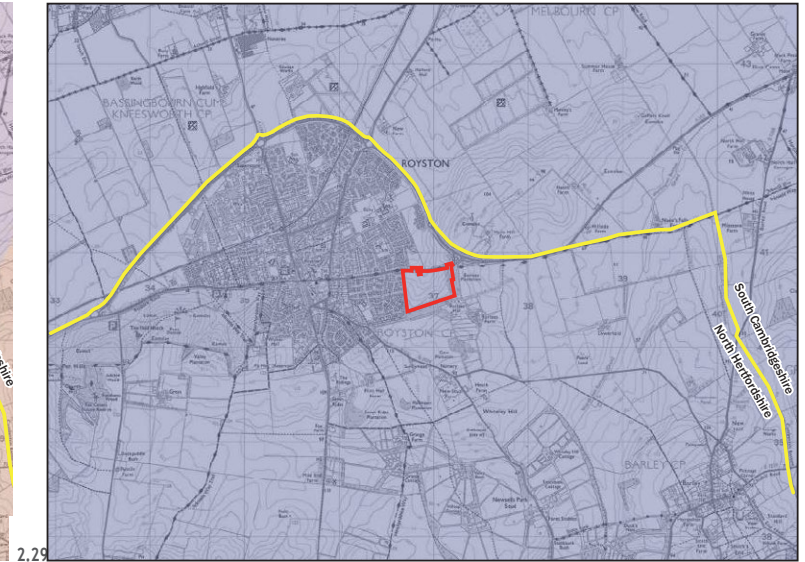
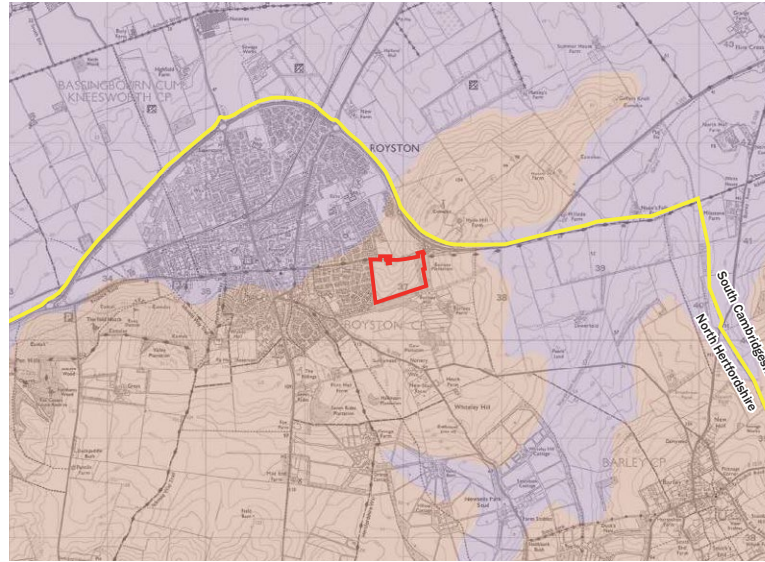
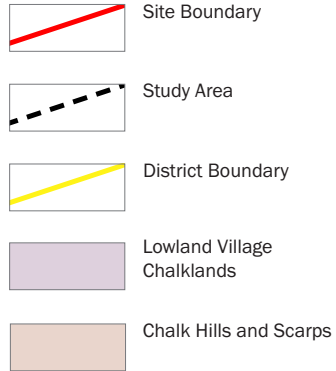


SITE CONTEXT & ANALYSIS

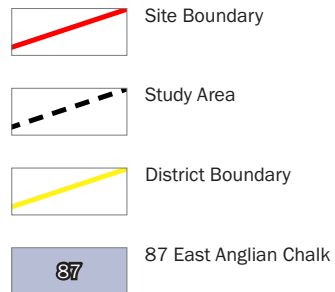
KEY 2.29:



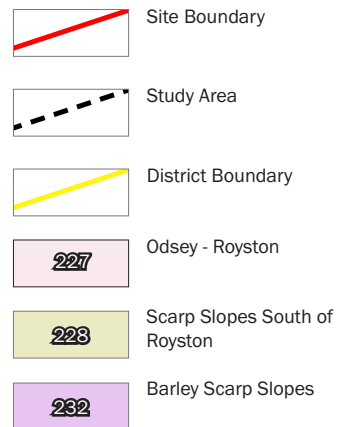
2.29 National Character Area Profile

2.30

KEY 2.30:



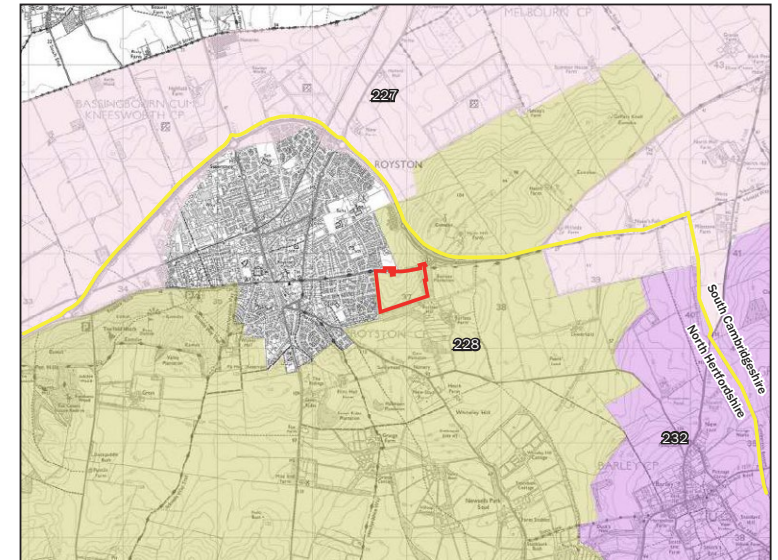
KEY 2.31:



2.29 East Landscape Character
Typology for the East of England
by Liz Lake Associates

2.30 National Character Area
profile by Liz Lake Associates

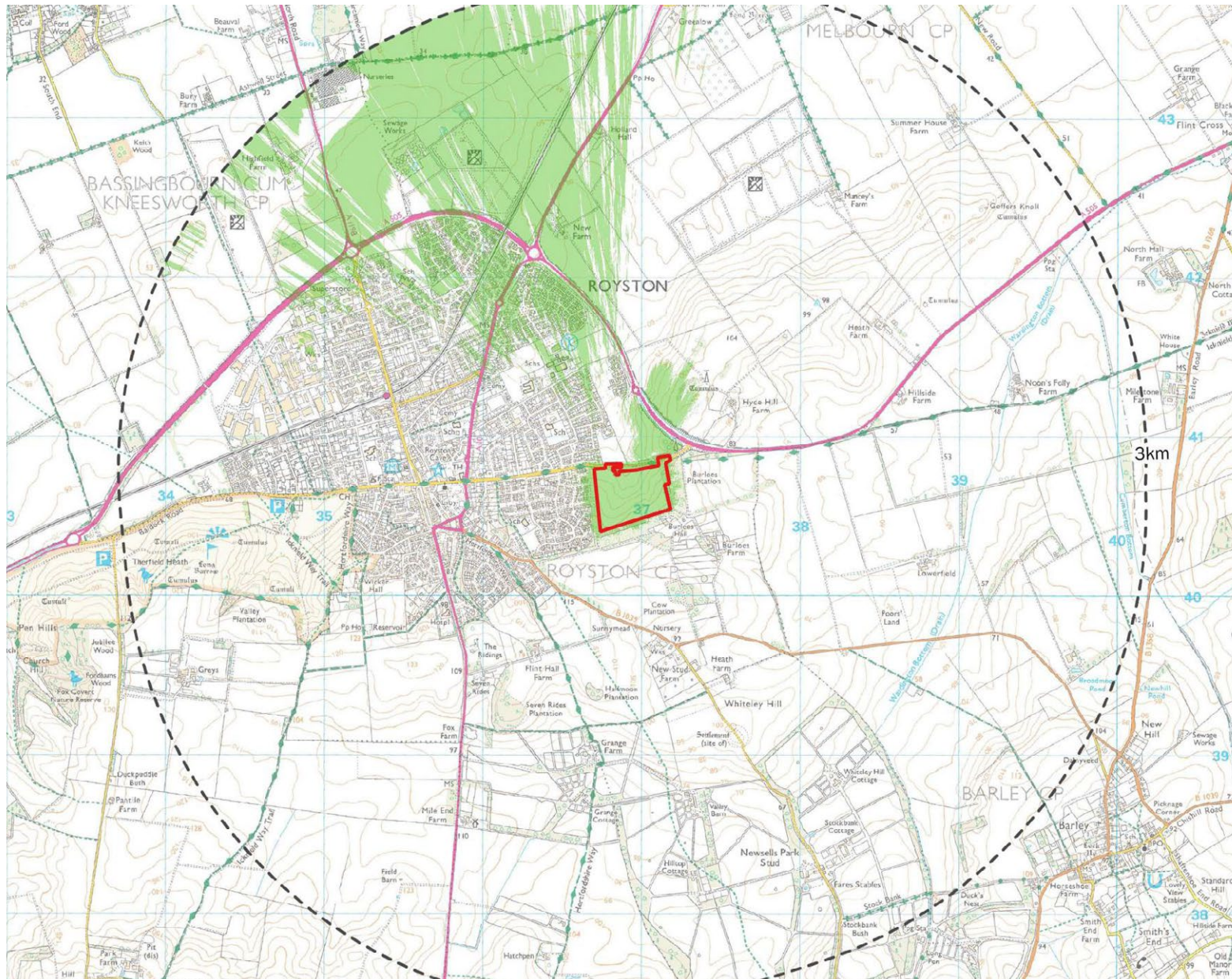
2.31 North Hertfordshire and
Greater Cambridge Landscape
Character Assessment by Liz
Lake Associates



Hertfordshire Landscape Character Assessment

2.31

SITE CONTEXT & ANALYSIS



KEY:

-  Site Boundary
-  Study Area
-  Zone of Theoretical Visibility (ZTV)

The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of up to 8.5m (2/3 storeys). Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on LiDAR 1m DSM (Digital Surface Model) which includes surface features such as existing buildings and trees. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source: data.gov.uk. This ZTV also includes Earth's curvature.

2.32

2.32 ZTV by Liz Lake Associates

SITE CONTEXT & ANALYSIS

2.8 ECOLOGY & BIODIVERSITY

The ecology appraisal evaluates habitat considerations within the planning system and assesses the impact of a proposed development. It focuses on mechanisms by which habitats are considered, including specific policies, non-statutory designations, legal importance, and local plans.

To support the revised planning application the site has been subject to an updated ecological survey. This survey confirms that the dominant habitat present has not significantly altered since completion of the previous surveys over the period of 2015 - 2020. The dominant habitat within the site and affected by the proposals is intensively managed arable land with very narrow field margins adjacent to the existing plantation woodland surrounds the site. The arable land and the narrow field margins are of low ecological value.

Other habitats recorded within the site included small areas of other neutral grassland, amenity grassland, tall ruderal habitat and a small copse. None of these habitats provided significant ecological value to the site but the small copse does provide some ecological diversity in an extensive area of intensively managed habitats which are of limited ecological value.

The woodlands on the site boundaries do provide ecological diversity surrounding the application site, but given the intensive arable nature of the existing arable farmland the woodland edge structure is poor.

The majority of the woodland habitats are retained and unaffected by the proposals. There will be minor loss to the woodland on the eastern fringe of the development to allow the implementation of the emergency access. None of the woodland included in the copse meet the definition of 'irreplaceable habitats' in the NPPF (December 2023) but given the mature nature of the eastern plantation this would be considered as a habitat of principle importance in the NERC Act 2006.

During the construction period all of the habitat retained will be protected using standard methods and covered under a Construction and Environment Management Plan (CEMP). Mitigation and habitat enhancement proposals are inherent in the overall design of the scheme. The overall mitigation package will seek to enhance the existing woodland through the creation of woodland edge habitat and a mosaic of other habitat included grassland / native species scrub planting on the boundaries of the site. The incorporation of these features will increase the overall diversity of existing woodland habitats and provide mitigation for the small area of plantation woodland affected by the development. In the longer term the application of sensitive management to the habitats provided in the overall mitigation package will provide betterment to the retained boundary habitats when compared to the existing intensively managed arable management.

To minimise the potential effects of increased recreational pressure on the Therfield Heath SSSI, the proposals provide a package of measures which follow the principles as outlined in the 'Therfield Heath SSSI Mitigation Strategy' (November 2022). The measures include the provision of informal green infrastructure surrounding and located through the proposals. These areas provide routes for informal recreational including dog walking and informal play. Outside the red line the mitigation package includes: the use of the permissive footpath around the open arable farmland south of the site and a safe crossing point to access existing informal recreational facilities north of Newmarket Road. An integral part of the mitigation package, all new residents will be provided with an ecological information in the welcome package. This will inform the residents of the sensitivities and appropriate use of the Therfield Heath SSSI and other recreational resources locally to the site.

Given that the proposals follow the necessary principles of the Therfield Heath SSSI Mitigation Strategy and have sought to retain habitat identified with ecological value and provide mitigation / enhancements both within the site and off site to 10% biodiversity net gain, it has been concluded the development of the site will not result in significant adverse effect to biodiversity.



Baseline Habitat Distinctiveness

Orange	Medium
Green	Low
Blue	V.Low

2.33 Ecological appraisal Fig 1 by fpcr

2.34 Ecological appraisal Fig 4 by fpcr

SITE CONTEXT & ANALYSIS

2.9 HYDROLOGY & DRAINAGE

The site is located in Flood Zone 1 and the majority of the site has a very low risk of flooding from surface water. A small area of the site to the east of Burloes Cottages is subject to surface water flooding but this can be mitigated as part of the proposals.

A Flood Risk and Drainage Assessment has been submitted in support of the application and this notes that the proposed development will manage and intercept the overland flows by attenuating up to 1in100year + 40% climate change and infiltrating at source via create soakaways, basins, swales, rain gardens and permeable paving sub-base.

2.10 ARBORICULTURE

The proposed layout design has from the outset been informed by tree surveys initially undertaken in 2016 and updated in 2023. The result of the early consideration of the benefits associated with the trees and the site constraints is that the proposed development as shown on the illustrative layout plan can be constructed without detriment to the health, longevity or stability of the retained trees and woodland.

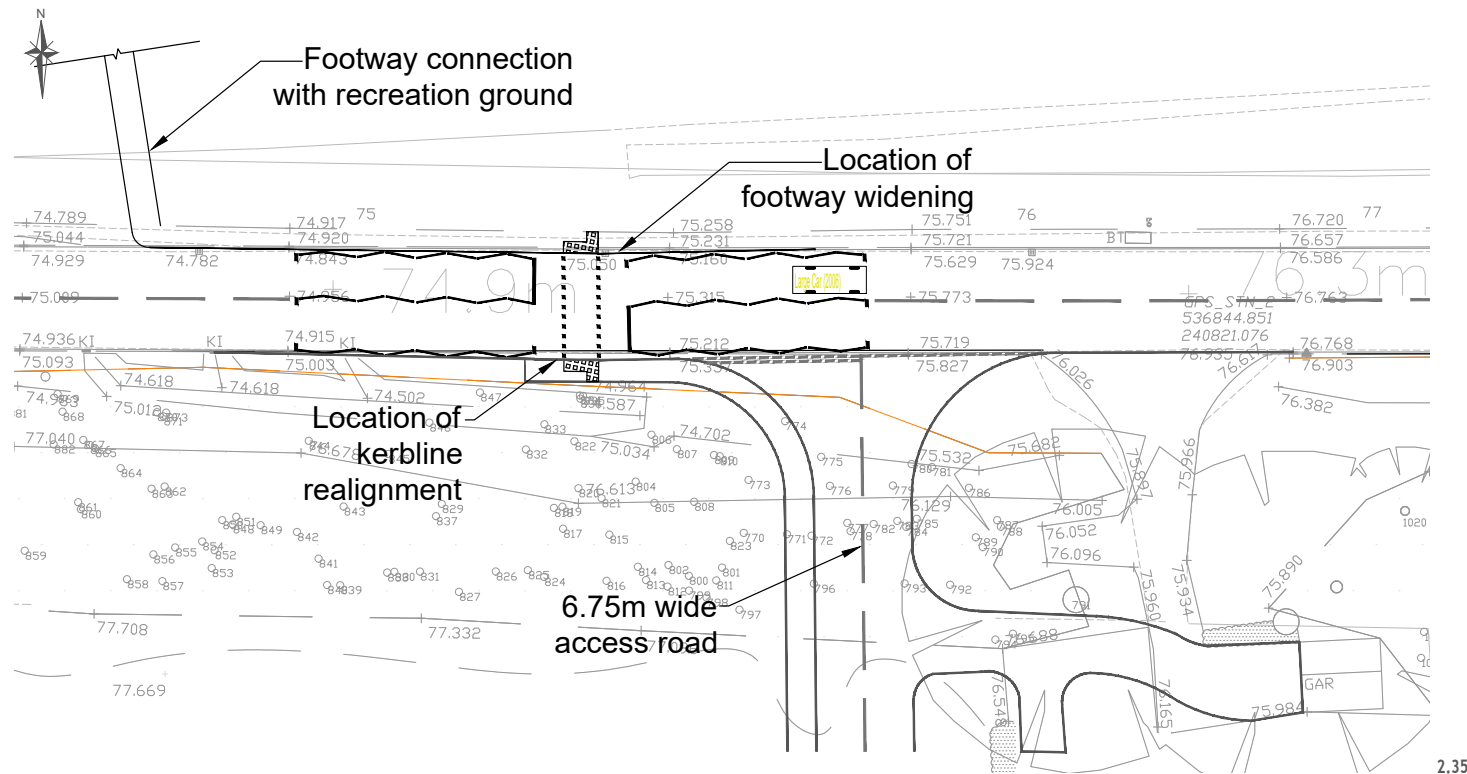
A number of trees will need to be removed to accommodate the proposed access and emergency access but the majority will be retained. Retained trees and woodland can be successfully protected during the construction works and this vegetation supplemented by new planting will continue to contribute to the proposed development. The tree planting associated with the proposed development will serve to reduce the limited impact of the proposed tree removals and will serve to improve the age and species diversity of the tree resource within the site, which is currently an open arable field, whilst providing an attractive environment for future residents.

The proposed vehicular access onto Newmarket Road will be as approved by the outline permission (2020) and later the full application for infrastructure (2021). The access location was informed by observed vehicle speeds and the need to ensure that the requisite visibility splays could be achieved in advance of the crest in the Newmarket Road carriageway to the west.

The current proposals maintain the same access strategy for pedestrians with the introduction of a signal controlled crossing to the west of the vehicle access, which will provide safe connection with the existing footway to the north of the Newmarket Road carriageway, recreation ground and therefore the wider footway network. Secondary pedestrian connections can be delivered to the established network of informal tracks west of the site boundary.

An emergency access will be provided from the Burloes Hall Track access lane to connect back with Newmarket Road a the north east of the site area.

SITE CONTEXT & ANALYSIS



2.35 Proposed Site Access by Markides Associates

SITE CONTEXT & ANALYSIS

2.12 PLANNING CONTEXT

PLANNING POLICY AND DESIGN GUIDANCE

A summary of the policies and guidance that are relevant to the proposed key design principles are provided in this section.

NATIONAL PLANNING POLICY CONTEXT

The **National Planning Policy Framework NPPF** was revised in September 2023 and sets out the government's planning policies for England and how these are expected to be applied.

NORTH HERTFORDSHIRE LOCAL PLAN 2011-2031

Since planning permission was previously granted, North Hertfordshire District Council adopted a new Local Plan (July 2022). Policy RY10 (Land South of Newmarket Road) allocates the site for approximately 300 homes, and it notes proposals should:

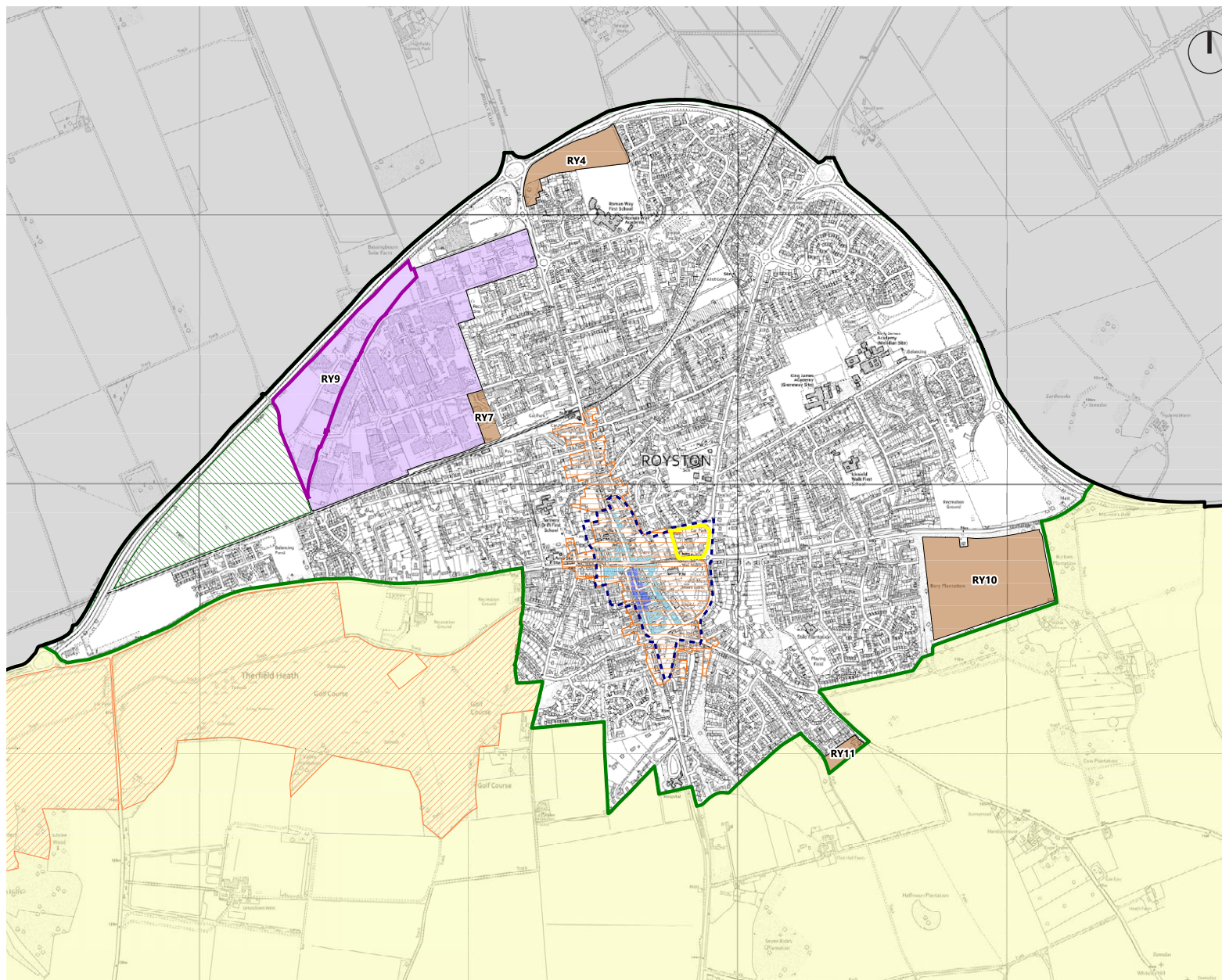
- Provide a site-specific landscape assessment and tree survey. Retention of trees and hedgerows where possible;
- Design and layout to respond to topography;
- Address potential surface water flood risk through SUDs or other appropriate solution;
- Archaeological survey to be completed prior to development; and
- Detailed drainage strategy identifying water infrastructure required and mechanism(s) for delivery.

SUPPLEMENTARY PLANNING DOCUMENTS

In addition to the Local Plan, the following documents have been used in this application:

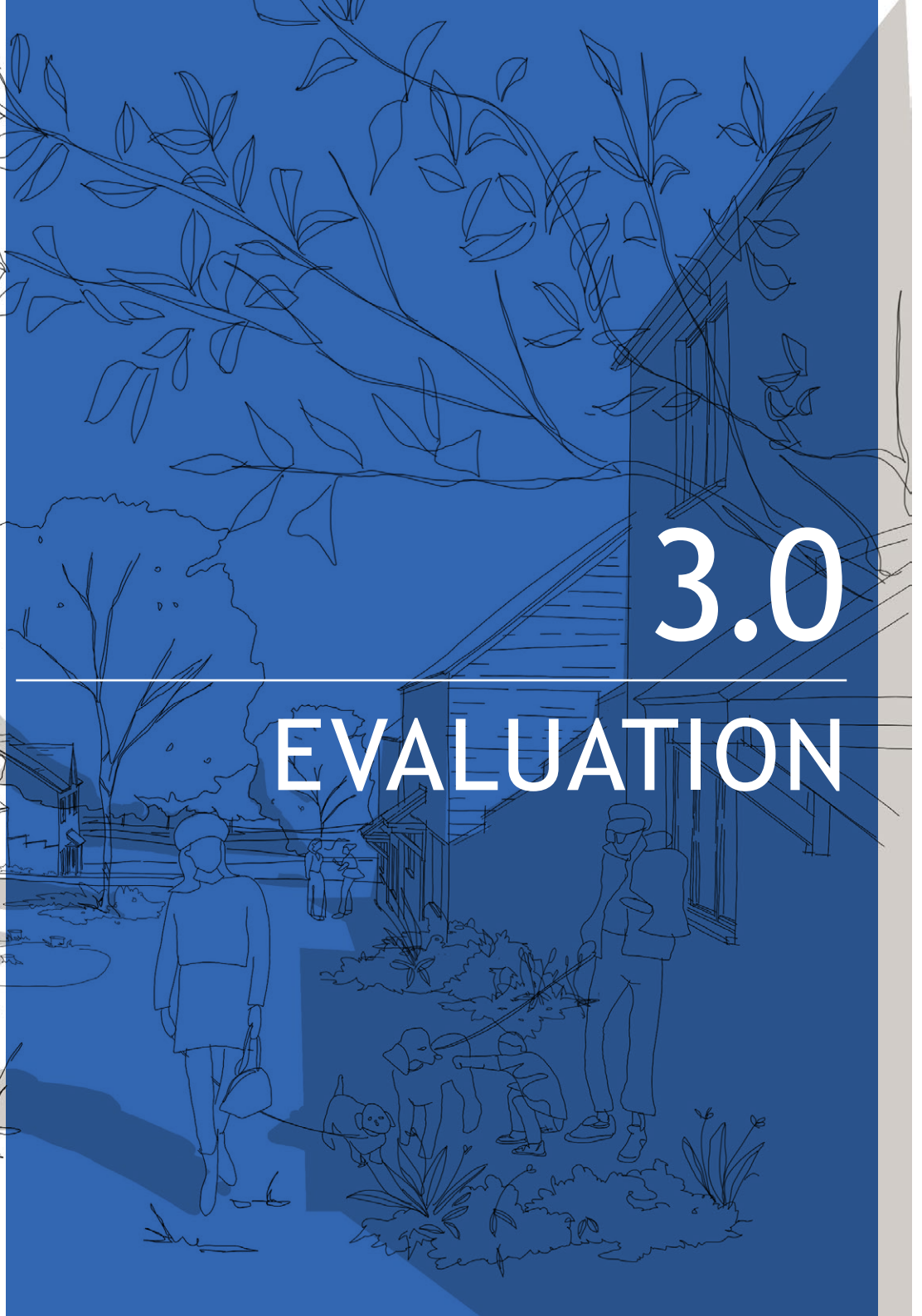
- North Herts Developer Contributions Supplementary Planning Document (January 2023)
- Therfield Heath SSSI Mitigation Strategy (November 2022)
- North Hertfordshire Urban Design Assessment: Royston

SITE CONTEXT & ANALYSIS



2.39

2.39 Map F from the NHC Local Plan
2011-2031



3.0

EVALUATION

EVALUATION

3.0 INTRODUCTION

This chapter outlines the opportunities and constraints identified during the assessment and design process.

In addition, this chapter will describe the evolution of the design proposals that have been developed through extensive meetings with consultants from various disciplines to ensure a cohesive approach.

3.1 PUBLIC OPEN SPACE SCENARIO

The site falls within the 2km inner zone of influence for the Therfield Heath SSSI. Within this area, the Therfield Heath Mitigation Strategy recommends that 8-hectares of open space per 1000 population (Suitable Area of Natural Greenspace 'SANG' standard) be provided.

We have tested a series of scenarios on the basis of the impact of the delivery of the above on the site area:

The Adopted Local Plan assumes an occupancy of 2.4 people dwelling. A proposal for 325 dwellings would therefore be expected to accommodate 780 people. The total amount of SANG open space for this site therefore equates to 6.24 hectares.

Alternatively a proposal of 300 dwellings would therefore be expected to accommodate 720 people. The total amount of SANG open space for this option would equate to 5.76 hectares.

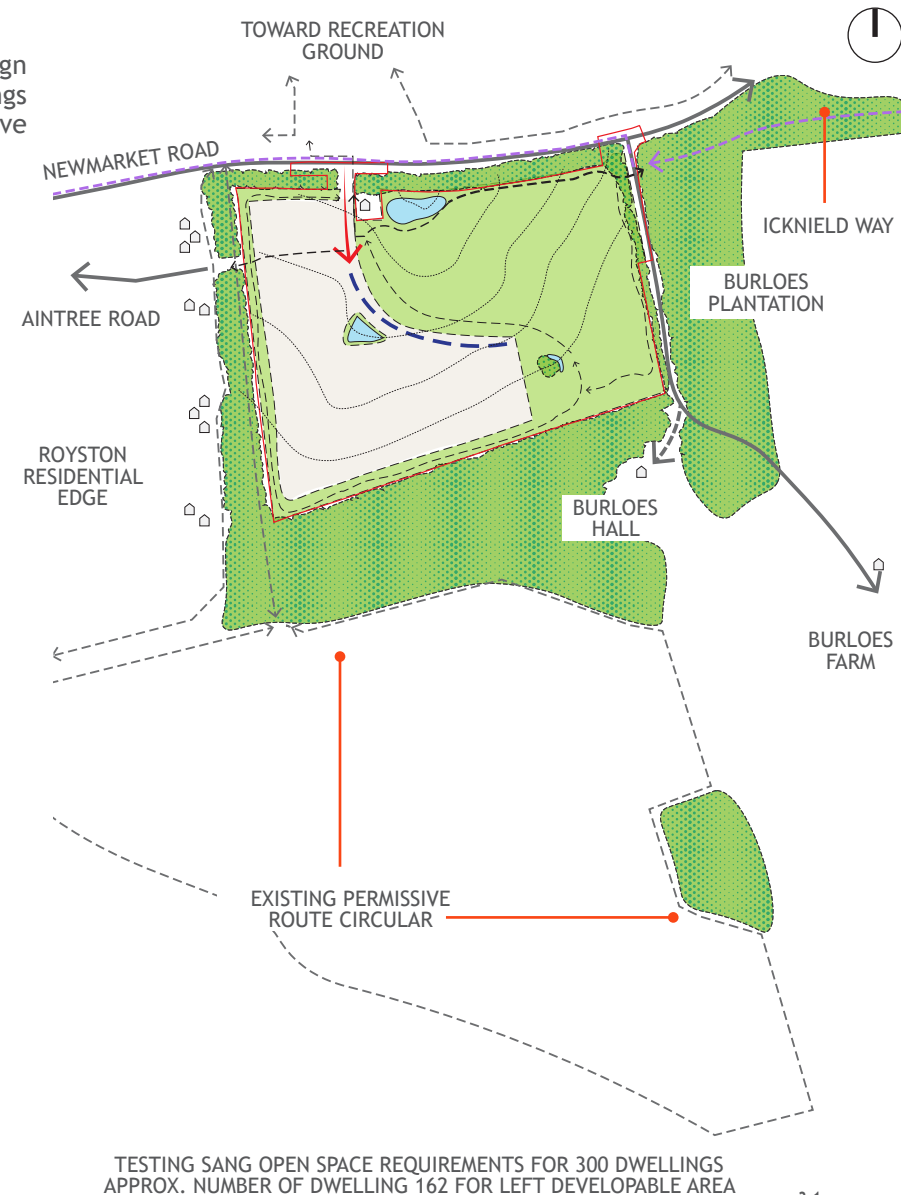
In addition, the Council has adopted the Fields in Trust Standards to assess open space provision in new development. Based on a population of 780, this would give a requirement for 4.4 hectares of open space to be included on site.

All options would be completely unviable for this site and would result in a substantial loss of dwellings on the site, which would then in turn not meet the Council's acute housing need. For reasons set out in section 4, it is considered that this site is well served in terms ability to provide an off- site circular walking route and it is also adjacent to Newman Avenue public open space, which is situated on the north side of Newmarket Road.

KEY 3.1,3.2 &3.3:

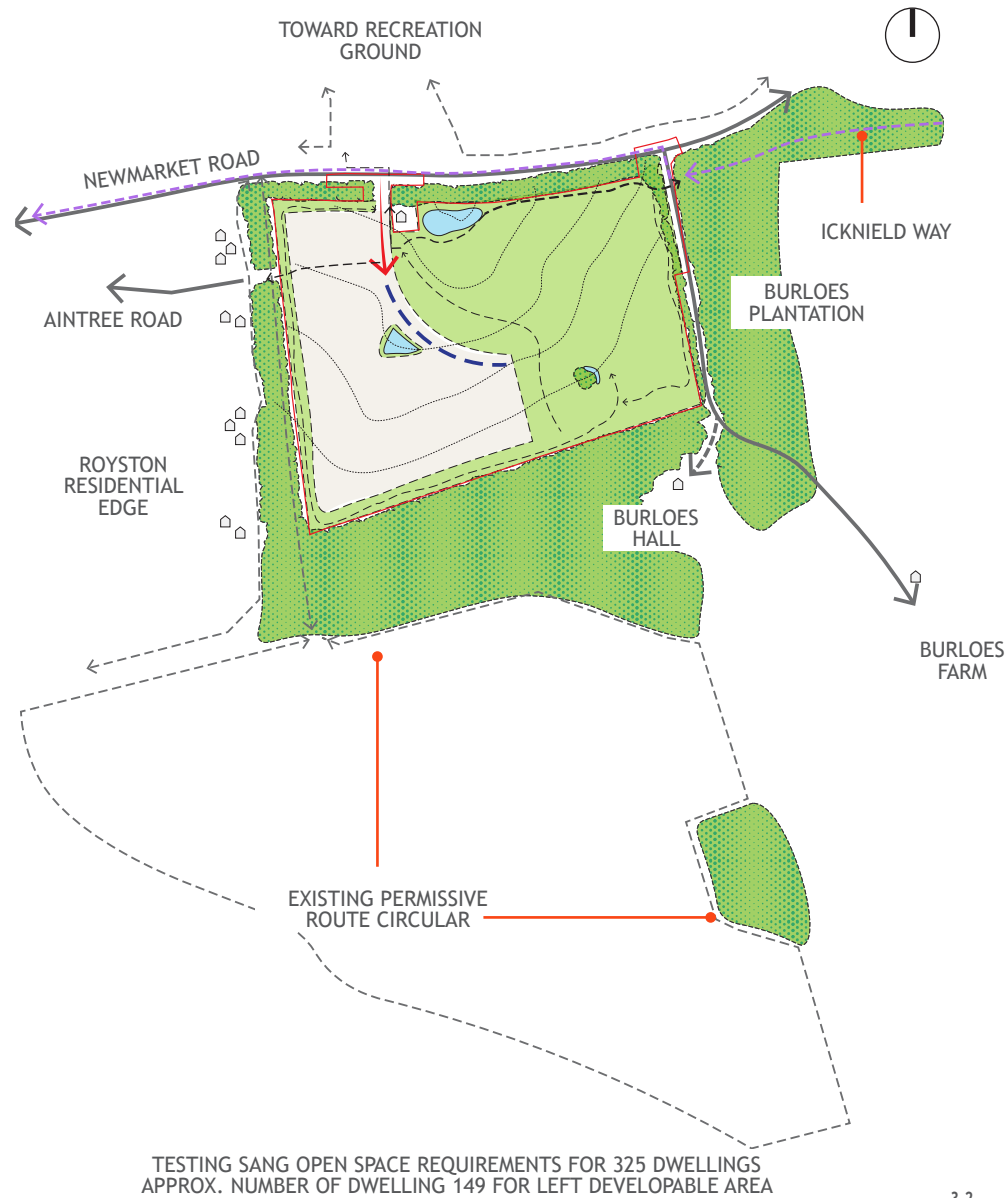
- SITE BOUNDARY
- ➔ POTENTIAL ACCESS TO THE SITE
- - ➔ POTENTIAL PRIMARY ROAD
- BLOCK STRUCTURE
- POTENTIAL OPEN SPACE
- - - - ➔ POTENTIAL PEDESTRIAN LINK

- 3.1 Testing option showing SANG open space and buffer for 300 units
- 3.2 Testing option showing SANG open space and buffer for 325 units
- 3.3 Testing option showing POS policy requirement and buffer for 325 units



3.1

EVALUATION



3.2



3.3

3.2 SITE CONSTRAINTS & OPPORTUNITIES

The primary components informing the proposal have been identified using the site analysis presented in the preceding sections. These principal elements have been used to structure and inform the development and are outlined below:

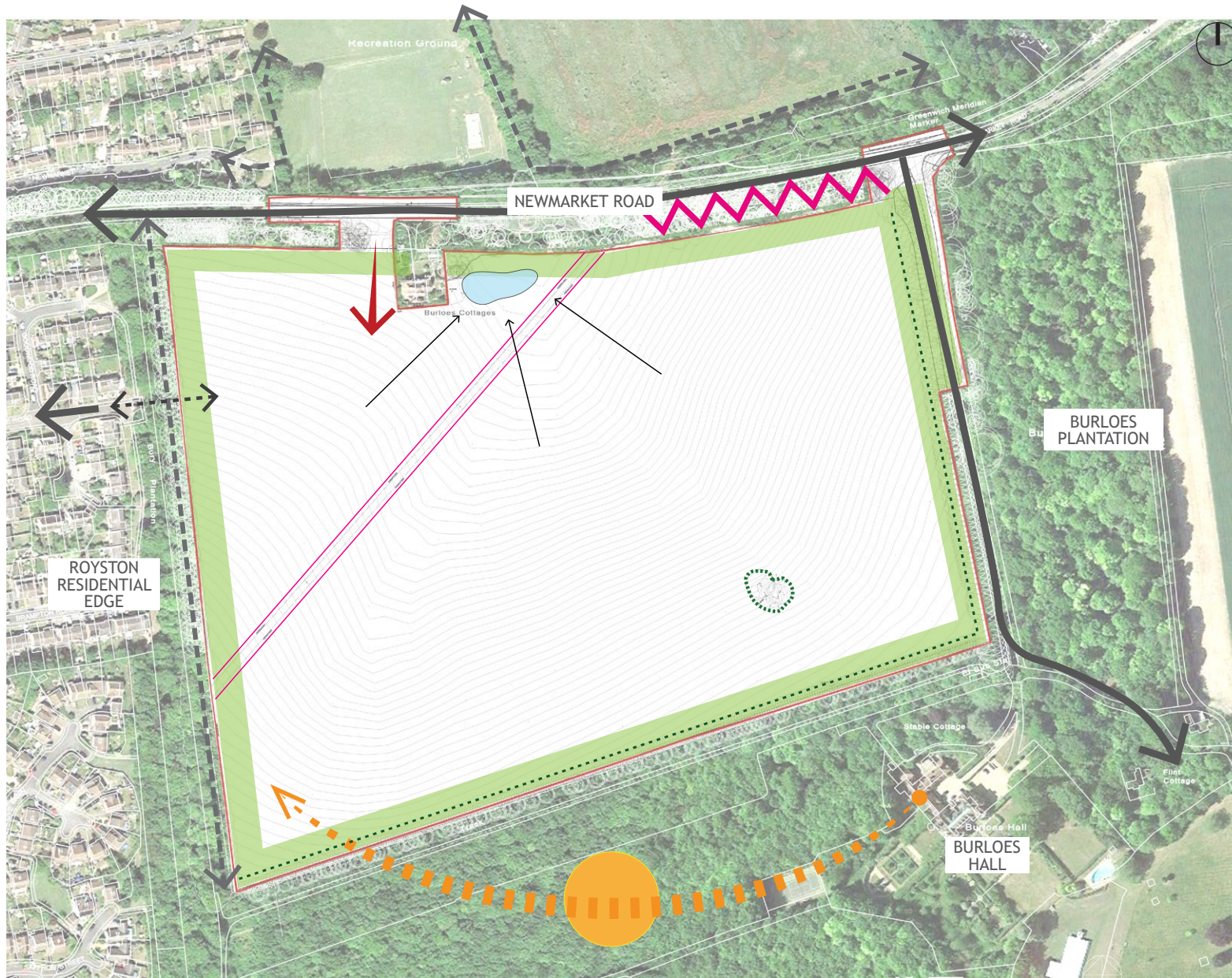
CONSTRAINTS /CONSIDERATIONS

- Sloping site offers character but poses challenges for access gradients. Also requires management of surface water with appropriate SUDs features.
- Consideration and mitigation of any traffic noise impacts from Newmarket Road.
- Existing Power lines crossing the site diagonally from the north to south west will require diversion.
- Carefully selected access points to consider existing traffic speeds and visibility.
- Sensitivity to Burloes Hall and plantation, as well as the existing neighbourhood to the east (off Valley Rise).

OPPORTUNITIES

- The full woodland framework to the site presents a unique opportunity for a visually contained and special place.
- To provide residential frontage towards the woodland edges as well as internal spaces.
- Landscaped offset to woodland edge providing opportunities to soften the built edge and provide space for a leisure route.
- To enhance and incorporate the existing vegetation and small woodland copse as well as supporting bio-diversity.
- To provide Local Play Areas and leisure destinations within the site.
- To incorporate SUDS and drainage features within the open space.
- To provide a network of safe and attractive walking and cycling routes throughout the site and into adjacent neighbourhood and onward to the town centre.
- To connect to the existing permissive leisure walking looped route to the south.
- Potential supplementary route along the northern part of the site to complement the Icknield Way.

EVALUATION



3.4

3.4 Opportunities and constraints diagram

3.3 DESIGN EVOLUTION

This section explains how the proposals for the site have evolved through the design process.

Following a thorough review of the site and its constraints and taking into account all current local and national policies, the initial design concept leverages the opportunities of the site to produce a proposal with a unique identity that connects seamlessly with the adjoining development and wider neighbourhood.

The design concept has been developed through close collaboration between different experts for a fully cohesive approach that ensures the most informed and effective proposal is produced.

The proposals have been driven by the vision to create an integrated new neighbourhood to Royston that delivers much-needed homes, and open spaces.

The design stems from the idea of having a series of key green links, following the topography through the site, drawing the eye either towards the public open space and woodland frame which envelops the development or internal features such as the small woodland copse. An access from Newmarket Road, leads to a landscape gateway character space, that sets the scene and gives cues for the wider scheme.

From here, a tree lined 'Avenue', will deliver the internal connection through the site, feeding into the central areas of the site which then connecting towards the edges and the green spaces surrounding the development.

The site is generally set out with a semi-regular gently curving block structure designed to respond to the natural topography and sensitive approach to levels design within the site.

The whole site will be surrounded on all sides by a varying belt of Public Open Space, in the form of different landscaped zones and pedestrian links. These will provide enhanced ecological habitats for biodiversity and drainage features, as well as acting as acoustic mitigation to the north.

The following sections will provide more information regarding the individual technical aspects of the development (green infrastructure, scale, highways, parking).

With the exception of the phase 1 development area, the illustrative masterplan provided is for indicative purposes only and all details will be subject to approval through a future Reserved Matters Application.

SITE CONTEXT & ANALYSIS



KEY:

1. PROPOSED ACCESS.
2. PROPOSED PEDESTRIAN LINK TO WESTERN DEVELOPMENT AND EXISTING PERMISSIVE ROUTE.
3. OVERHEAD CABLE TO BE REDIRECTED.
4. RETAINED EXISTING TREES BELT WITH EXCEPTION OF LOCALISED BREAKS TO ACCOMMODATE ACCESS/ PEDESTRIAN MOVEMENTS.
5. PROPOSED REDIRECTED CABLE.
6. 6/12M OFFSET FROM PLANTING EDGE.
7. GREEN CORRIDOR.
8. PROPOSED DRAINAGE FEATURES (SUDS AND INFILTRATION BASIN).
9. EXISTING TREES TO BE RETAINED.
10. PROPOSED EMERGENCY ACCESS.

3.5

3.5 Illustrative Framework plan



4.0

DESIGN PARAMETERS

DESIGN PARAMETERS

4.0 INTRODUCTION

The following chapter are outlined a set of parameters plans for which Outline Consent is sought. These establish a fixed framework for a future detailed design.

They include:

- Application Boundary Parameter Plan;
- Land Use Parameter Plan;
- Access & Movement Parameter Plan;
- Building Heights Parameter Plan.

These plans set a firm framework for the phase 1 development as well as a future detailed design for the wider site, which is essential to ensure that the overall vision for the site is not compromised. However, there should be some allowance for flexibility in case of any deviation (beyond the phase 1 area).



Artistic impression of the entrance to the site

4.1 VISION

“ The vision for this site is for it to become a highly desirable place to live, play and socialise.

Furthermore, it will be to highlight the unique qualities of the scheme and its setting whilst providing a high quality new development with its own sense of place.

It will link with the natural green spaces and be carefully integrated with sustainable urban drainage, enhanced biodiversity and high levels of visual amenity. ”



ROYSTON-NESS

To create a new neighbourhood which feels ‘of Royston’ drawing on unique design, materiality and spatial characteristics of the best of the town.

DESIGN PARAMETERS

55



GREEN LINKS

To provide distinctive green movement corridors that follow the natural topography of the site. Places in themselves they will be joyful to use, with opportunities for sitting, meeting and play on the way (whole playable landscape) as well as enjoying the view through the roofscape and to the wider landscape. Routes for water with swale and rain gardens possible undulating down the hillside.



COMMUNITY

To create a thriving new community with its own sense of identity whilst also feeling strong links with the town. Creating places and opportunities to play, walk the dog, rest, chat and exercise. This will also draw the existing community in to enjoy the new spaces and help to build social links.



WOODLAND EDGE

Defining the site the woodland edge acts as a green frame, that will be offset with landscape and a gently weaving development edge, creating parkland pockets, play areas, view points and exercise spaces. This will be tied together with a loop trail that will also connect to the green links and wider landscape including the existing permissive path loop to the SW, Icknield Way and wider settlement.

DESIGN PARAMETERS



ENCOURAGE WALKING & CYCLING

Connect the site with its surrounding context and provide pedestrian connectivity that links with existing infrastructure.



LOCAL IDENTITY

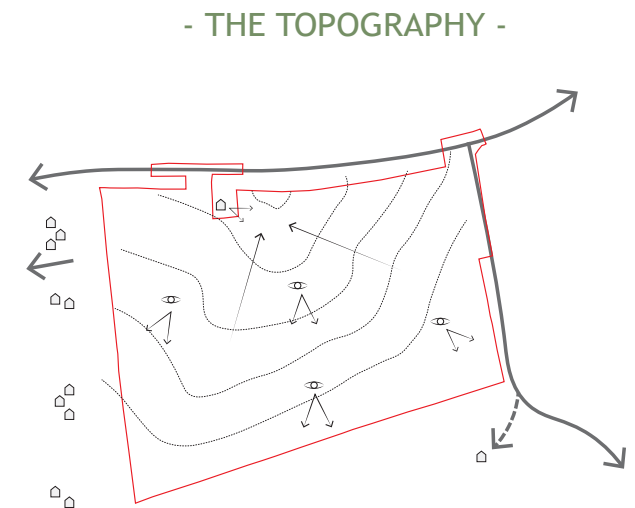
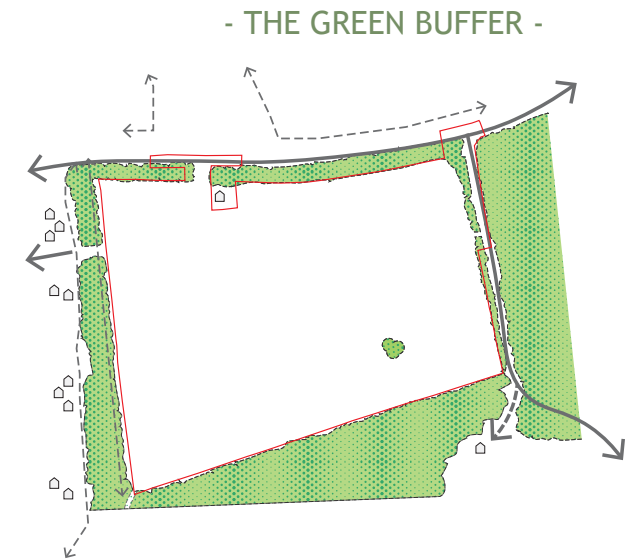
Create legibility through the presence of key spaces and groupings.

Key elements that form the basis of the proposal:

- The existing topography presents an exciting challenge and opportunity of the site. Handling the levels sensitively to take best advantage of views and placemaking opportunities whilst ensuring that gradients are reasonable, will enhance its accessibility.
- Connecting the site with the context, adding pedestrian and cycle connectivity.
- Working sensitively with the woodland buffer that creates a natural containment for the site.
- Creating new high quality spaces with a landscape focus within the site.

- THE GREEN NETWORK AND PEDESTRIAN CONNECTIVITY -





3.2

3.2 Urban form diagram

This plan delineates the specific area within which the plans are submitted for approval. It may include certain areas of third-party land, such as highways, that are necessary to facilitate certain aspects of the proposals, such as access into the site



4.1 Application Boundary PP