the new road to link these paths.

- 4.22 The access corridor would require the removal of the existing play area at Mendip Way. Areas of existing woodland would require removal under the pylon corridor in order to create the access corridor. Field surveys have determined that this woodland is not Ancient Woodland and much of it is already heavily managed to allow maintenance of the overhead power lines.
- 4.23 The footpath and cycleway will adjoin the access corridor through the area adjacent to the Ancient Woodland, to minimise tree losses. A separate footpath will be provided to the east along the northern side of the main carriageway and will link to the junction off Mendip Way and Cromdale Walk, also providing access to the new Neighbourhood Equipped Area for Play (NEAP).
- 4.24 The existing pedestrian routes within this area of land beneath the pylons would be retained and connected to the new footpath and cycleway network, and crossing points will be provided over the new access corridor to link to these paths.

Emergency Access

- 4.25 The emergency access point will be located off Warrensgreen Lane and will be controlled with a gate or bollards to ensure its use is restricted to emergency. The emergency access provides a secure alternative route for emergency vehicles coming from the fire stations in Stevenage or Baldock in case of blockage of the main access corridor or other congestion issues elsewhere in the Stevenage road network. The emergency access point will be 3m wide, and would have a suitable base layer capable of accommodating heavy vehicles. The emergency access point will link to the north of the Site, near the primary school. It will also be usable by pedestrians, cyclists and horse riders. It will likely include a lockable bollard or gate, to prevent unauthorised vehicular access.

Merrick Close - Active Travel Site Access

- 4.26 An active travel access point will be located off Merrick Close at the existing PRoW access point to the Site. One section of the existing timber fence would be removed to allow bicycles to enter the path more easily. A minor realignment to the path will be made and it will be surfaced with permeable asphalt on a no-dig base, with timber edging. Further along the path, it will be widened from 2m to 3m to the east. The alignment of the remainder of the route will be agreed as part of Reserved Matter applications.
- 4.27 The access points to the Site are shown in **Figure 4.3**.

[illegible]

Parking

- 4.28 Car and cycle parking will be provided in line with the requirements of the North Hertfordshire Local Plan, and will be agreed with the Council at the reserved matters stage. The current minimum requirements are set out in **Table 4.5** below.

Table 4.5 Current minimum parking requirements

Dwelling size	Car parking	Cycle parking
1 bedroom	1 space per dwelling minimum	1 secure covered space per dwelling. None if garage or secure area provided within curtilage of dwelling
2-3 bedroom	2 spaces per dwelling minimum	

Landscaping, Open Space and Public Realm

- 4.29 The Proposed Development will provide areas of undeveloped open space and green infrastructure. The Proposed Development will provide 36.88ha of green infrastructure, which will be provided as various interlinked spaces, present throughout the Site. These green spaces will connect to the green infrastructure corridors, existing public footpaths and proposed footpath links. A green infrastructure corridor is proposed in the centre of the Site, in an east-west direction and follows the direction of the pylon corridor.
- 4.30 The Proposed Development will provide 0.43ha of allotments. The allotments will be located within the north of the Site, in proximity to Dell Spring.
- 4.31 A 15m buffer will be implemented around all Ancient Woodland. There will be a small incursion into the 15m buffer to the Ancient Woodland along the central section of the access corridor. However, this area of woodland is already compromised as maintenance access to the overhead power lines is taken here. Further incursions into the 15m Ancient Woodland buffer are expected between Longdell Wood and Nine Acre Spring, where the 15m buffers of these woods overlap, and where the proposed bus loop will need to lead through in order to provide access to the whole Site. However, in this area, the spine street is proposed to be reduced in width to a single lane, in order to minimise incursion into the buffer.
- 4.32 The Environment Act 2021 introduced mandatory Biodiversity Net Gain (BNG) for planning permissions in England. Developers must deliver a BNG of 10%. A Biodiversity Net Gain Assessment is submitted with this application. BNG of 10% is proposed to be achieved. Biodiversity is prioritised on-site within the allocated land through the proposed long-term management of woodlands to ensure their existing interests are maintained alongside development. New connecting and complementary habitats will be incorporated within the development to enhance BNG and the ecological network.

Infrastructure and Services

Drainage

- 4.33 The Proposed Development will not increase the flood risk, either on the Site or to neighbouring properties, in line with policy guidance. As a greenfield site, the Site is currently 100% permeable, therefore the introduction of impermeable surfaces such as foundations and roads requires the implementation of surface water drainage features. Surface water drainage will be managed through the discharge of water into an attenuation pond, which in turn will discharge to ditches and swales, before discharge off-Site at a rate to match the greenfield runoff rate.
- 4.34 The Drainage Framework Plan, which is illustrative, shows drainage basins, the existing drainage basin, swales and topography. The surface water drainage strategy has been developed through consultation with the Council and the Lead Local Flood Authority (LLFA). This figure shows that several swales and drainage basins could be accommodated within the Site. A further drainage basin would be proposed to the southeast, within the Green Belt.

Utilities

- 4.35 For details relevant to Utilities, please refer to **Chapter 3: Utilities and Construction**.

Greenhouse Gas Emissions, Climate Change, Energy and Sustainability

- 4.36 The Proposed Development will include a number of design principles which include the following:
- Delivery of gas-free dwellings and non-residential buildings
 - Compliance with the Future Homes standard, with houses to be constructed with an operational energy demand of no more than 60kWh/m²/yr (Kilowatt Hours as a function of building area in square metres per year) in line with the RIBA 2030 Climate Challenge
 - Compliance with the Future Buildings Standard, with non-domestic buildings constructed with an operational energy demand of no more than 75kWh/m²/yr, where feasible, in line with the RIBA 2030 Climate Challenge
 - Application of a 'fabric first' approach, with energy demand minimised through the specification of low u-values, high levels of air tightness, the minimisation of thermal bridging, and the employment of highly efficient systems and equipment
 - Integration of renewable and low carbon technology to deliver efficient space and water heating
 - Embedding of circular economy principles and employment of construction materials specified in consideration of their embodied carbon emissions

- Be climate resilient through the implementation of blue and green infrastructure to aid the mitigation of the risk of overheating, as well as to aid the mitigation of surface water flooding
- Employment of water efficient appliances and systems to reduce the internal water consumption of the houses to no more than 105 litres/person/day and within non-domestic spaces to a level that aligns with the requirements set out to achieve a minimum BREEAM rating of Excellent
- Encouragement of the incorporation of drought-resistant planting to minimise external water consumption

Waste and Servicing

4.37 Details of waste and servicing procedures will be refined through the submission of Reserved Matters applications. However, it is envisaged that residential waste collections will be handled by NHDC's standard collection services. Commercial waste collections will be handled by a separate contractor to be appointed by the commercial operator.

4.38 The Proposed Development is likely to implement the following waste procedures:

- Provision of adequate segregated residual waste, recycling material and organic food waste bins in each unit;
- Ensure centralised and easily accessible refuse areas are located on the ground floor level of each building for residential and commercial wastes; and
- Ensure adequate signage to reduce the likelihood of waste contamination

Operational Waste Quantities Estimates

4.39 The following projected volumes of waste are set out within British Standard BS5906:2005: Waste management in buildings — Code of practice:

Figure 4.4 Projected Volumes of Waste

Building	Equation for weekly waste arisings litres	Typical example of the size of concern	Weekly waste arisings litres
Domestic	number of dwellings $\times$ {(volume arising per bedroom [70 l] $\times$ average number of bedrooms) + 30} ^a	number of dwellings = 1, average number of bedrooms = 3	240
Office	volume arising per employee [50 l] $\times$ number of employees	number of employees = 40	2 000
Shopping centre	volume arising per m ² of sales area [10 l] $\times$ square meterage	sales area = 25 000 m ²	250 000
Fast food outlet	volume per sale [5 l] $\times$ number of sales	number of sales = 45 000	225 000
Department store	volume per m ² of sales area [10 l] $\times$ sales area	sales area = 3 700 m ²	37 000
Restaurant	volume per number of covers [75 l]	number of covers (i.e. dining space) = 8	600
4/5 star hotel	volume per bedroom [350 l] $\times$ number of bedrooms	number of bedrooms = 370	129 500
2/3 star hotel	volume per bedroom [250 l] $\times$ number of bedrooms	number of bedrooms = 100	25 000
1 star hotel/B&B	volume per bedroom [150 l] $\times$ number of bedrooms	number of bedrooms = 5	750
Supermarket (small)	volume per m ² of sales area [100 l] $\times$ sales area	sales area = 800 m ²	8 000
Supermarket (large)	volume per m ² of sales area [150 l] $\times$ sales area	sales area = 2 000 m ²	30 000
Industrial unit	volume per m ² of floor area [5 l] $\times$ floor area	floor area = 2 000 m ²	10 000
Entertainment complex/leisure centre	volume per m ² of floor area [100 l] $\times$ floor area	floor area = 3 500 m ²	17 500

4.40 NHDC do not set out a policy regarding the volume of operational waste generated, only the percentage of this that should be diverted from landfill. For the purposes of the Assessment, therefore, a level of waste generation that aligns with the relevant building types set out in BS5906:2005 has been applied.

4.41 Taking the same assumed GIA as applied for the Climate Change and GHG Emissions Assessment (62,616m² of residential floorspace, and 1,900m² of community floorspace to total 64,516m²), assuming as a worst-case scenario that all proposed 640 dwellings are brought forward as 3-

bedroom houses, and treating the community floorspace as 'Industrial' (which is considered most appropriate in consideration of the flexible nature of the space) the following volumes of waste would be generated per year during the operation of the Proposed Development:

- **153,600 m³** (actual, not bulk volume) of waste from residential uses; and
- **9,500 m³** (actual, not bulk volume) from community uses.

4.42 Applying the DEFRA conversion factor of 0.27 tonnes per m³ of household waste, this gives the following volumes of waste projected to be generated per year during the operation of the Proposed Development:

- **41,472 tonnes** of waste from residential uses; and
- **2,565 tonnes** from community uses.

4.43 The Hertfordshire Waste Development Framework Waste Core Strategy & Development Management Policies Development Plan Document 2011 – 2026 (Adopted November 2012) assumes that 60% of residential waste and 55% of commercial waste will be recycled in 2031. This equates to the following volumes of operational waste being diverted from landfill:

- **92,160 m³** (actual, not bulk volume) of waste from residential uses;
- **24,883 tonnes** of waste from residential uses;
- **5,700 m³** (actual, not bulk volume) from community uses; and
- **1,539 tonnes** from community uses.