

ILLUSTRATIVE DESIGN INFORMATION



5.13

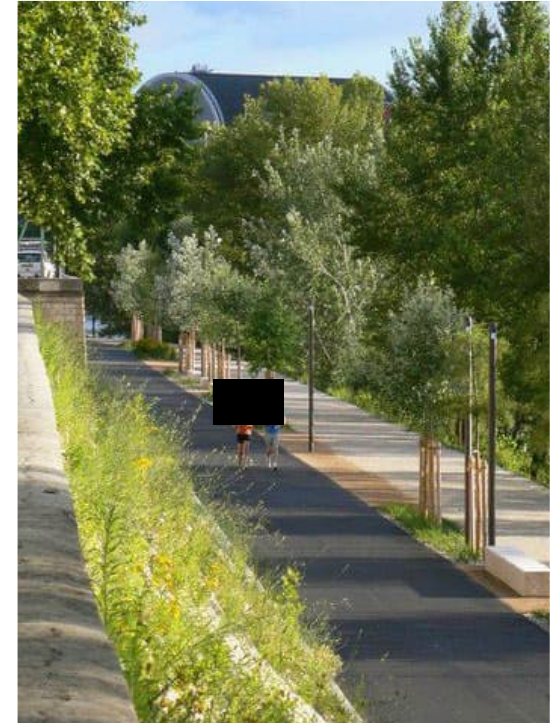
5.13 Green infrastructure diagram

ILLUSTRATIVE DESIGN INFORMATION

The Site is landscape led and has a strong focus on multifunctional approach to the design which will provide connective Green and Blue Infrastructure for the benefit of people and wildlife, through the provision of sensitive design solutions, comprising street trees, green connections, Open Space, and SUDs features.

Green corridors connect the Site from north to south via new public realm areas / greens, creating linear connective spaces defined by building lines, to knit the residential spaces together. This will incorporate street trees and SUDs features, such as swales, rain gardens and planting filter drains, to help provide a sense of openness and connectivity through the Site, as well as create suitable semi-natural habitats and ecological networks to sustain the local wildlife.

Planting will have a strong emphasis on native species and the creation of new habitats to contribute to biodiversity net gain, in particular along the spine route through the Site and with connections to the existing mature vegetation at the Site boundaries.



GREEN SPINE



GREEN SPINE



GREEN SPINE

5.14 Green Landscape Imagery
Reference

ILLUSTRATIVE DESIGN INFORMATION

Planting areas throughout the scheme will be designed with both flooding and drought in mind, with native species or cultivars of native species specified in order to further help with possible local conditions and ecology. A multi-layered planting strategy of trees, hedgerows, public open spaces, private gardens and grass verges throughout the Site will also allow for a range of vegetation heights and habitats, including native hedging plants, street trees and specimen trees.

Although the Site is well contained locally by existing planting, the design approach will allow recognition of the character area in the wider landscape, but at the same time reinforcing the character of the area through new planting using appropriate native species. There is a soft transition from the edge of Royston to the west out to the south and east.



GREEN CONNECTION



GREEN CONNECTION



GREEN CONNECTION



GREEN CONNECTION

5.15

5.15 Green Landscape Imagery
Reference

ILLUSTRATIVE DESIGN INFORMATION



RAIN GARDEN



RAIN GARDEN



RAIN GARDEN



RAIN GARDEN



RAIN GARDEN

5.16 Green Landscape Imagery
Reference

5.16

LANDSCAPE BIODIVERSITY FRAMEWORK PLAN



SUDS



SUDS



SUDS



SUDS



SUDS



SUDS

5.17

5.17 Green Landscape Imagery
Reference

ILLUSTRATIVE DESIGN INFORMATION

5.9 CONCLUSION

This statement is in support of a Hybrid application for full and outline planning submitted to North Hertfordshire District Council for land south of Newmarket Road, Royston.

The proposed development will consist of up to 325 new homes of high quality, along with the necessary civil infrastructure, including public open space, landscaping, internal highways, parking, footpaths, drainage, utilities, service infrastructure, and new vehicular access.

The design aims to create an attractive, sustainable living environment, and its location offers the potential to connect new residents with existing communities around a green environment.

The layout has a simple movement framework, well-lit and direct access to all units. Various housing types will be included to meet demand and contribute to housing needs in the area.

The document also includes Parameter Plans, the Landscape Strategy, and Street Structure, providing clear information for the ongoing development to ensure the concept's successful delivery.

A supplementary section follows this, providing further detail of the Phase 1 (full planning application) area for 102 units.





6.0

MASTERPLAN
PROPOSAL
PHASE 1

MASTERPLAN PROPOSAL PHASE 1

6.0 INTRODUCTION

The following section is prepared to inform the proposal for the submission of the full planning application component of 102 dwellings, (as part of the wider Hybrid planning application for up to 325 dwellings at land south of Newmarket Road in Royston).

Phase 1 comprises the Gateway entrance and the western edge of the proposed development.

6.1 SITE LOCATION PHASE 1

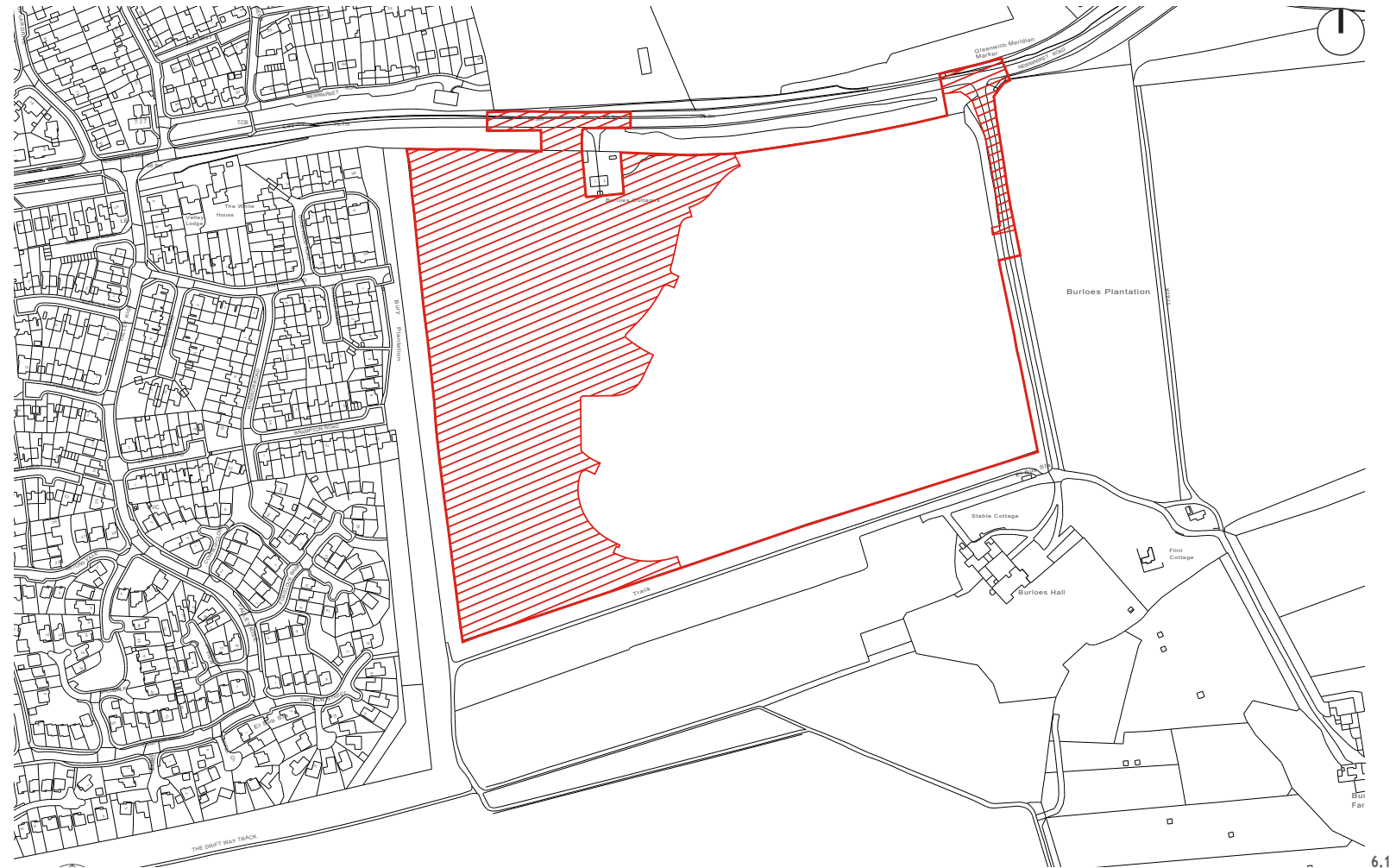
The phase 1 site is located in the western section of the wider land. It includes the site access and surface water basin for the full scheme.

KEY



SITE BOUNDARY

PHASE 1



6.1 Site location plan

6.2 SITE LAYOUT PHASE 1

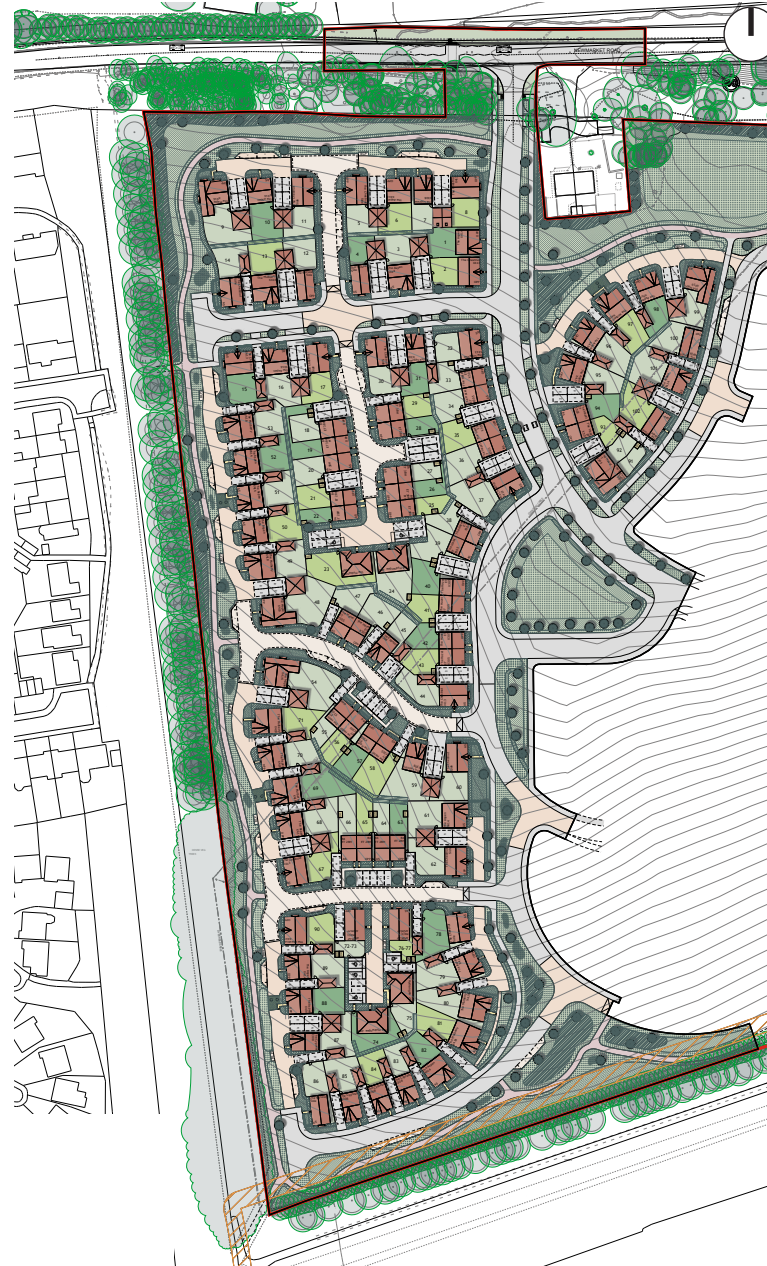
As noted the topography of the site provides a distinctive change in levels with its characteristic bowl shape. The south western corner is a high point from which levels descend to the north.

The external boundaries of the site are defined by mature woodlands that creating a well defined setting for the proposed development.

The phase 1 development accommodates 102 units. In accordance with policy D1(Sustainable Design) all types are expended to comply with Nationally Described Space Standards and at least 50% of all dwellings are designed to comply with Part M4(2) standards for accessible and adaptable dwellings. At least 10% of the affordable homes will be designed to suit Building regulations part M4(3) wheelchair accessible standards (Policy HS5).

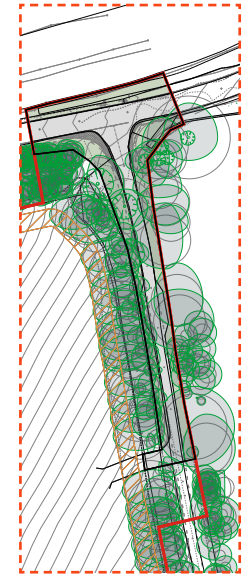
The masterplan includes a good mix of accommodation including:

- | | |
|--------------------|----|
| • 2 bed Maisonette | 4 |
| • 2 bed Bungalow | 4 |
| • 2 bed House | 6 |
| • 3 bed House | 41 |
| • 4 bed House | 47 |



6.3

MASTERPLAN PROPOSAL PHASE 1



6.2

6.2 Emergency access site plan

6.3 Site layout plan