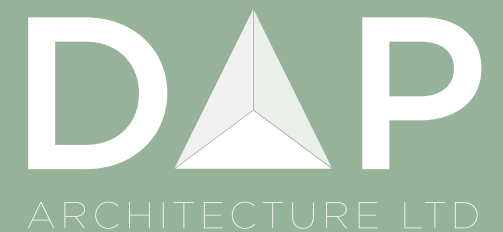




LAND EAST OF MANOR LINKS
BISHOP'S STORTFORD

MASTER PLAN DOCUMENT
DECEMBER 2019



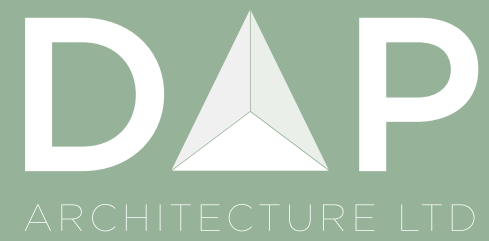
This document was prepared by
DAP Architecture Ltd.

studio@daparchitecture.co.uk

www.daparchitecture.com

01245 440302

© DAP Architecture Ltd.
All Rights Reserved.



LAND EAST OF MANOR LINKS BISHOP'S STORTFORD



This masterplan document has been collaboratively developed to ensure the delivery of high quality design. It presents a site and context appraisal, assessment of relevant policies, vision for the development of the site, and design principles that will guide a planning application and ensure best use is made of this sustainable site in accordance with recommended design guidance.



DAPA Project No:	1313
Doc No.	600
Rev.	11
Doc Name:	Master Plan Document
Issue Date:	December 2019
Project Lead:	David A Plant Jack Baron
Office:	Essex DAP Architecture Ltd. 3+5 Hospital Approach Broomfield Chelmsford CM1 7FA
Applicant:	Stonebond Properties Ltd.
Site Address:	Land East of Manor Links Bishop's Stortford Hertfordshire CM23 5RA



Stonebond Properties
Stonebond House
132-136 New London Road
Chelmsford, Essex
CM2 0RG

www.stonebondltd.com



DAP Architecture
3+5 Hospital Approach
Chelmsford
Essex
CM1 7FA

www.daparchitecture.com



JB Planning Associates
Chells Manor
Chells Lane
Stevenage
SG2 7AA

www.jbplanning.com



Sharon Hosegood Associates
4th floor Victoria House,
Victoria Road,
Chelmsford
CM1 1JR

www.sharonhosegoodassociates.co.uk



Stomor Civil Engineering Consultants
Suite 2, Portmill House
Portmill Lane, Hitchin
Hertfordshire
SG5 1DJ

www.stomor.com

01	ABOUT US
02	PLANNING POLICY CONTEXT
03	PLACE + CONTEXT
04	SITE APPRAISAL
05	DESIGN CONSIDERATIONS
06	DESIGN ASPIRATIONS
07	DESIGN EVOLUTION
08	CONCEPT MASTER PLAN
09	PUBLIC ENGAGEMENT
10	ILLUSTRATIVE PROPOSALS

01 ABOUT US

DESIGN TEAM

DAP Architecture

DAP Architecture is a chartered architectural and interior design practice whose reputation for design excellence and innovation has grown steadily since our formation in early 2011. During this time, we have completed many design-led projects across the UK. These range from housing, commercial, education and mixed-use developments to urban regeneration and master planning.

Working from offices in London, Chelmsford and Birmingham, our dedicated and enthusiastic team thrive on new creative challenges. The driving force behind our success is our architectural insight and innovative approach, which is always appreciated by clients. A 'can-do' attitude permeates the entire practice. Inquiring and adventurous mind-set are the hallmarks behind every DAPA project.

JB Planning Associates

JB Planning Associates is a leading independent multidisciplinary consultancy, providing expert advice to developers, landowners and private individuals on all matters connected with planning, urban design, property, land and development. The Practice is based in Hertfordshire, but our work covers many parts of the UK.

JBPA have established a diverse client base with a variety of projects across the country including the successful promotion of strategic development opportunities and land allocations through Local Plans, the preparation and submission of major planning applications and appeals, and small and medium scale residential and mixed-use developments.





STONEBOND PROPERTIES

"Stonebond Properties, established over 40 years ago, have secured an enviable reputation as the regions premier house builder. Our approach to development focuses on the creation of quality properties with an individual sense of place. In the pursuit of this goal we utilise sustainable materials and employ expert local tradespeople who are managed by our dedicated in-house team that lead projects from inception to completion. This ensures that we deliver a quality finished product."

Our financially secure business is owned and privately funded by the Cherry Family who founded Countryside Properties. Stonebond has a history of obtaining planning permission for development where others have failed and key to this success is a highly skilled Management Team with over 100 years combined experience in delivering residential projects across the South East of England.

Our attention to detail is reflected in our commitment to customer service during and after our houses are built. Our aim at Stonebond is for the purchase of a new home to be as straightforward as possible - and our knowledgeable team are readily accessible to ensure the whole process is a pleasure from start to finish."

Chris Weedon Managing Director



02 PLANNING POLICY CONTEXT

NATIONAL + LOCAL PLAN POLICY

The National Planning Policy Framework (NPPF), 2019

Relevant national planning policy is set out in the National Planning Policy Framework (NPPF), which was published in March 2012, and recently updated in February 2019. The purpose of the planning system is to contribute to the achievement of sustainable development, with emphasis on three key objectives: social, economic and environmental. At the heart of the NPPF is a presumption in favour of sustainable development, as set out in Paragraph 11.

Section 12 of the NPPF address design matters, with Paragraph 124 explaining that “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.” Paragraph 127 further details design objectives that new development is expected to meet:

- a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;
- d) establish or maintain a strong sense of place;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- f) create places that are safe, inclusive and accessible and which promote health and well-being.

East Herts Local Plan, 2018

‘Land east of Manor Links’ is allocated in the adopted East Herts District Plan (October 2018) with an estimated site capacity of around 50 dwellings.

The policy requirements for bringing forward this site for development is set out in Policy BISH9 and the site is expected to contribute to the Council’s 5 year housing land supply (2017–2022). The other policy requirements relate to the following:

- A range of dwelling types and mix (in accordance with Policy HOU1), including provision of bungalows to the rear of Manor Links
- 40% affordable housing (in accordance with Policy HOU3)
- Access arrangements onto Manor Links, wider strategic and local highways mitigation measures, including improvements to Dunmow Road at the entrance to Manor Links
- Sustainable transport measures which encourage walking and cycling through the site, including the provision of a new pedestrian crossing point on Dunmow Road
- Responding to the existing landform, incorporating existing landscaping within new streets, paths and spaces, creating quality local green infrastructure which maximises opportunities presented by existing landscape features including watercourses, to create net gains to biodiversity through additional planting and measures
- Public amenity green space and play areas
- Sustainable drainage and provision for flood mitigation
- Necessary utilities, including integrated communications infrastructure to facilitate home-working, and upgrades to the localised sewerage network in order to serve the proposed development
- The delivery of all other necessary on-site and appropriate off-site infrastructure
- Other policy provisions of the District Plan, Bishop’s Stortford Town Council’s Neighbourhood Plan for All Saints, Central, South and parts of Thorley Wards and relevant matters, as appropriate.

Neighbourhood Plan, 2016

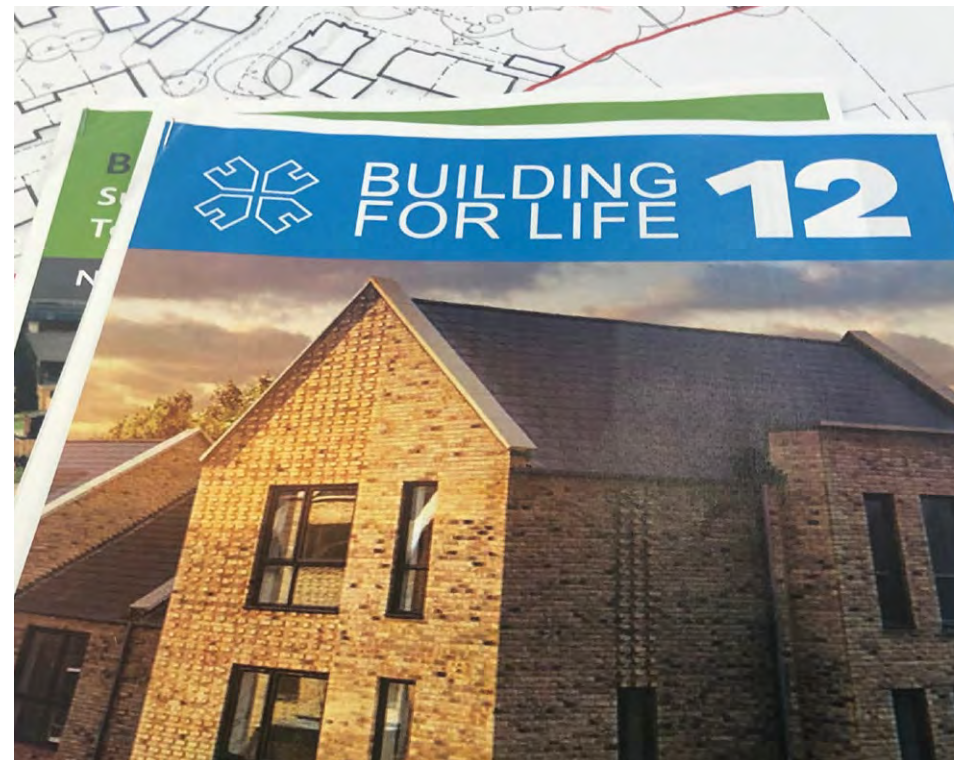
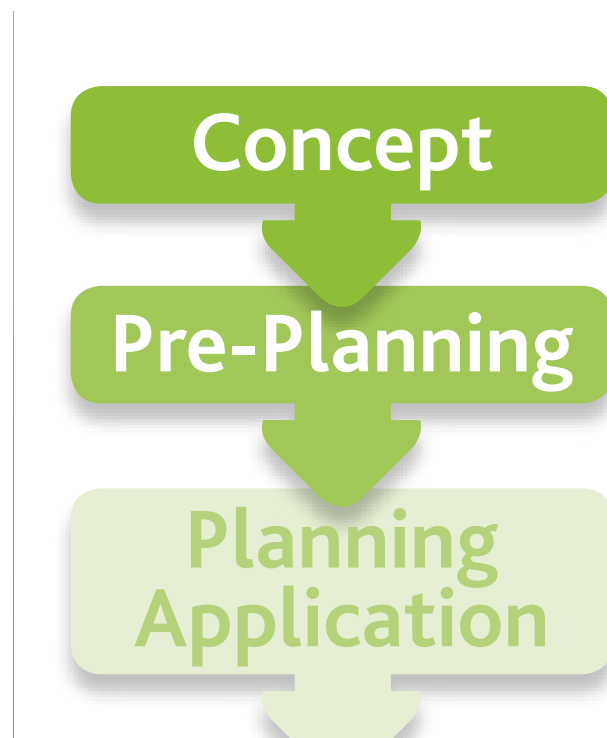
As noted above, there are further provisions in the ‘Made’ Neighbourhood Plan (2016) which are relevant to the master planning of the site. Policy BSEM2 identifies that:

- Housing is to be no higher than two liveable storeys with styles and palettes to complement the local landscape and adjacent development.
- Properties immediately adjacent to Manor Links should be a single liveable storey to meet community needs and to form a smooth transition to the adjacent Green Belt.
- The design and layout of the site must include open spaces to enable social interaction; be sympathetic to wildlife and maintain natural ditches and culvert; and preserve the route of the disused railway line to protect wildlife.
- The access point to the site must be selected following appropriate traffic modelling to ascertain the safest route.



Site allocation plan.

DESIGN GUIDANCE



Master Plan Process

Policy DES1 within the adopted District Plan requires all 'significant' development proposals to prepare a Masterplan setting out the following;

- Establish vision / aspiration for the site
- Quantum and distribution of land uses
- Access
- Sustainable high-quality design and layout principles
- Infrastructure
- Relationship between the site and other adjacent land uses
- Landscape and heritage assets
- Other relevant matters

Building For Life: Edition 12

Integrating into neighbourhood

- Connections
- Facilities + services
- Public Transport
- Meeting local housing requires

Creating a place

- Character
- Creating well defined streets and spaces

Street & home

- Streets for all
- Car parking
- Public and private spaces
- External storage and amenity space
- Working with the site + its context
- Easy to find your way around

Building Futures: Sustainable Design Tool-kit

Development at all scales brings change to the environment we interact with and rely upon. This change has the capacity to make a sustainable and positive contribution, both today and over the lifetime of the development.

The Sustainable Design Tool-kit has been used at the initial stages of the design and planning process alongside relevant national and local planning policy, and in conjunction with any relevant provisions, standards, targets or other requirements set out in policy and legislation.

The Sustainable Design Toolkit achieves this by providing a framework of questions and guidance to provoke thought at the early concept stage of development schemes, can structure design and pre-application discussions between stakeholders, and informs design decisions.

03 PLACE + CONTEXT

LOCAL AMENITIES + ACCESSIBILITY

Sustainable Location

- SPAR supermarket is only a 12-minute walk from the site
- Nag's Head pub is located within 10-minutes walking distance
- High Street is only 1.3-miles to the west of the site and consists of a wide range of local facilities and services

Public Transport + Accessibility

- Bus stops are easily accessible along Dunmow Road, which provide a regular service to the High Street and surrounding areas
- Bishop's Stortford Railway Station is located only a 6-minute cycle ride from the site and offers direct journeys to London Liverpool Street in just under an hour every 15-minutes
- Site is easily accessible via car directly from the M11
- Given the site's close proximity to local schools, existing vehicle drop-off issues will not be increased as residents are able to walk or cycle

Education Facilities

- Summercroft Primary School and Birchwood High School are both located only a 10-minute walk from the site
- Hockerill College is located within 15-minute walking distance

Green Recreation Space

- Castle Gardens offers acres of green spaces, an adventure playground, skate park and sports facilities
- Bishop's Stortford Football Club is located within 15-walking distance



Bishop's Stortford High Street.



Bishop's Stortford railway station.



Summercroft Primary School.



Parsonage Playing Field.



Bus stop along Dunmow Road.



Birchwood High School.



04 SITE APPRAISAL

DESIGN CONSIDERATIONS

Current Site Use

The 2.14 ha / 5.29 acre site lies on the east of Bishop's Stortford. Currently unused land, comprising of overgrown shrubbery and a few trees. It is located to the east of Manor Links and west of Bishop's Stortford Golf Club.

Topography

- Existing site topography is relatively flat with slight fall from north to south

Landscape and Ecology

- A Tree survey has been undertaken to determine the category (to BS5837) and associated root protection areas of good quality trees to be retained
- Preliminary ecological investigations have revealed no evidence of protected species using the site
- Opportunities exist to provide enhanced landscaping to soften the development and provide wildlife corridors
- Opportunity to improve surface water drainage through the use of SuDS, and create features of visual and ecological interest
- Opportunity for biodiversity improvements on site and adjacent golf course

Sensitive Receptors

- Surrounding urban grain consists of a range of built form
- No listed buildings or other heritage assets within the site's surroundings
- Manor Links predominately consists of single-storey bungalows with large rear gardens. Those bungalows adjacent to the site are located 30-40m away from the site's boundary

Access + Accessibility

- Existing access points already established along Manor Links
- Easy walking distance to bus stops along A1250 via Manor Links or Brooke Gardens





05 DESIGN CONSIDERATIONS

LANDSCAPE STRATEGY

- Landscape + Amenity**
- To create a landscape-led development, with attractive green spaces and native planting to enhance the character of the site
 - Cluster of existing mature trees within the centre of the site retained to create a natural focal feature of the development
 - Areas of landscaped amenity or Swales proposed at key locations to provide attractive vistas through the site
 - Informal Children's play space for social interaction between residents and visitors, passively overlooked as recommended by 'Secured by Design'
 - Opportunity for improved outlook with views at 1st floor over adjacent golf course

- Ecology**
- Opportunities for biodiversity improvements to enhance landscaping to soften the development and encourage wildlife corridors via central corridor and along site boundaries

- Sustainable Drainage Systems (SuDs)**
- Opportunity to incorporate a variety of natural sustainable drainage systems to mitigate the potential threat of flooding that will naturally form part of a comprehensive landscaping strategy
 - Permeable block paving and porous driveways will be used throughout the site to mitigate any additional surface water discharge from the development
 - The site benefits from naturally draining via gravity into an adjacent ditch located upon the site's southern boundary in which surface water could naturally discharge. Foul drainage will connect with the local public sewer network along Manor Links

- Maintenance + Management**
- An independent private management company will maintain all publicly assessable open spaces, SuDs and drainage features and landscaped boundary features



Permeable block paving.



Native shrub planting.



Exemplar landscaped SuDs strategy.



Children's' informal play combined with landscaping.

Precedent landscape + sustainable drainage strategy.

HIGHWAYS STRATEGY

Accessibility

- The site is located within a very sustainable location within close proximity to local amenities and transport links making the site easily accessible by various modes of transport both public and private
- Improved network of cycle and footpath links in and around the site with 2no. potential existing access points along Manor Links
- Opportunity for pedestrian crossing points at Manor Links/Dunmow Road Junction to be upgraded
- Inclusive development that gives access to all users no matter their capability

Parking Provision

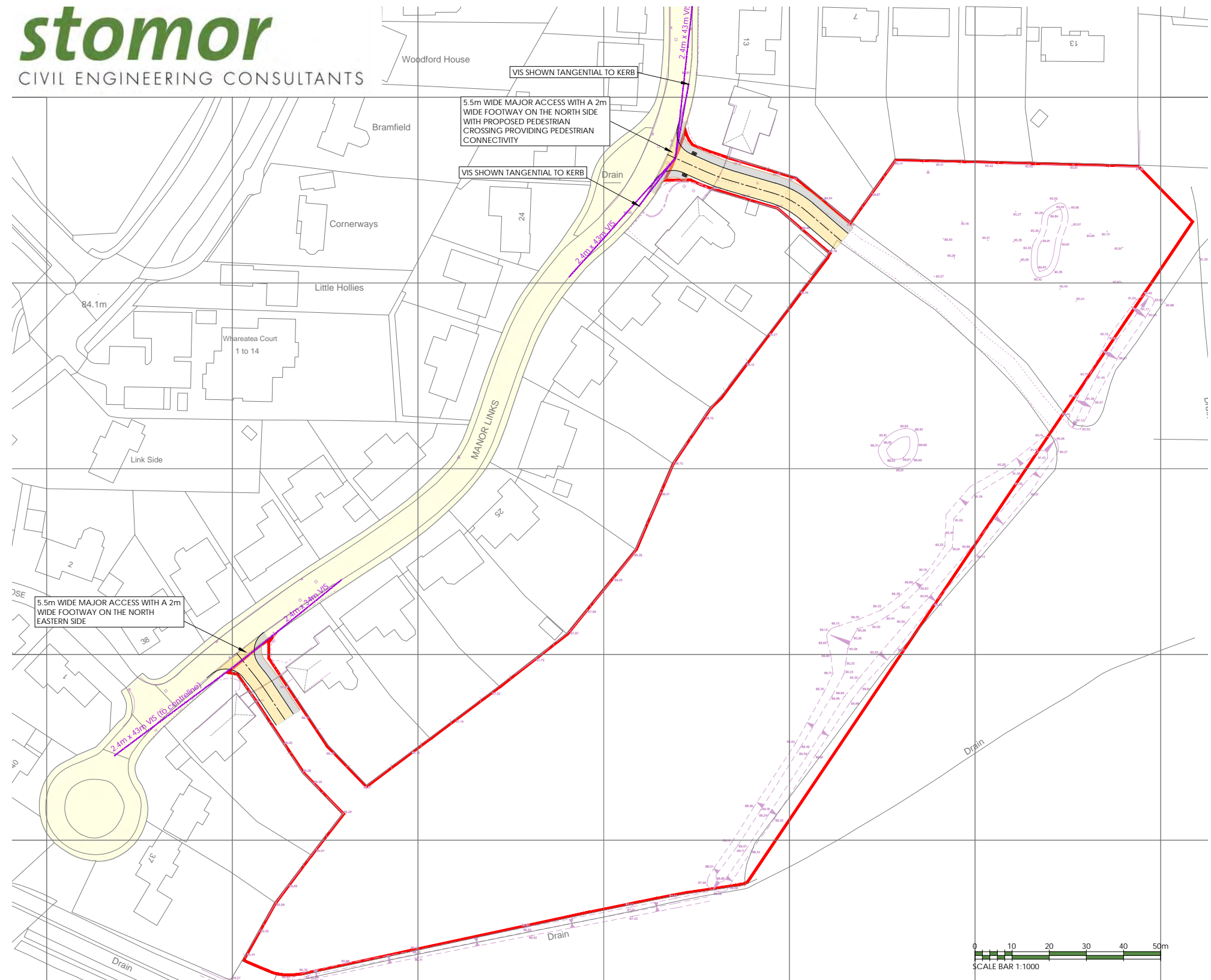
- On-plot parking behind or beside principal building frontages to minimise impact on public realm
- Maisonettes served by small parking courts, overlooked with high levels of natural surveillance

Cycle Provision

- All garages to include cycle and refuse storage
- All dwellings without garages to be provided with external cycle store

Maintenance + Management

- An independent private management company will maintain all shared surfaces, external lighting, sub-station and parking management for visitor spaces



06 DESIGN ASPIRATIONS

LOCAL CHARACTER ASSESSMENT

Local Material Palette

- The surrounding character varies greatly in both architectural style and scale and massing with a range of building typologies
- Manor Links predominately consists of buff and brown brickwork with plain concrete roof tiles, while other areas of Bishop's Stortford generally consist of red facing brick, white render and clay roof tile
- The investigation into a suitable material palette will play an important part of the design process, whereby samples of different types of brick and cladding finishes will be ordered to ensure the chosen materials will complement the local area



Plain tile roof finish.



Blended buff brick.

Prevailing Material Palette.



Typical large bungalow along Manor Links.



Typical 2-storey property along Manor Links.



Typical traditional property along Parsonage Lane.



Typical 2-storey property along Manor Links.



Typical rustic property along Birchwood Mews.



Typical 1970's style property along Parsonage Lane.

Photographs of local buildings with architectural interest.

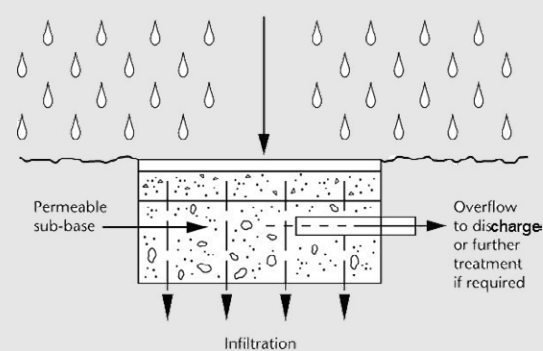
DESIGN ASPIRATIONS

Appearance

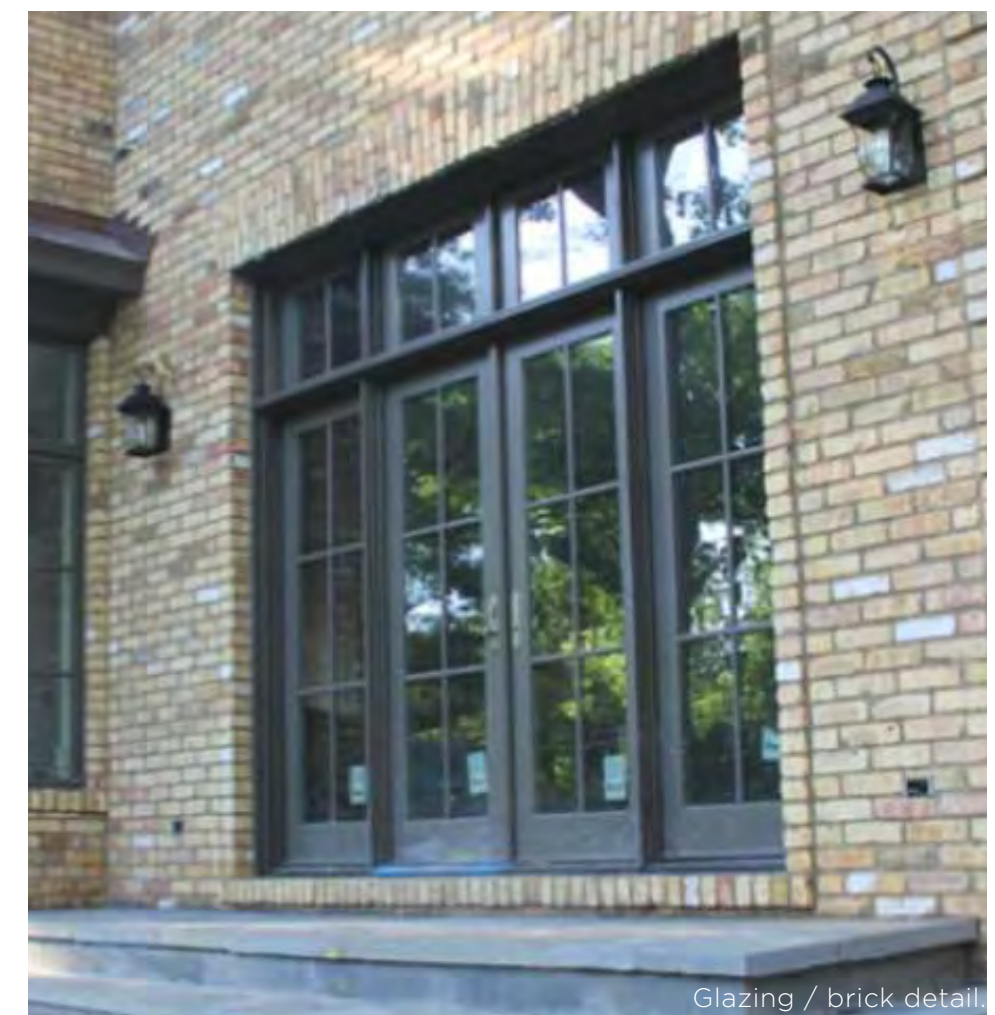
- Attractive traditional style development in-keeping with local vernacular while having individual sense of place and character
- High-quality material palette which respects local character while being robust, easily maintainable and will age gracefully

Sustainability

- Stonebond seek energy reductions above and beyond current Building Regulations
- Building Fabric-First approach, with high performance thermal insulation to significantly reduce the heating energy demand with increased air tightness in the building envelope
- Electric vehicle charging points for all properties with on-plot parking
- Maximising the controlled use of passive solar energy in the layout and orientation of buildings and windows
- Maximising the use of passive ventilation with large patio doors
- Using energy-efficient window glazing and frames
- Installing energy-efficient lighting and appliances, including washing machines and dishwashers
- Water butt rainwater harvesting with all plots with private amenity
- Dual and low flush toilets
- Flow restriction on piped water supplies to sinks, basins, showers and aerated taps
- SuDs alleviate flood risk by reducing and improve the quality of the built environment, by moderating flows and filtering surface run-off



SuDs permeable paving system.



Exemplar architectural detailing.

07 DESIGN EVOLUTION

Our vision for the delivery of a variety of high-quality traditional style homes of efficient, sustainable methods of construction set in an attractive landscape-led development where streets are inclusive and well connected.



Master Plan Process

Policy DES1 within the adopted District Plan requires all ‘significant’ development proposals to prepare a Masterplan setting out the

- Establish vision / aspiration for the site
- Quantum and distribution of land uses
- Access
- Sustainable high-quality design and layout principles
- Infrastructure
- Relationship between the site and other adjacent land uses
- Landscape and heritage assets
- Other relevant matters



Strategic Brief

- Creation of a sustainable new development, close to local amenities and public transport links
- Density appropriate to an edge of settlement location that makes efficient use of land
- Policy compliant 40% affordable housing, tenure-blind and pepper-potted in parcels throughout the site
- To create an attractive landscape-led development, with green open-spaces which enhances character of the site
- To provide a range of housing typologies to meet local need, including maisonettes, bungalows and houses
- High-quality residential development of in-keeping architectural design with sustainable modern methods of construction



Residential User Requirements

- Layout to meet national and local planning policies and design guidance
- To meet or exceed NDSS housing standards
- To provide sustainable, well-ventilated and efficient new homes to provide a healthy living environment
- To provide an inclusive development that gives access to all users no matter their capability
- To provide well designed private and shared amenity for residents and visitors to enjoy safely and securely
- To provide Council's expectation of accessible M42 and M43 category adaptable dwellings

Green Infrastructure / Drainage



Landscape-led development responds to existing landforms, creating quality green infrastructure. Existing mature trees to be retained where possible to soften impact of development along boundaries while acting as an **ecological corridor** within centre of the site. Entrance vistas end with attractive landscaped areas of open-space or SuDS features.

Accessibility / Connectivity



Site is served by **two access points** along Manor Links, which split the site into two developable areas. 5.5m wide **shared surfaces** with permeable block paving will create defined access routes for pedestrians, cyclists and vehicles. Pedestrian / cycle links through centre of the site will connect each parcel.

Storey-Heights / Frontages / Outlook

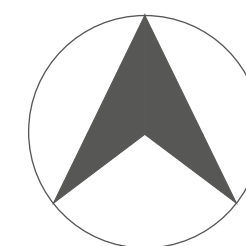


Proposed dwellings backing onto the eastern boundary can be enjoyed on a **single liveable storey**, with a selection featuring dormer windows in the roof to break up street-scenes, stepping up to 2-storey houses. Frontages provide **high levels of surveillance** and security to the principle access route and central focal greens. Views from the golf course have informed a looser arrangement with a broken frontage and landscaping to create a **high-quality soft edge** to the development.

- SuDS features
- Existing mature tree

- ⬢ Access Road
- ⬢ Shared Surface
- ⬢ Pedestrian link (informal)









- Built frontages
- Single liveable storey dwellings
- Up to 2-storey dwellings



08 CONCEPT MASTER PLAN

DESIGN DEVELOPMENT



- | | | |
|---|--|--|
|  SuDs features |  Access Road |  Built frontages |
|  Existing mature tree |  Shared Surface |  Single liveable storey dwellings |
| |  Pedestrian link (informal) |  Up to 2-storey dwellings |



CONCEPT MASTER PLAN

Amount

- Creation of an attractive new sustainable development, close to local amenities and public transport links within landscaped setting
- Density appropriate to an edge of settlement location that makes efficient use of land
- Range of housing typologies to meet local need, including maisonettes, bungalows and houses
- Policy compliant 40% affordable housing, tenure-blind and pepper-potted in parcels throughout the site

Layout

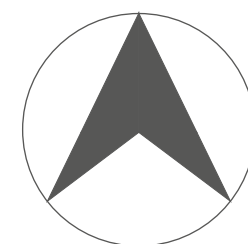
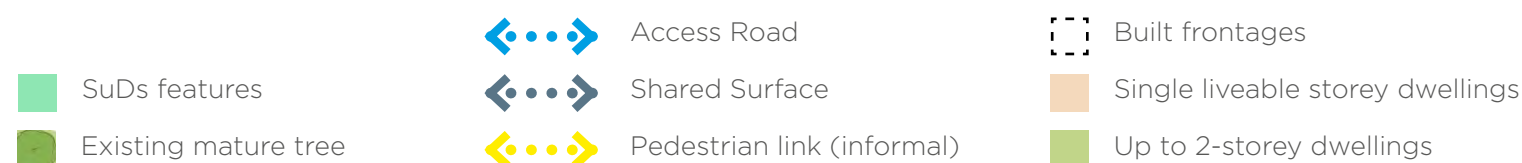
- Establishes clear, legible and permeable layout to enhance the character of the site and sit comfortably within surrounding context
- Orientation of dwellings ensures adequate levels of daylight + privacy
- Opportunity for improved outlook with views at 1st floor over adjacent golf course

Accessibility + Parking

- Improved network of cycle and footpath links in and around the site with 2no. potential existing access points along Manor Links
- On-plot parking behind or beside principal building frontages to minimise impact on public realm. Maisonettes served by small parking courts, overlooked with high levels of natural surveillance
- Inclusive development that gives access to all users no matter their capability

Amenity

- To create a landscape-led development, with attractive green spaces to provide attractive vistas on arrival
- Informal Children's play space for social interaction between residents and visitors, passively overlooked as recommended by 'Secured by Design'



Concept master plan.

09 PUBLIC ENGAGEMENT

PUBLIC EXHIBITION EVENT

Landscape + Amenity

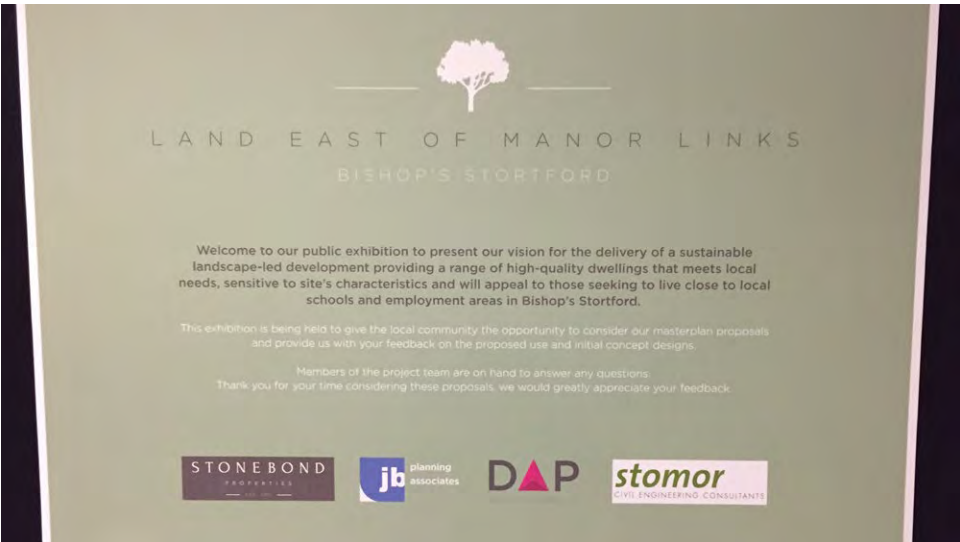
A public exhibition was held at Bishop's Stortford Football Club, Dunmow Road between 4pm to 8pm on Thursday 7th November 2019 to obtain public opinion on the emerging Masterplan proposals for land East of Manor Links. The venue was chosen as it is close to the application site and also easily accessible to the local community. The event was advertised through a letter posted to all residential properties on the following roads in the vicinity of the site:

- Shortcroft
- Mayes Close
- Cecil Close
- Manor Links
- Norris Close
- Brooke Gardens

Invitation letters were also sent to Members of the Manor Links Steering Group, East Herts District Council Ward Councillors, and to all Members of Bishop Stortford Town Council.

The event was well attended by between 50 and 60 people. Exhibitions boards were on show and representatives of Stonebond and their consultant team were available to answer questions. The exhibition boards were also uploaded to a website (www.stonebondltd-planning.com) which was launched the day after the event.

A feedback form was prepared for the event and responses were requested by midday on Friday 22nd November 2019. In total, 31 forms were returned.



FEEDBACK

Summary

The following provides a summary of the key messages raised in the feedback received:

Positives

- Support for landscape-led approach incorporating mature trees within centre of the site
- Incorporation of small natural play area seen as benefit
- Traditional design favoured over modern approach
- Proposed bungalows welcomed

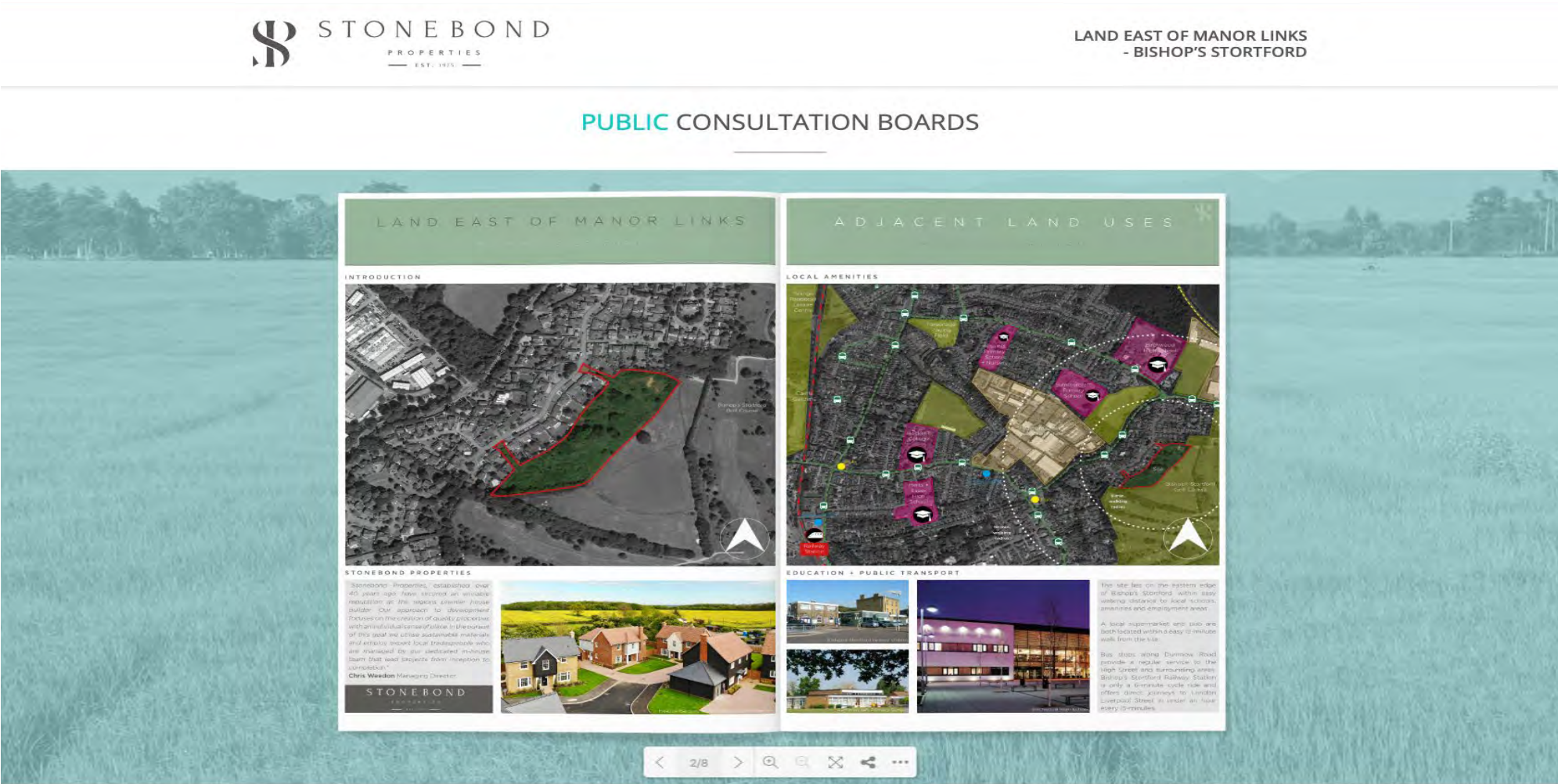
Concerns

- Building heights
- Potential impact upon road network and parking issues in Manor Links
- Surface water drainage
- Integration of affordable housing

Our Response

The feedback received has been most useful in vindicating the general approach taken to the masterplan, notably the support for the landscape led approach and use of traditional design. Changes were made to the proposals in response to concerns raised over building heights with 2.5-storey dwellings removed from the emerging layout. Dwellings proposed adjacent to existing bungalows on Manor Links will be single liveable storey, with a selection featuring dormers in the front roofs so to add character to the street-scene and achieve a balance with the two storey dwellings opposite within the development. With the windows at the front, there would not be any sense of overlooking at the rear.

The technical matters raised include potential impacts on surface water drainage and on the local road network are being addressed in liaison with statutory consultees through the planning application process. Parking pressures within the development will be carefully managed by sufficient provision of on-plot parking and unauthorised parking controlled through the management company.



10 ILLUSTRATIVE PROPOSALS

ILLUSTRATIVE SITE LAYOUT

Summary

The illustrative site layout demonstrates how the site can be efficiently developed in accordance with the design principles of the concept masterplan. The layout embraces the landscape-led approach incorporating attractive landscaped areas as key entrance vistas, and a larger swathe of green open space in the centre of the site featuring retained mature trees.

A range of traditionally designed house types and sizes are incorporated to meet local needs, from starter 1 bedroom dwellings to 4 bedroom family homes. A policy compliant level (40%) of affordable housing is pepper-potted through out the site, and a sensitive approach taken to boundaries with existing dwellings. This includes the incorporation of bungalows and chalet bungalows (with dormers limited to the front roofs) along the boundary with existing bungalows on Manor Links.

The proposed dwellings are orientated to achieve good levels of daylight, privacy for new and existing residents, and provide high levels of surveillance to public areas and parking courts. Permeability throughout the development is achieved by two access points, shared surfaces and a pedestrian/cycle link through the centre of the site.

It is considered that this layout delivers on the vision to achieve a high-quality traditional style development set in an attractive landscape-led development where streets are inclusive and well connected.



SKETCH ILLUSTRATIONS



