



Buntingford
PARKSIDE

DAS **Addendum**

Buntingford, Parkside:
Land North of Baldock Road

May 2025

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Introduction

This Design and Access Statement (DAS) Addendum has been submitted to East Herts District Council as a part of a package of application amendments, in support of an outline planning application for Buntingford, Parkside to the west of Buntingford, Hertfordshire. The application is submitted by Hallam Land - 3/24/0966/OUT.

Following the submission of the Outline Planning Application, Hallam Land has been continuing their engagement with consultees and stakeholders to ensure the proposals respond to comments and feedback. As such, this DAS Addendum illustrates the changes made to the proposals and provides certainty regarding elements within the proposal, and should be read in conjunction with the Design and Access Statement (2024), which was submitted with the application - 3/24/0966/OUT.

The application boundary and details in regard to the location of Buntingford, Parkside set out in the Design & Access Statement (May 2024) remain applicable.

The information contained within this DAS Addendum can be summarised as follows:

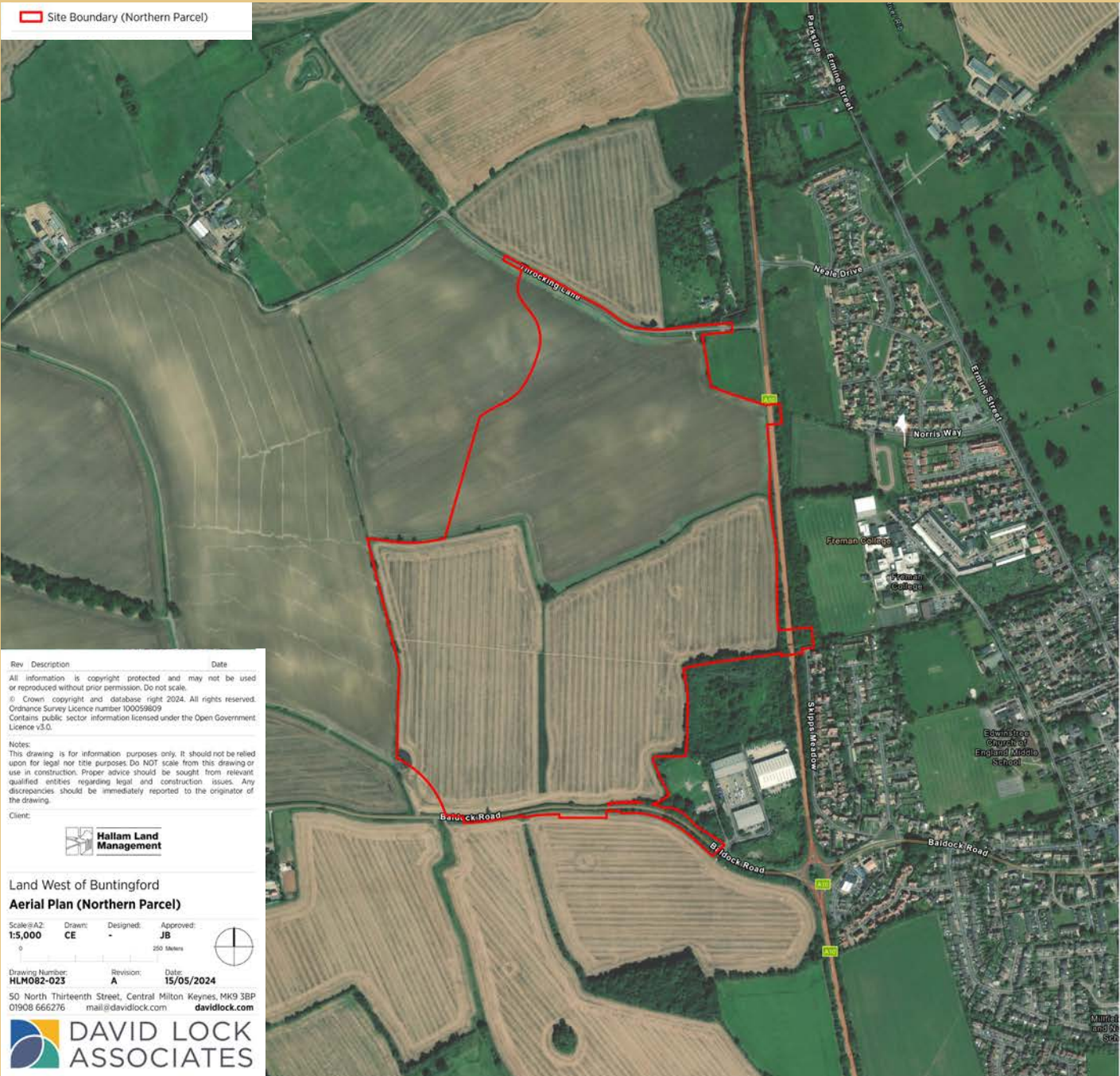
- Building Heights Parameter Plan
- Density Parameter Plan
- Change to the Drainage Strategy, reflected in the Land-use Components Plan, Illustrative Masterplan, Parameter Plans, as well as all plans within this document.
- Subsequent changes to the northern parcel.
- Adjustments to the southernmost parcel.
- Relocation of play areas.
- Amendments to the Illustrative Masterplan.
- Amendments and clarifications for the green infrastructure strategy.
- Further clarifications on the active travel strategy.
- Increase in active frontages along Baldock Road (A507).
- Amendments to the southern access along Baldock Road (A507).
- Further details on street design, plot arrangements and frontages.



Buntingford
PARKSIDE

Site Location

The application boundary and details in regard to the location of Buntingford, Parkside set out in the Design & Access Statement (May 2024) remain applicable.



Northern parcel site boundary

A series of seven stylized, light gray leaf shapes arranged in a curved path across the top of the page.

Part 1

Context

Recommendations and Feedback

The following feedback was received from key consultees and stakeholders during Hallam Land's continuing engagement post-submission. The feedback has been summarised into key themes.

Conservation and Urban Design Advice

Feedback Theme	Response
A 'significant development' which undertakes a collaborative masterplanning process.	The scale of development proposed is designed to facilitate self-containment and walkable patterns of movement and to enable the delivery of benefits and infrastructure to meet town-wide needs, rather than continuing the pattern of piecemeal expansion of Buntingford. Hallam Land engaged with a series of stakeholders, including the public prior to submission and is continuing engagement post-submission.
Severance caused by the A10.	The proposal offers three means of connections across the A10, which encourage and enable active and sustainable travel. Distances to schools and the High Street are comparable to recently approved schemes, if not shorter.
Few opportunities for sustainable travel.	The proposal maximises sustainable travel with proposals for cycling infrastructure providing connections to Buntingford, in addition to a series of pedestrian links, two mobility hubs, and opportunities for the provision of a bus service.
Contributions should be secured for sustainable travel improvements to the wider area.	Hallam Land are committed to contributions towards sustainable travel improvements, as set out in the accompanying Sustainability Strategy. This DAS Addendum further illustrates how Buntingford, Parkside will provide sustainable travel connections into Buntingford.
Levels for playing fields.	The playing fields are proposed to be located in the flattest area of the site. This DAS Addendum provides additional material to clarify this.
Local centre viability.	Flexibility has been embedded into the design of the local centre to ensure its long-term viability. This DAS Addendum provides comparable examples to demonstrate the viability of a local centre in this location. Furthermore, Hallam Land have obtained market advice from Henry Davidson Developments, one of the principal Local Centre developers in the UK, which concludes that a Local Centre within the Site will be viable given the development proposed and reflecting its location adjoining the First School and situated adjacent to the Central Street.
Level of detail on illustrative layouts.	This DAS Addendum is being submitted as a part of a resubmission pack for an Outline Planning Application. The illustrative layouts are intended to demonstrate one way of interpreting the Land-Use Components Plan and Parameter Plans. This DAS Addendum provides additional illustrative drawings to better convey potential plot arrangements and includes new Parameter Plans. Following discussions, a Design Principles Document is submitted alongside this DAS Addendum, providing further guidance.

Design Review Panel - 24th September 2024

Key Recommendations	Response
Reconsider the site location on account of inaccessibility.	Buntingford is regarded as a small market town, which functions as an important service centre for outlying villages in the District Plan. Buntingford is the largest settlement in the north of the district, thus it is considered appropriate to direct a degree of development here. Buntingford has a good level of local facilities and services within walking distance of the proposed development site.
Develop a comprehensive and robust design code to secure positive features from the outline proposal.	This application includes additional parameter plans to ensure the vision set out at the outline planning stage is carried through. Complementary to this, a Design Principles Document has been submitted.
Develop a more ambitious transport strategy to encourage sustainable and active travel.	As a part of the resubmission pack this proposal has sought to build on the transport strategy. This DAS Addendum provides additional material and clarifications to demonstrate how the scheme supports and encourages sustainable movement.
Improve pedestrian and cycle routes into the development by ensuring they are safe, secure, lit and overlooked.	The amendments in this DAS Addendum improve the central green corridor, introducing elements of play, and additional materials to demonstrate the experience and safety along the route. Further details can be found in the Design Principles Document.
Integrate SuDS and play spaces into the streetscape.	The play strategy has been developed as a part of this DAS Addendum to integrate play opportunities more broadly across the scheme. Further details can be found in the Design Principles Document.
Ensure the local centre is appropriately sized and complements existing town centre uses.	Comparable local centre examples have been provided as a part of this DAS Addendum to demonstrate viability. Further details can be found in the Design Principles Document.

Land-Use Components Plan

The land-use components plan has been amended with an understanding of context and constraints, and informed by public and stakeholder consultations. The plan outlines the design parameters, illustrating the quantum of development, land uses, site access and movement, proposed layout, scale, and landscaping.

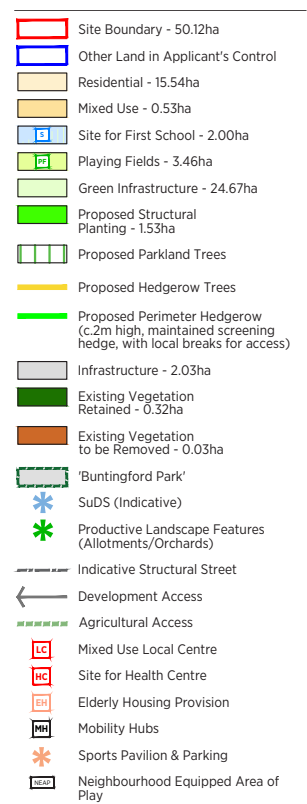
Changes to the land-use

components plan have been informed through further consultations, responding to the recommendations and feedback received, which are outlined on pages 8-9.

The site continues to be designed as a comprehensive scheme, with proposals for employment land to the south and is being brought forward as separate outline planning applications.

Summary of Changes

- Amendments to development parcels:
 - Northernmost parcel: reduced parcel area and the increase in parkland area, responding to surface water flooding.
 - Southernmost parcel: minor adjustments to the eastern periphery to account for amendments to the attenuation basin and reshaping the Baldock Road (A507) frontage to increase activation and natural surveillance.
- Strengthening of structural planting along the school edge to provide additional screening against north-western views.
- Revisions to landscaping along Baldock Road (A507) in response to visibility splays.
- Amendments to drainage proposals:
- Reshaping of the basins.
- Introduction of conveyance ditches to carry water into attenuation basins.
- Shifting the Foul Water Pumping Station slightly North.
- Addition of parkland planting to screen views from the west.
- Change to location and provision of play areas.
- Incorporation of Play-on-the-Way routes to better embed play opportunities across the proposal.
- Introduction of a bus loop to facilitate a public transport service, integrated with a mobility hub.
- Resizing of the illustrative school building, to comply with local standards.



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Client:

Hallam Land
PART OF HENRY BOGS

Land West of Buntingford

Land Use Components Plan (North of Baldock Road)

Scale@ A3: 1:5,000 Drawn: ADW Designed: SJP Approved: SJP

Drawing Number: HLM082/018 Revision: R Date: 20.05.25

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Part 2

Design & Access

Changes to the Quantum of Development

Green and Blue Infrastructure

The quantum of green and blue infrastructure has been updated, delivering 24.6ha of new parkland for Buntingford, in addition to 3.46ha of Playing Fields.

As set out in the DAS (May

2024), Buntingford Park proposes to provide a variety of spaces that generate opportunities for recreation, rest, health and well-being, and interaction with nature, through formal and informal

spaces. The green and blue infrastructure strategy goes beyond this dedicated new parkland, extending and integrating play, water and green infrastructure within the built form.



Green infrastructure around Buntingford, Parkside

Local Centre

The proposals for a local centre at Buntingford, Parkside remain unchanged. Further clarifications on its function are provided below.

A vibrant local centre continues to be at the core of this new community at Buntingford, Parkside, accessible along active and public transport routes, and activated by a diverse range of uses.

Flexibility has been embedded into the design approach, through flexible commercial units that can support a mix of use types, centred around an

animated public square, well-overlooked by housing incorporated into the proposal. The arrangement of the local centre has been designed to form close relationships between uses, with commercial units complemented by a First School, Specialist Housing, a potential Doctor's Surgery, play areas, and adjacent Buntingford Park.

The scale of the local centre will support the needs of the new population, designed not to compete with Buntingford's existing offer, but to complement

and expand its services and provisions. Its design will support its long-term viability, enhanced by flexibility to allow for adaptation as demands and habits change. The following are examples of successful, high-quality local centres, of a similar scale, whose principles of flexibility, animated public realm, and complementary uses have influenced the design approach.

Further details regarding floorspace and uses will be set out during later planning stages.

Newhall, Harlow



Chesterwell Local Centre, Colchester



Changes to the Quantum of Development

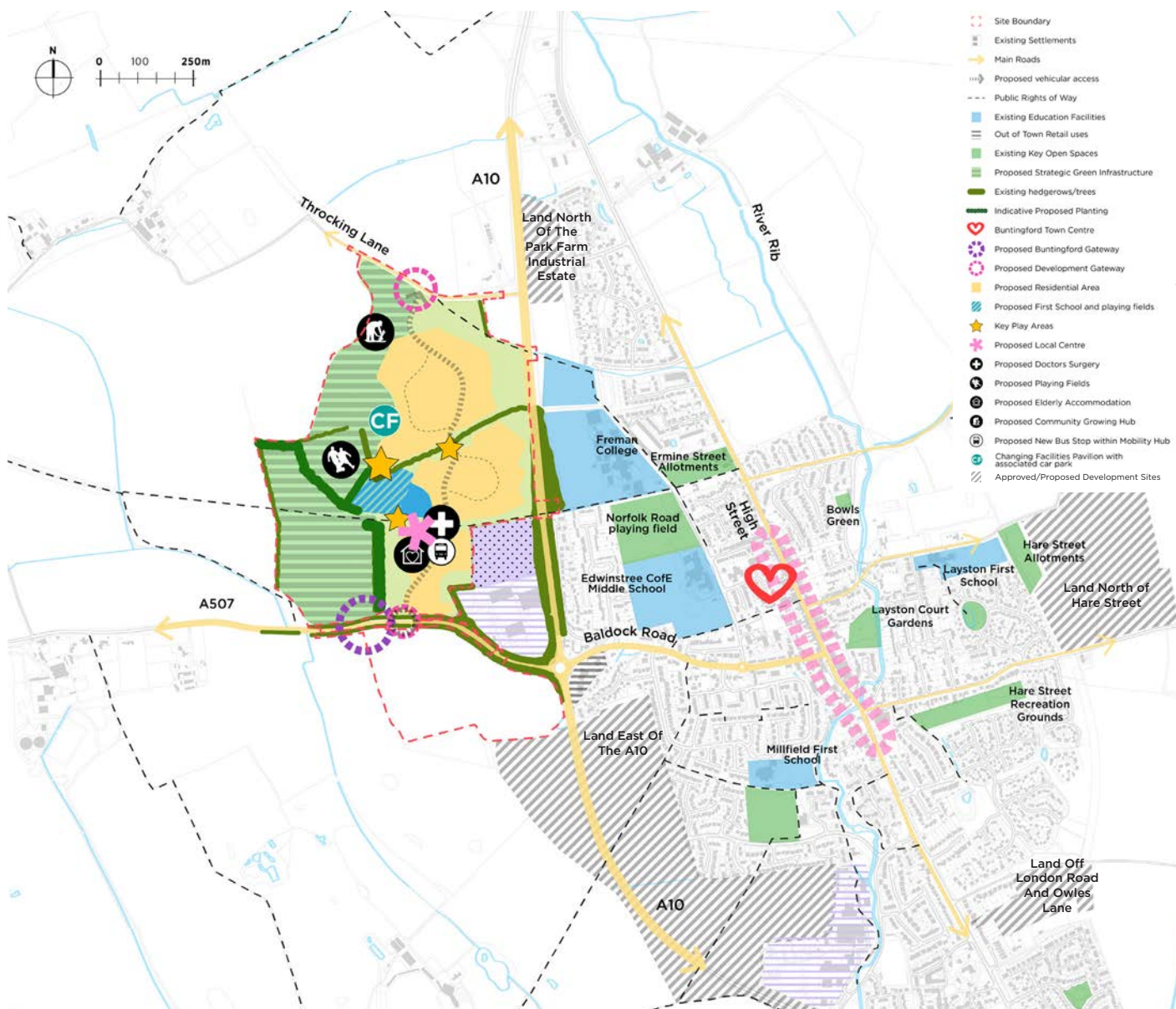
Land Use

The layout of residential parcels has been redesigned to better respond to design challenges and the local context. The southernmost parcel has been amended in order to expand the active frontage overlooking Baldock Road (A507), and complemented by density and building height parameter

plans, will be designed to retain the character of Baldock Road (A507), with homes nestled within generous landscaping, as well as creating natural surveillance and overlook onto the street.

A key amendment lies in the northernmost parcel, in which

the net developable area has been reduced in response to surface water flooding. Expanding Buntingford Park in this area furthers opportunities for interaction with nature in the park.



Land Uses

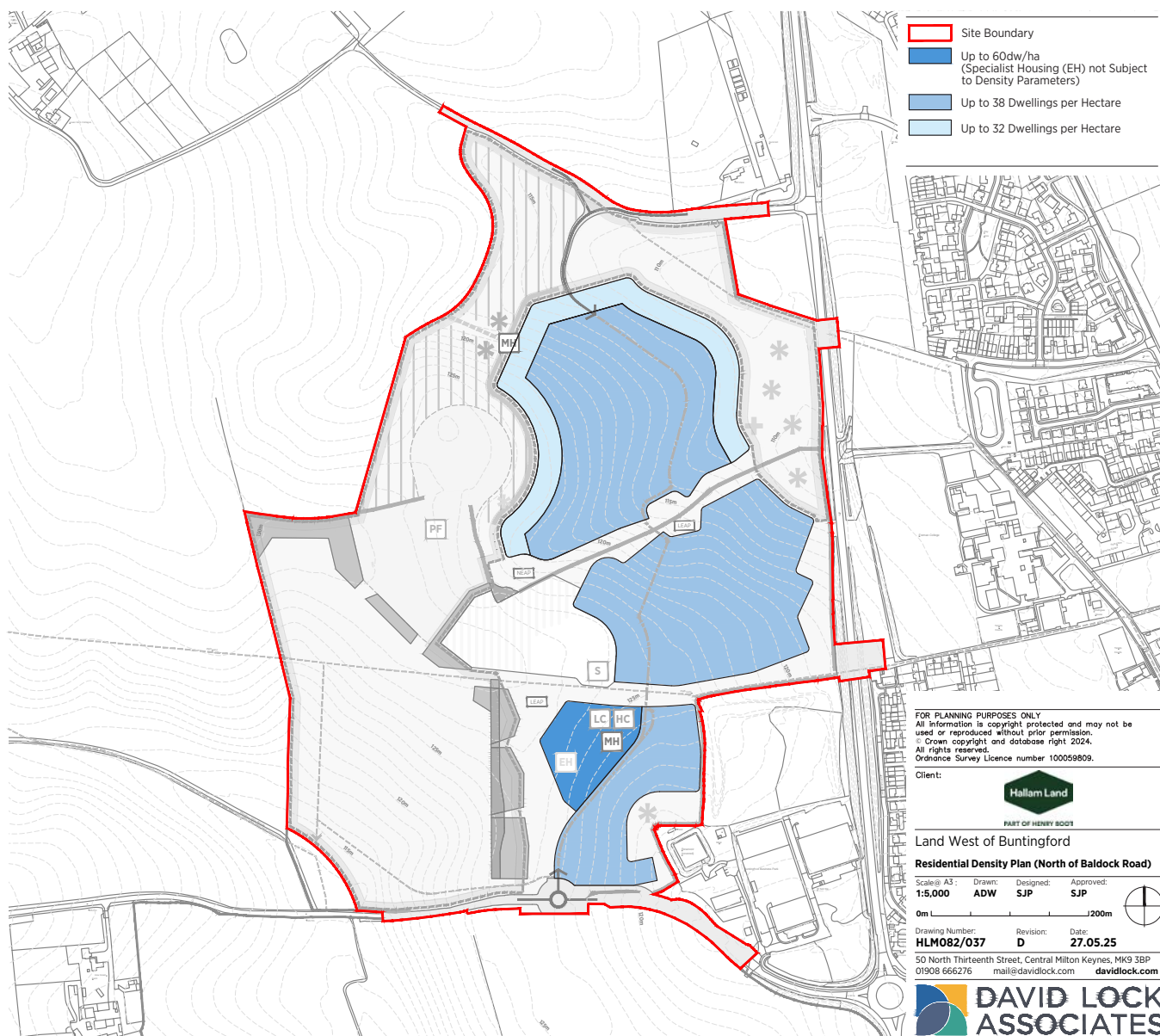
Density

This parameter plan builds on the densities outlined in the DAS (May 2024), setting out clear parameters, informed by local context, land uses and character. Reflecting the rural character, the northern edges of the site will have a lower density of up to 32 dwellings per hectare. This,

complemented by building heights, will create an edge appropriate to the character of Buntingford Park.

Densities of up to 38 dwellings per hectare can be applied more generally across the site, informed by studies of density across Buntingford. In proximity

to the Local Centre, there is the opportunity for an element of apartments. The parameter plan is designed to accommodate this residential typology in the local centre, alongside allowing for the delivery of a mixture of uses, such as Specialist Housing.



Density Parameter Plan

Changes to the Quantum of Development

Buidling Heights

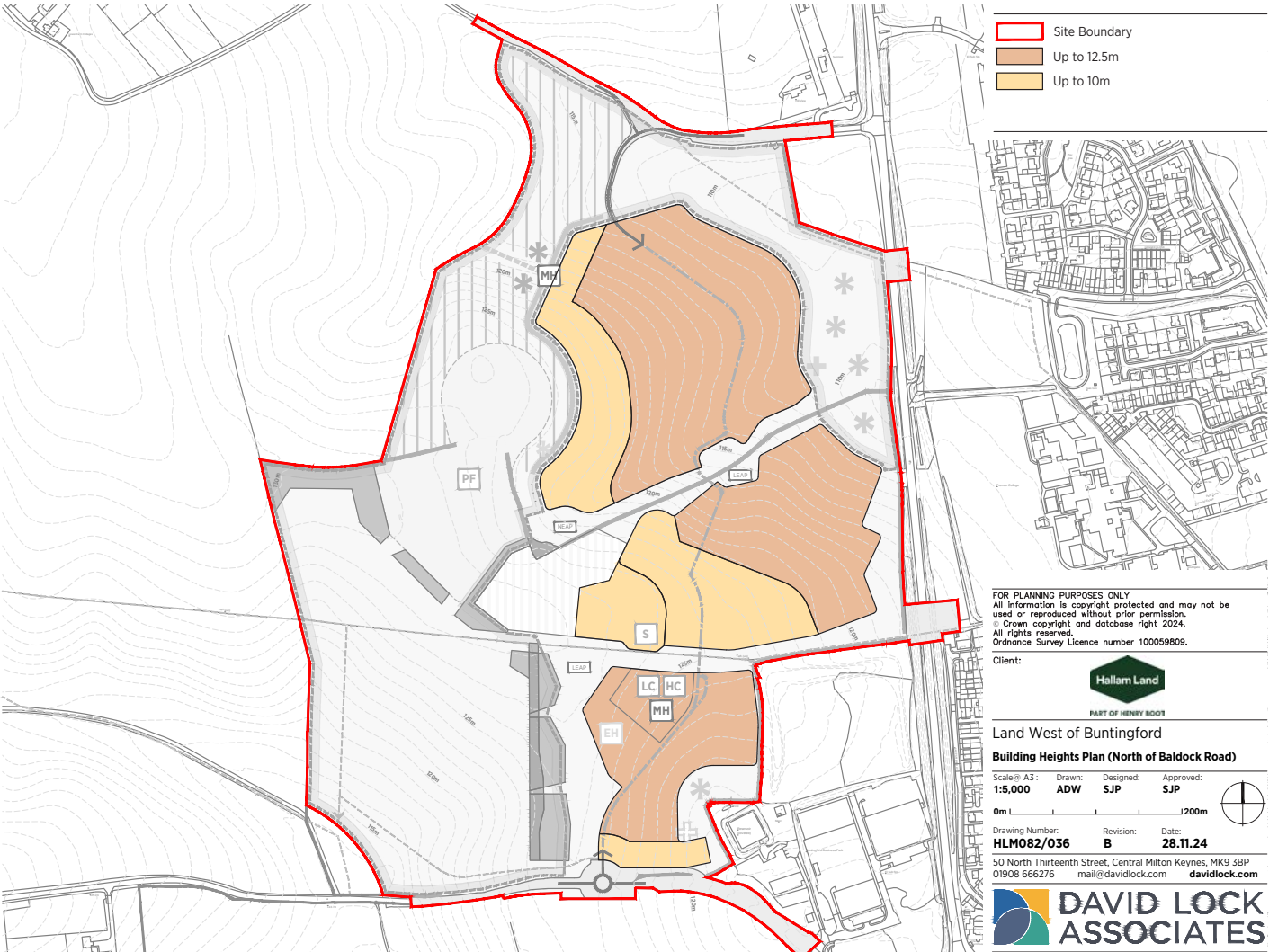
This DAS Addendum adds clarification of proposed heights in the Building Heights Parameter Plan.

The design approach outlined in the DAS (May 2024) remains applicable, in which proposed building heights are context-led and informed by the local vernacular, the rolling landform of the site and surrounding area, and by the scheme’s landscape and visual studies.

This proposal sets a maximum building height of 12.5m for the lower areas of the site and for the local centre. Homes on the highest land, at the west and centre of the site, and at the interface with Baldock Road (A507) are proposed to be up to 10m in height, responding to the landform and landscape, and views from Throcking Road. Proposals in the southern area of the site are set behind the ridgeline, which has been

reinforced with structural planting to enhance the existing young planting belt, softening the appearance of building heights of up to 12.5m.

More details about the effects on views can be found in the Landscape and Visual Impact Assessment (LVIA) of the original application, and the LVIA Addendum, which has been included as a part of the resubmission pack.



Building Heights Parameter Plan

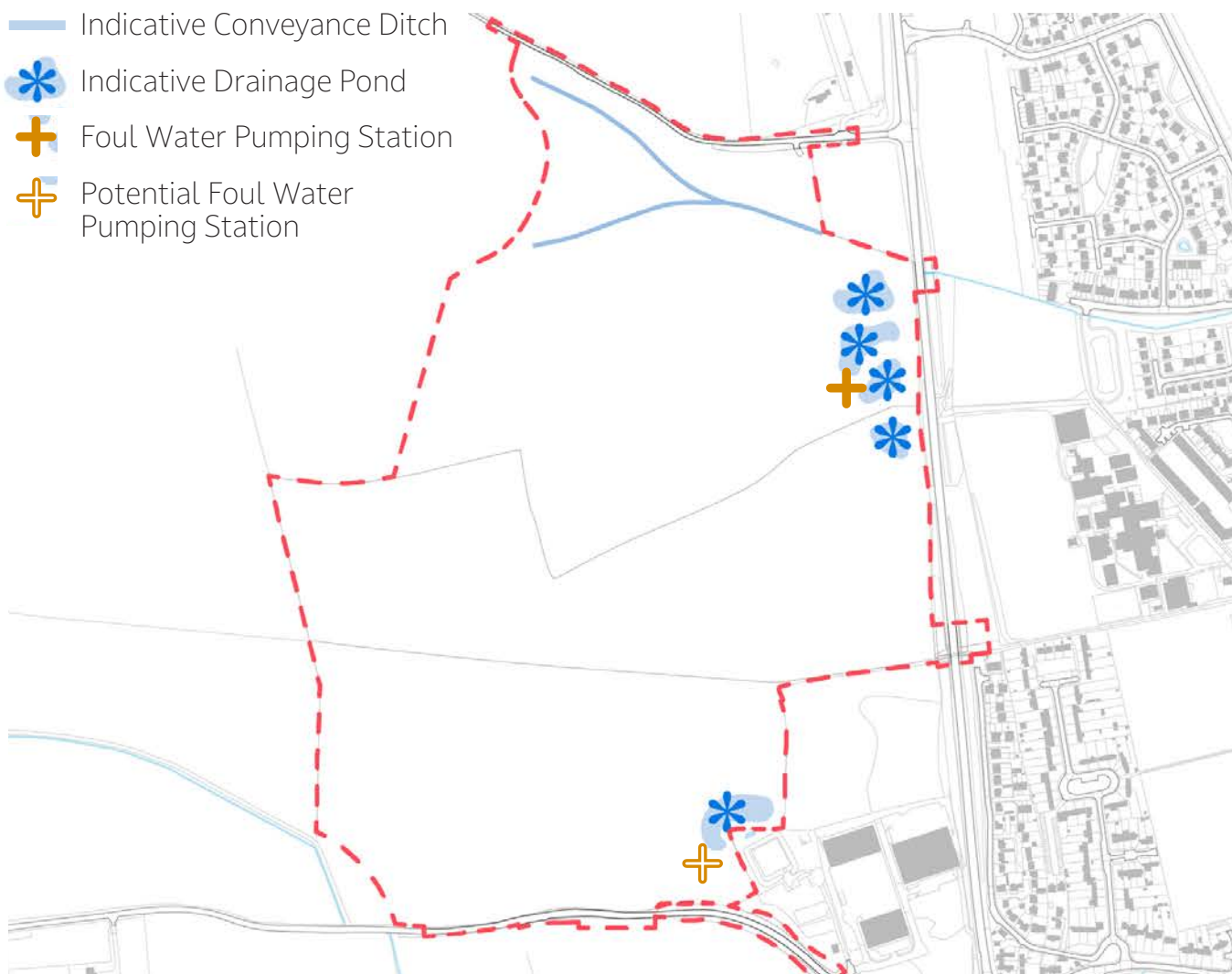
Drainage

Amendments have been made to the drainage strategy to better accommodate the existing surface water flow paths towards the north of the site. Conveyance ditches have been shaped, in line with the existing greenfield scenario, to focus and carry the flow of water into the existing drainage ditch to the east. To incorporate this, the northernmost parcel has

been reshaped to lie outside the existing flow paths and the areas shown at potential risk of flooding, and a minor adjustment has been made to the layout of the western community gardens.

More details can be found in technical notes submitted to the Lead Local Flood Authority (LLFA).

-  Indicative Conveyance Ditch
-  Indicative Drainage Pond
-  Foul Water Pumping Station
-  Potential Foul Water Pumping Station



Drainage Strategy

Changes to the Quantum of Development

Indicative Phasing

Buntingford, Parkside is proposed to be delivered through a phased approach that balances green space, infrastructure, residential and non-residential delivery.

Early infrastructure can be delivered from Baldock Road (A507) to enable development of Phase 1, and subsequently the east-west

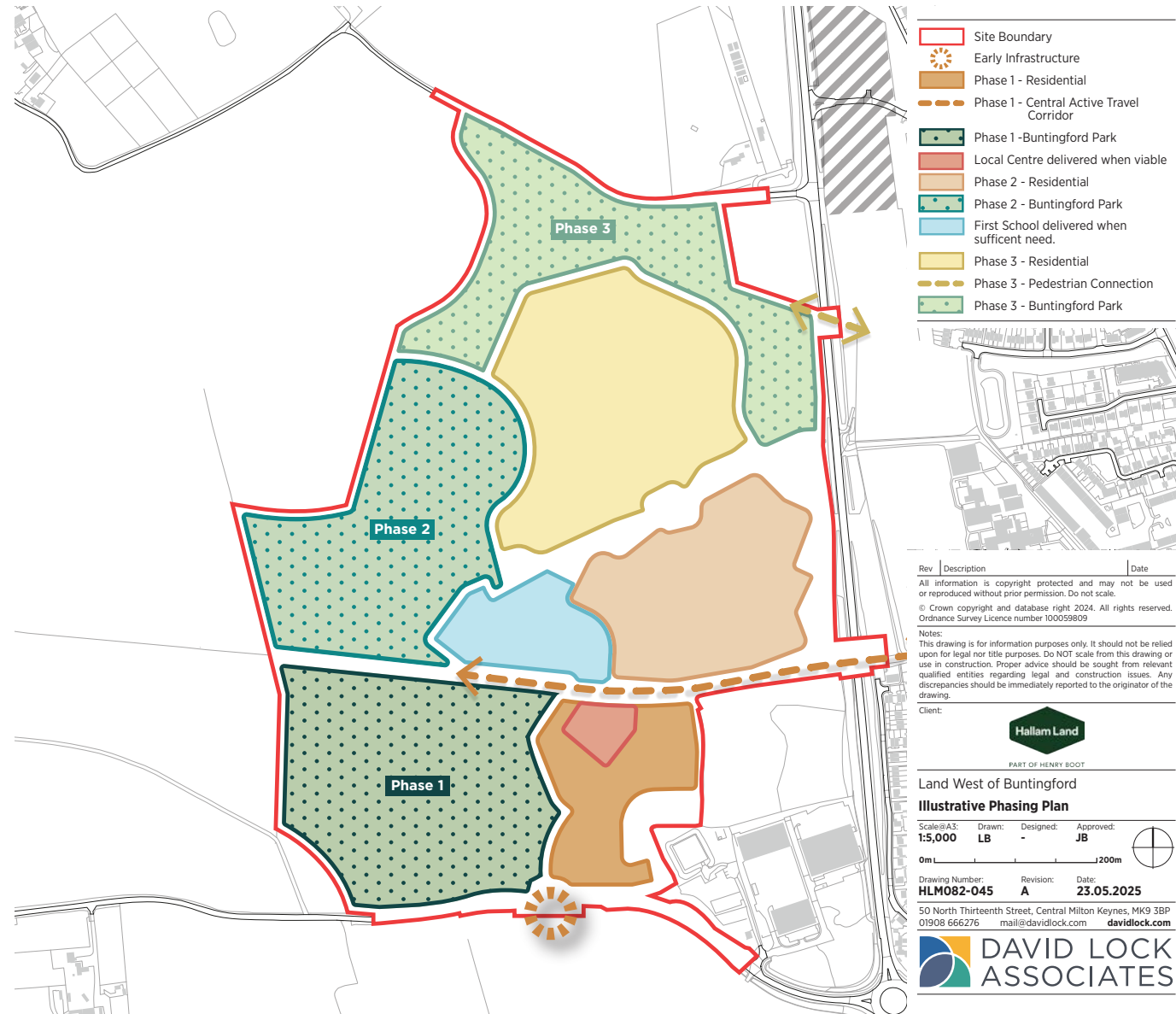
Central Green Corridor.

Development will continue in a further two phases north, with phases of Buntingford Park being delivered simultaneously.

The Local Centre can be accessed and serviced in an early phase of development to allow the services to

come forward when there is sufficient market demand.

In a similar way, the site for the First School is available to be brought forward early on, dependant on when there is sufficient demand within Buntingford and the development, as determined by Hertfordshire County Council.



Indicative Phasing Plan



Part 3

Masterplanning & Placemaking

Green Spaces

This section has been included in response to feedback to develop opportunities and access to play and green infrastructure.

Buntingford, Parkside proposes a hierarchy of open spaces that can support and encourage access to nature and activity for both new

and existing residents of Buntingford. This hierarchy spans private, semi-private, semi-public, and public spaces, offering a mix of spaces that support different uses.

Open spaces are seamlessly integrated into the development at a range of

scales, from Play-on-the-Way and green corridors weaving through the scheme, to footpaths and cycle lanes providing direct access to larger green spaces.

In addition to the public functions of Buntingford Park and the wider green infrastructure, the



Illustrative Landscape Plan

landscaping has been designed to respond to views. Working with the ridgeline and structural planting, new trees and hedgerows to the north-west of Buntingford, Parkside, will work to screen views from the west. New planting will include the use of groups of trees, semi-mature trees and

hedgerow trees, to create a layered canopy and planting mix, and further enrich the environment of Buntingford Park.



Green Spaces

Illustrative Landscape Plan

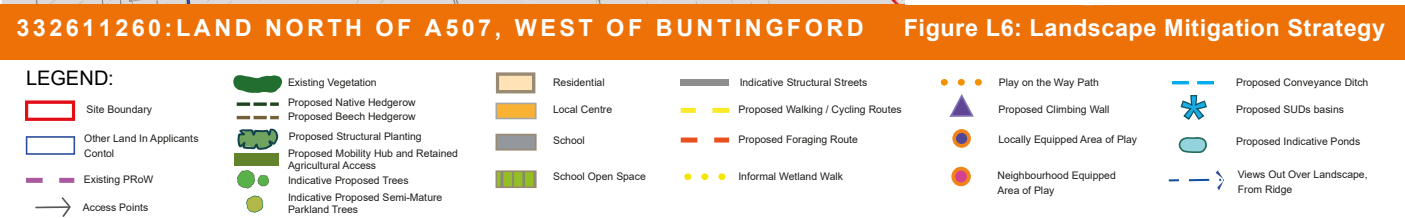
Changes to landscaping have occurred to further screen development from views and to enable infrastructure delivery.

New planting towards the north-west of Buntingford Park will bring a changing character throughout the year, with a mixture of deciduous

and evergreen planting. Planting has been designed to frame the cricket green to the west, creating a layered landscape edge between Buntingford, Parkside and the surrounding countryside.

Landscaping along Baldock Road (A507) plays an important role in the new

gateway to Buntingford. Amendments to the proposal set out in the Design & Access Statement (May 2024) have been made to the landscaping along Baldock Road (A507) in response to infrastructure requirements. Cleared vegetation will be mitigated with new planting.



Illustrative Landscape Plan

Landscape Character

Green infrastructure within Buntingford, Parkside will be characterised by two distinct landscapes.

Buntingford Park will be characterised by its natural and semi-natural landscape. This landscape will be influenced by the site's rural

context with a mixture of grasslands, mown paths and space for outdoor recreation.

Amenity green spaces serve to enable close interaction with nature, through a mixture of spaces such as

a community growing hub, play areas, or sustainable water management.

 Natural and Semi-Natural Green Space - 21.73ha

 Amenity Green Space, Parks and Gardens - 2.1ha

 Sports Pitches



Landscape Character

Green Spaces

Play Strategy

This section responds to feedback to further develop the play strategy into the streets and spaces.

As illustrated in the DAS (May 2024), formal play areas have been incorporated into the proposal, positioned within walking distance to all residents of Buntingford, Parkside. The NEAP is well-overlooked by homes, in a short walk from the local centre and First School, and adjacent to Buntingford Park and it's playing fields. It sits in walking distance to LEAPs and along Play-on-the-Way routes,

creating a diverse range of opportunities for play for all ages. The detailed design of these spaces should look to follow best practice guidance, such as Make Space for Girls.

Play-on-the-Way routes have been proposed to better integrate informal play opportunities into the built form. This approach to play provides opportunities for natural, outdoor play, for children and families across a series of punctuated play nodes.

Buntingford, Parkside, will be

a place that allows children to play independently, building confidence and social skills and encouraging exercise. Play-on-the-Way equipment can include, but is not limited to:

- Balancing logs;
- Dens and tunnels;
- Stepping stones;
- Climbing walls/nets;
- Level changes through landforms, mounding and platforms; and
- Rope bridges.



Illustrative Landscape Plan



Examples of Play-On-The-Way.

Green Spaces

Playing Fields

In response to feedback regarding the location of playing fields within the site in the context of topography and landform, this section illustrates how the playing fields could be designed.

Building on the playing strategy, a series of sports pitches could be incorporated

into the proposal providing a range of play opportunities for all ages. The playing field area can support the potential inclusion of a cricket pitch and adult football pitches, on the flattest area of the site.

Playing pitches are accessible via direct footpaths from the

development and along green corridors, and are supported by changing facilities. They sit just a short walk from the local centre and First School, are a key feature in Buntingford Park and have a strong relationship with the built form.



Indicative Sports Pitch Locations

Complementary Amenities

This section responds to feedback to ensure uses and amenities proposed in the site are complementary to the existing provisions in Buntingford.

Buntingford has a range of existing green infrastructure amenities, including Norfolk Road Playing Fields and Layston Court Gardens. Buntingford, Parkside looks to complement this offering with a series of new potential amenities, such as a climbing wall, cycling tracks and dedicated well-being spaces. Buntingford Park plays host to a range of these amenities, but opportunities for informal play and interaction with nature permeates throughout the development.



Walking, Cycling and Public Transport

Accessible Connections

The proposals set out in the DAS (May 2024) remain applicable, and the following demonstrates the connections, principles and opportunities the movement network affords.

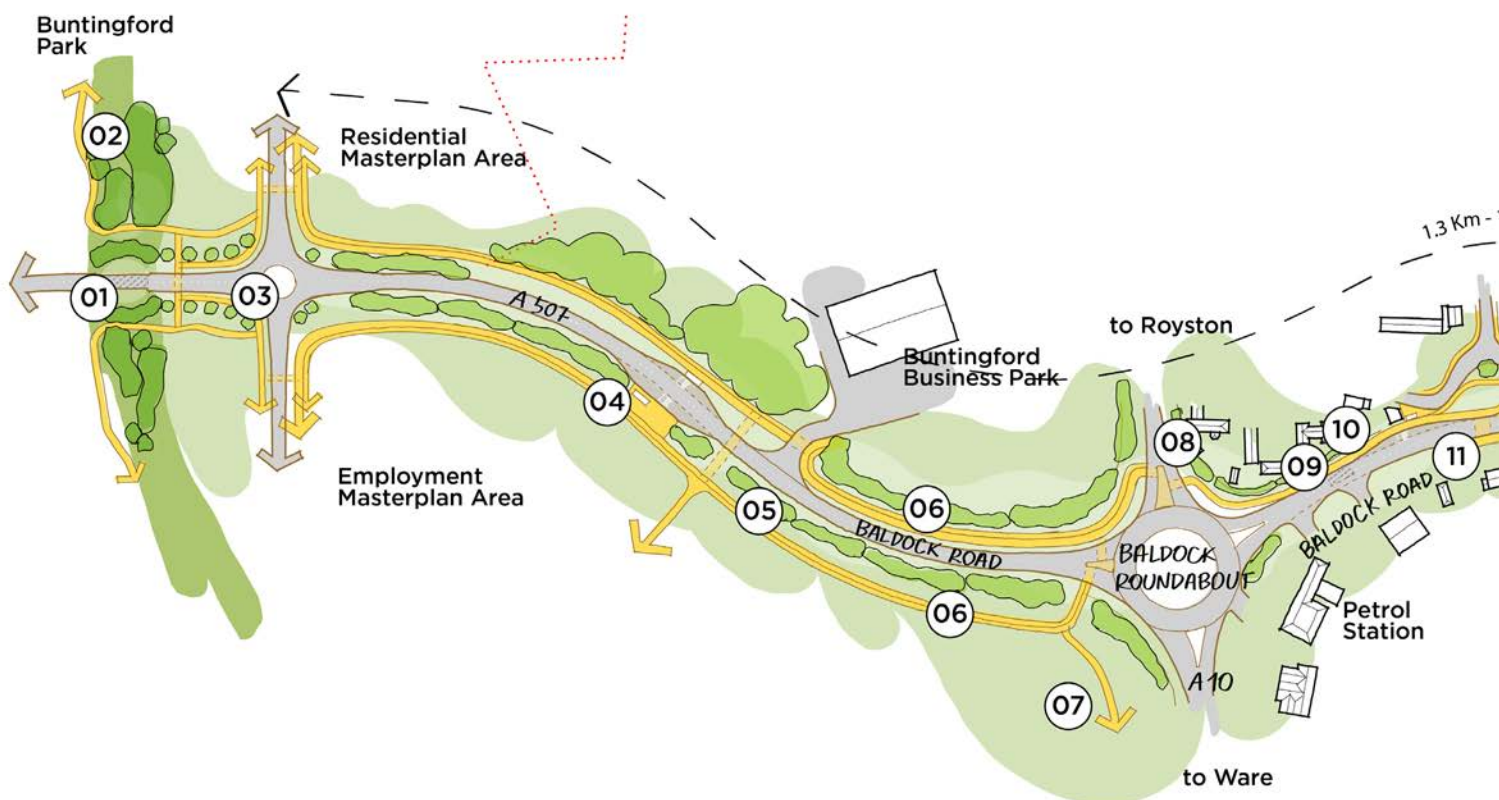
Creating a place which encourages and supports active and sustainable travel for all has been embedded into the scheme from the outset. Physical connections between Buntingford and Buntingford, Parkside will be facilitated across three strong links.

1. Baldock Road (A507)

An attractive sustainable movement corridor, with segregated cycle lanes and footpaths, bus connections and vehicular access. A new roundabout provides a formal gateway for Buntingford, whilst serving as access to Buntingford, Parkside.

2. Central Green Corridor

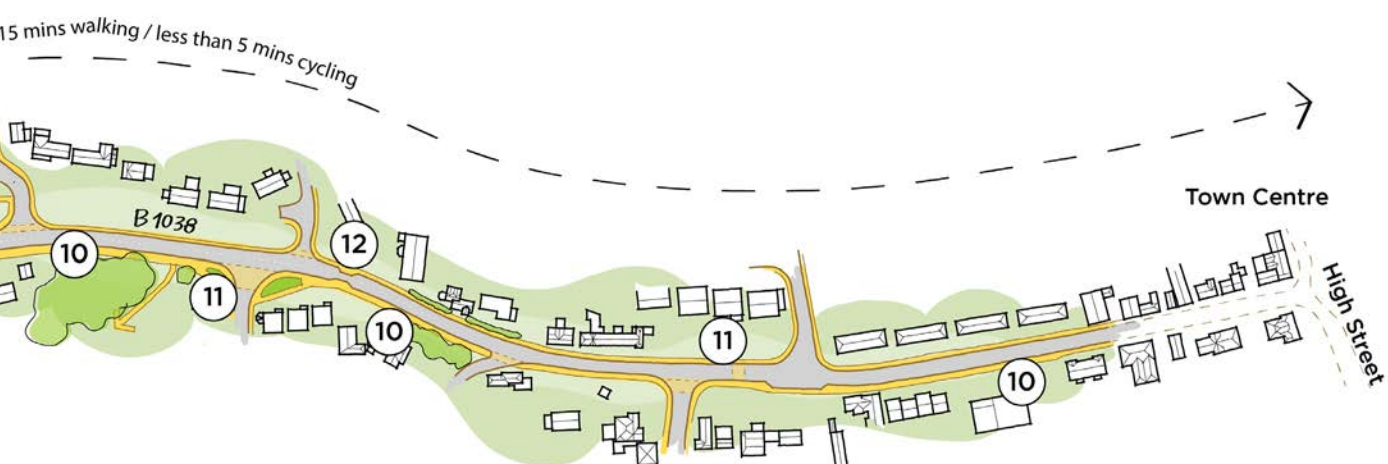
Vital to facilitating active travel is the central connection which proposes an additional A10 bridge crossing linking PRoW's 36 and 40. The route will create a varied experience, with access to Norfolk Road Playing Fields to the east, a strong and active residential frontage as you move west, featuring Play-on-the-Way pepper potted along its route. Further west the link connects to larger facilities and amenities such as the First School, Local Centre and Buntingford Park.



3. Northern Crossing

PRoW's 35 and 41 are currently severed by the A10 with an unmarked surface crossing. Buntingford, Parkside looks to formalise this route with a pedestrian bridge, providing an additional link across the A10.

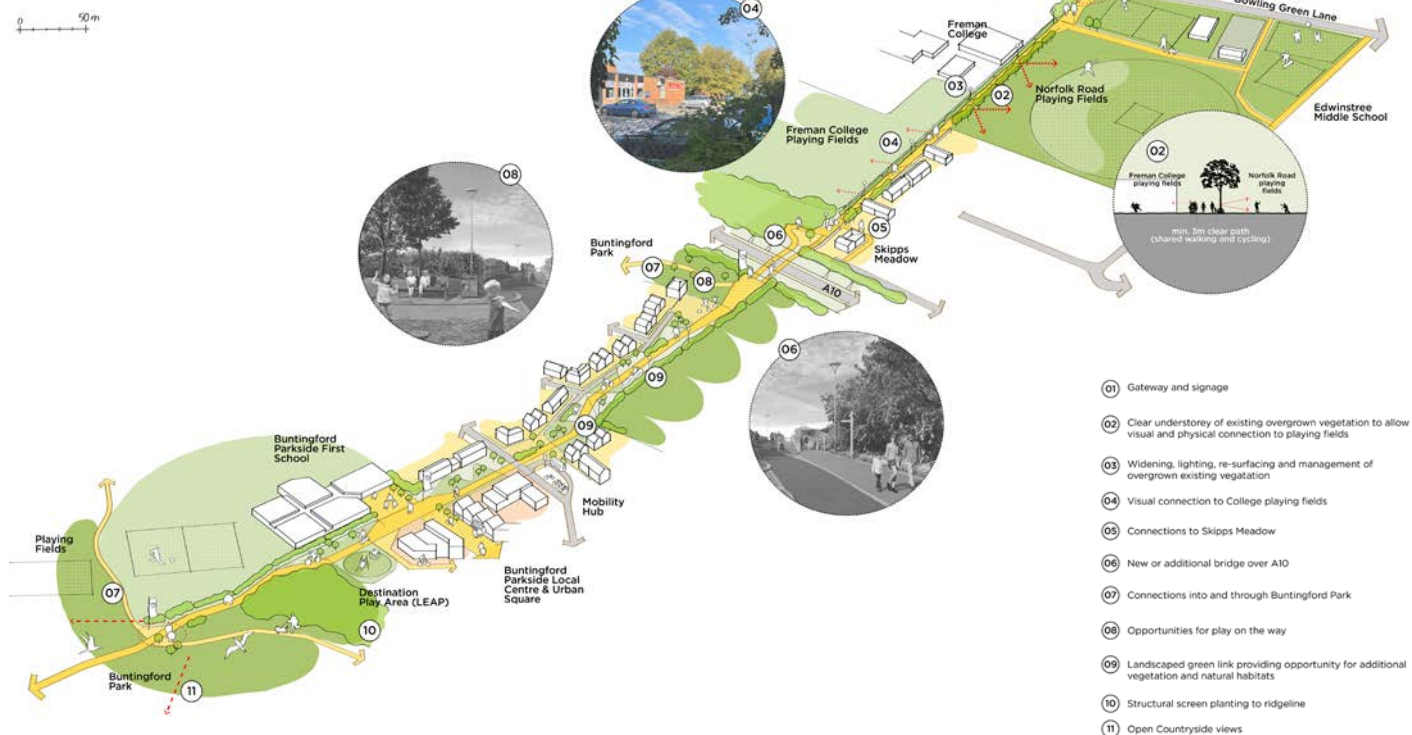
- 01 Landscaped gateway feature + speed reduction measures
- 02 Leisure routes connecting to Buntingford Park
- 03 New access roundabout
- 04 New bus stops for employment uses
- 05 Existing vegetation retained as far as possible
- 06 New cycle/ pedestrian link
- 07 Connections to Buntingford Parkside Greenway
- 08 Toucan crossing features
- 09 Gateway feature (with dragon teeth marking)
- 10 Widened pedestrian/ cycle path
- 11 Proposed raised crossing
- 12 Proposed traffic calming priority narrowing



Walking, Cycling and Public Transport

Accessible Connections

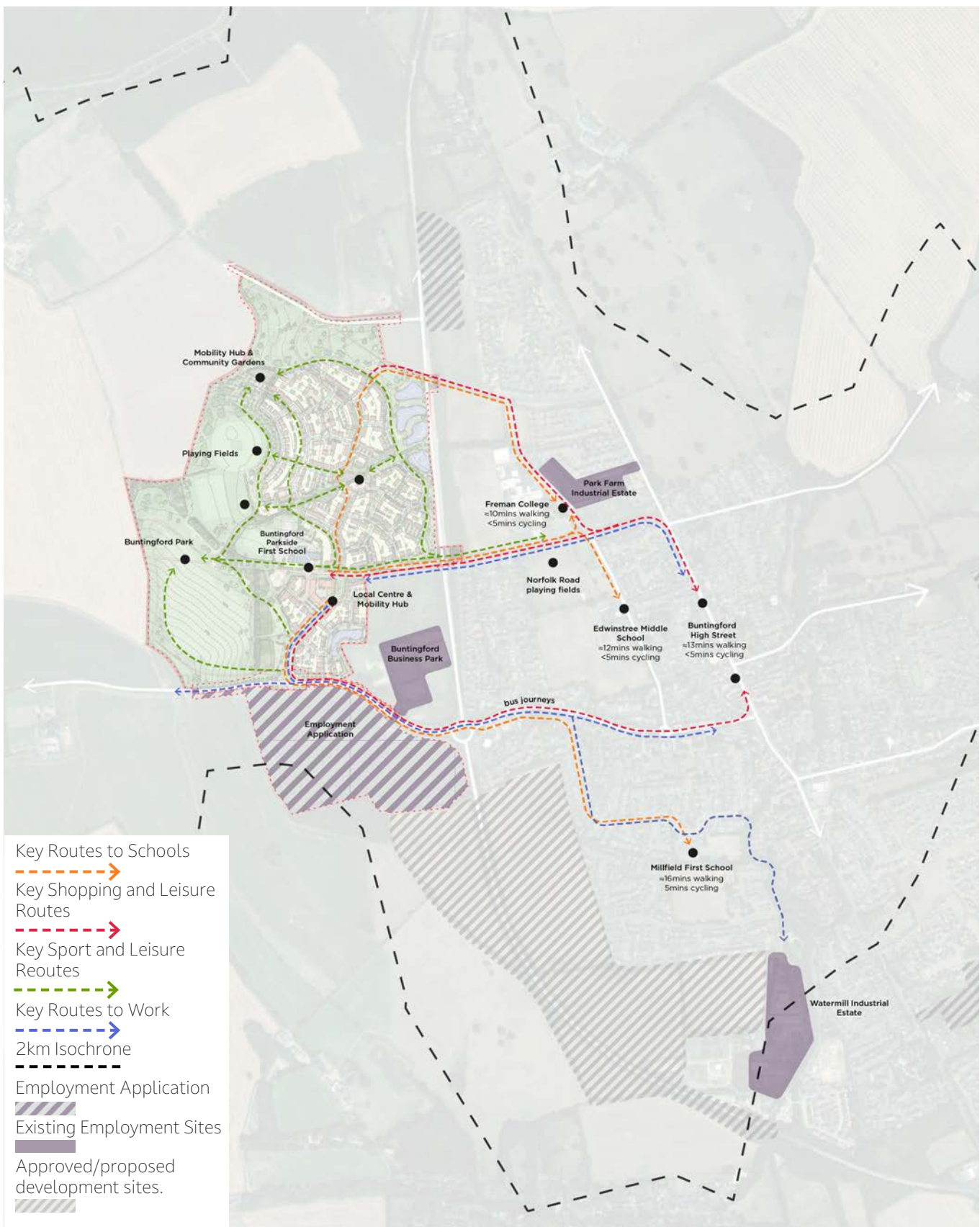
Central Pedestrian/ Cycling Link connecting Buntingford Parkside to Buntingford Town Centre



Central Green Corridor connecting Buntingford, Parkside to Buntingford Town Centre.



Active Travel Bridge links the site to the wider town along a Green Corridor with opportunities to interact and play with the surrounding environment.



Buntingford, Parkside will be cohesivly connected with the wider town.

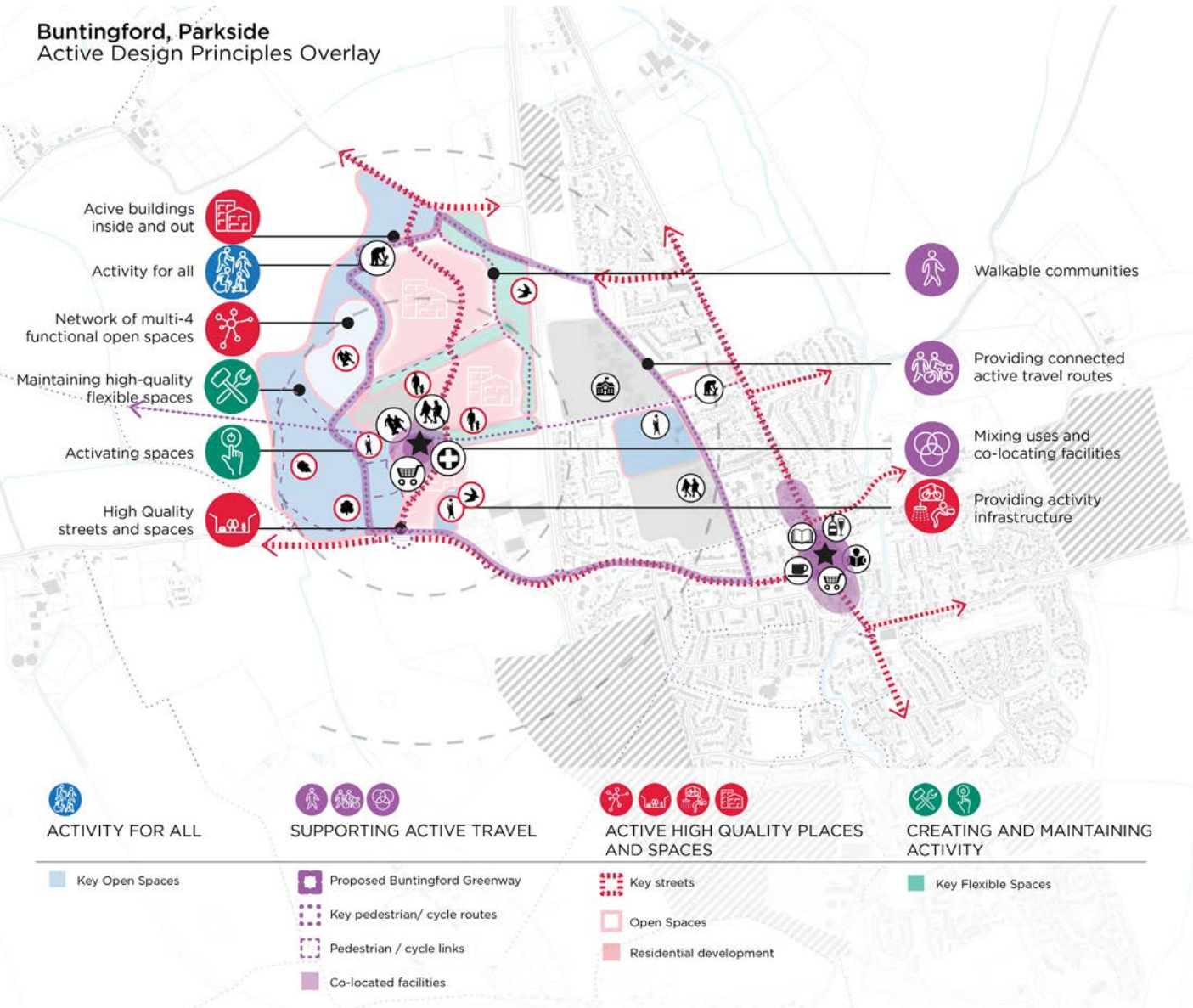
Walking, Cycling and Public Transport

Sustainable Travel

Feedback received expressed concern for a lack of sustainable travel opportunities. This section illustrates how Buntingford, Parkside affords a variety of sustainable travel choices. The figure below demonstrates how Buntingford, Parkside achieves the 10 principles set out in Sport England’s 2023 Active Design Guidance,

creating a place that facilitates and encourages active travel and forms a healthy and high-quality environment for this to take place within. The design of Buntingford, Parkside places emphasis on direct walking and cycling links, providing accessible and convenient connections to local amenities and facilities a short

distance from the centre. A series of routes are available, including recreational routes which either connect to or have the potential to connect to existing PRoW’s. Further to facilitating active travel, the proposed mobility hubs, as set out in the DAS



Active Design Principles achieved across Buntingford, Parkside.

(May 2024), will support sustainable movements. The main hub will be centred around the local centre, along the central green corridor, and feature a bus connection. A smaller, neighbourhood mobility hub is situated alongside the community gardens, enabling sustainable movement to the north of the site.

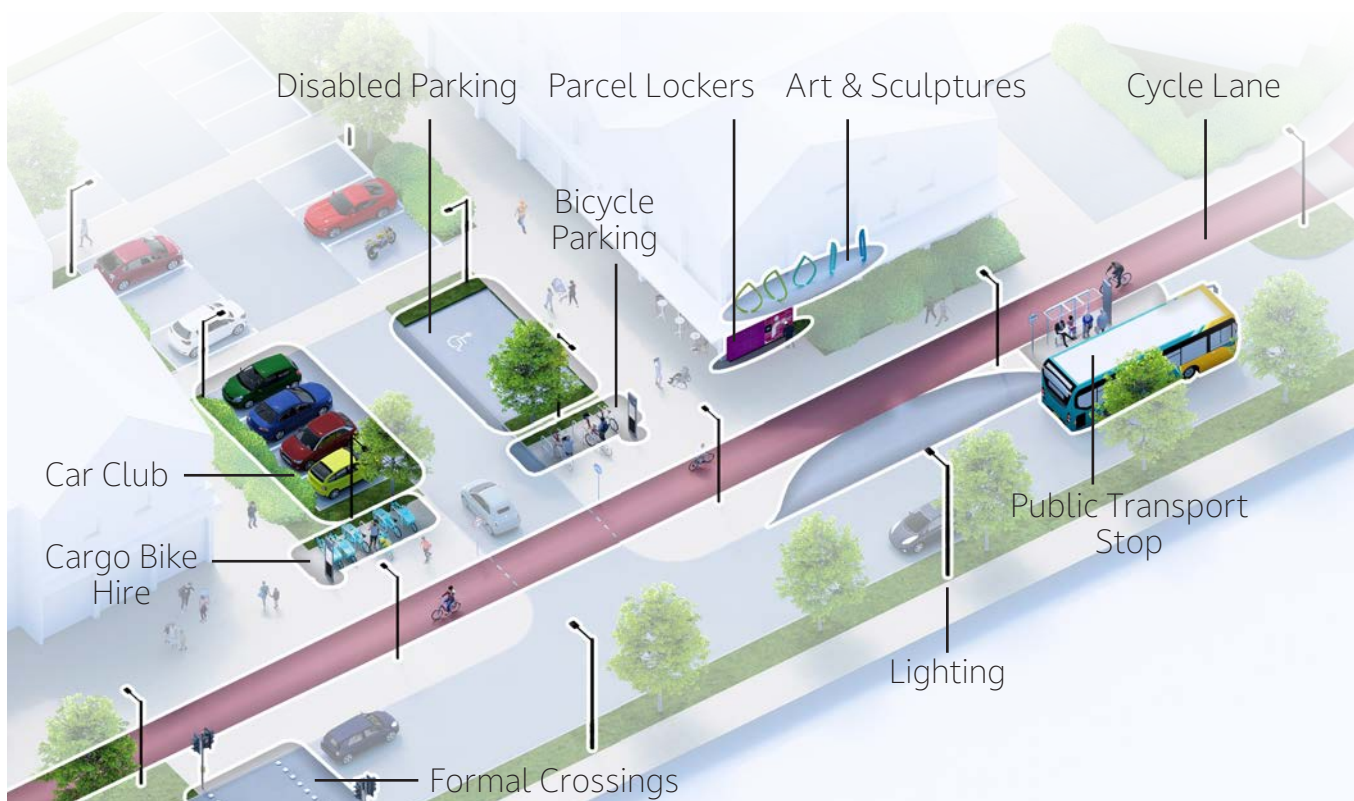
The mobility hubs are not a defined point, but a walkable distribution of mobility and non-mobility components that seek to make travelling sustainably seamless and attractive. The mobility hub will be designed around themes of

Accessibility, Safety, Choice & Convenience, Place & Community, and Identity & Branding. The mobility hubs could feature:

- Regular bus connection (Local Centre Hub);
- Demand Responsive Transport connection (Local Centre Hub);
- Car club;
- Bicycle and cargo-bicycle hire;
- Bicycle parking;
- Digital information;
- Community planters; and
- Local artwork.



Sustainable travel infrastructure could be complemented by non-mobility amenities.



Potential components of a mobility hub.

Street Hierarchy

The DAS (May 2024) outlined a series of principles to guide street design, informed by best practice recommendations.

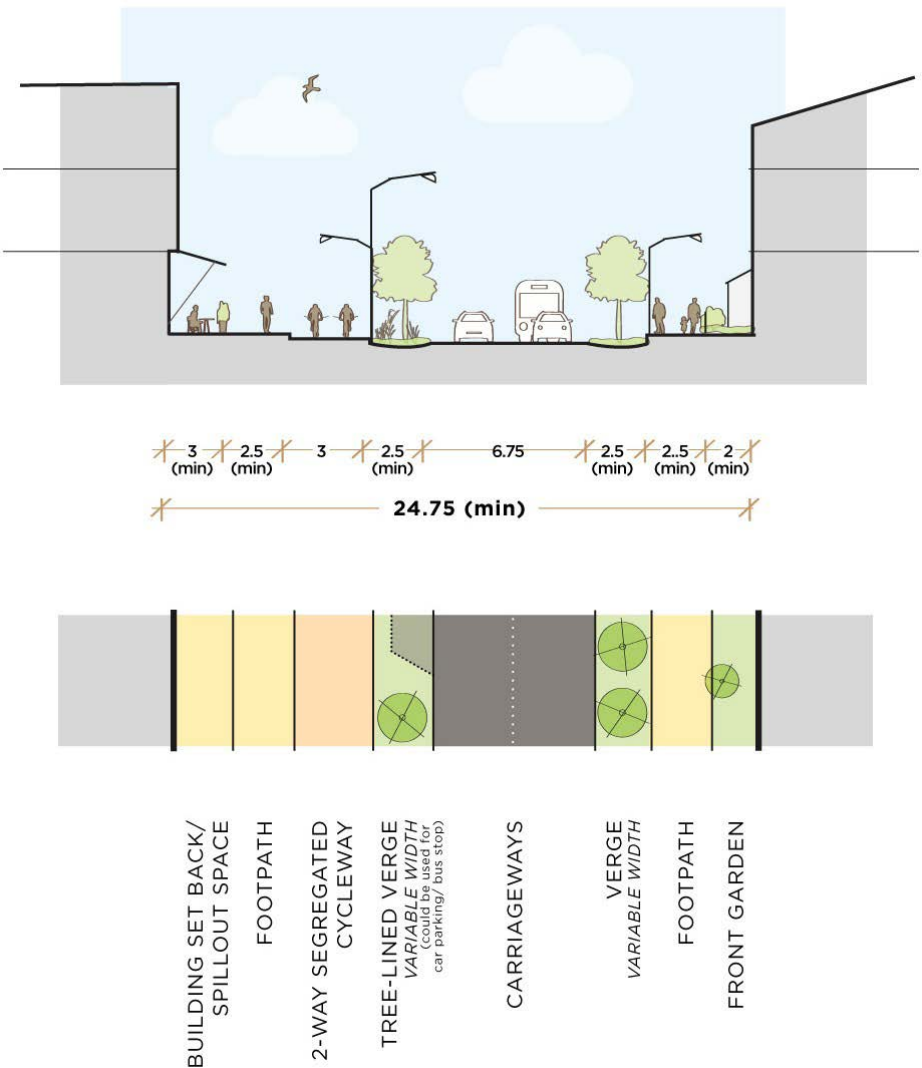
Baldock Road (A507) will be upgraded to facilitate new infrastructure, such as bus, cycle and footpath connections, whilst retaining its rural character with planted verges (including hedgerows and trees). Vegetation clearance will be minimised. A new junction will create

a prominent new gateway into Buntingford, slowing vehicle speeds, and balancing street users with direct and accessible connections for pedestrians, cyclists, buses and vehicles.

The structural street is identified as the key movement corridor through the site, connecting Baldock Road (A507) to Throcking Lane, and it will contribute to a varied townscape experience as you travel along

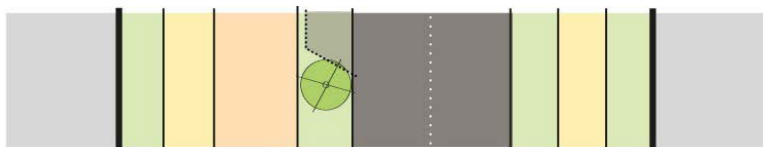
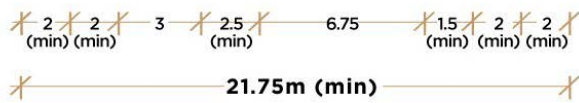
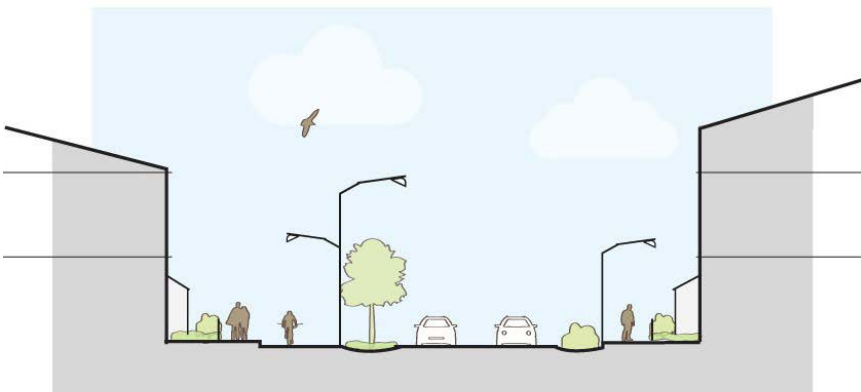
its north-south alignment. Towards the south, the street is formal in character with tree-lined verges, footpaths and a two-way segregated cycle lane. The street will be well-activated by housing and interact with commercial uses at the local centre. Travelling north, the carriageway narrows, and tree-lined verges are widened for the potential incorporation of on-street parking bays.

Structural Street South





Structural Street North



FRONT GARDEN
FOOTPATH
2-WAY SEGREGATED
CYCLEWAY
TREE-LINED VERGE
VARIABLE WIDTH
(could be used for
car parking)
CARRIAGEWAYS
VERGE
VARIABLE WIDTH
FOOTPATH
FRONT GARDEN

Street Hierarchy

Traffic Calming

This section addresses feedback to strengthen the proposals for traffic calming at Buntingford, Parkside.

Embedded into the street design is the desire

to reduce vehicle speeds as a measure to promote sustainable movement. In addition to the methods listed in the DAS (May 2024), streets will be calmed through the careful



Change to surface treatments and corner radii slow vehicle speeds, along Baldock Road (A507) with access to the Buntingford Business Park. .



Active travel connections and landscaping transforms Baldock Road (A507) into a desirable gateway as a part of the combined proposal for Buntingford, Parkside.

design of street alignments, geometry and turning radii.

The following visualisations demonstrate how the Land-Use Components Plan

can be translated into an attractive and comfortable, pedestrian-first environment. Further details regarding street design can be found in the Design Principles Document.



Sustainable infrastructure along Baldock Road (A507) make active and public transport a desirable choice.



The character of Throcking Lane will be respected.

Illustrative Layouts

Responding to feedback to provide greater detail in the illustrative masterplan, this section zooms into key areas of the masterplan to

demonstrate how the built form could come together. These illustrative layouts have been extracted from the Design Principles Document

and detailed designs will be developed at later planning stages.

Local Centre

The local centre should be focused around a public square, featuring a range of commercial units, specialist accommodation, residences, First School, LEAP, a potential doctor's surgery and access to Buntingford Park. The illustrative layout adopts structured blocks to create active frontages along all key public spaces, with servicing internalised.

The public space has three distinct characters, beginning at the First School which balances facilitating movement along the central green corridor, and creating a comfortable space to meet and congregate. The heart of the local centre will be the centre point of the public realm, with spill-out space for businesses and opportunities for events and

pop-ups. The southern arrival point balances car parking with wide pedestrian spaces, integrating mobility hub components to encourage sustainable means of travel.

Along the structural street, buildings feature small setbacks with landscaped front gardens adding to the street greening.



Cricket Green

The playing fields form a distinctive part of Buntingford Park, and the careful design of the plot arrangements creates an opportunity to reinforce

this. A strong line of pavilion homes, designed to follow the curvatures and contours of the green, well-set back with generous landscaped

gardens can create an attractive edge that transitions the development into the countryside through its rural character.



Illustrative Layouts

Typical Residential Block and Park-Fronting Residential Areas

Plot arrangements within parcels will be efficiently and sustainably arranged, creating a high-quality and comfortable place for people. Streets will be traffic-calmed and feature street trees and incidental spaces, creating

interest and legibility across the proposal. Blocks will feature a mix of house types and tenures to support the creation of a diverse neighbourhood.



Residential areas will be designed in compliance with the Density and Building Heights Parameter Plans, as set out on pages 19 and 20.



Illustrative Masterplan

The Illustrative Masterplan has been updated to reflect the changes made to the application. The changes illustrated are:

- Revisions to development parcels:
 - Northernmost parcel: reduced parcel area and the increase in parkland area.
 - Southernmost parcel: minor adjustments to the eastern periphery to account for amendments to the attenuation basin and reshaping of the Baldock Road (A507) frontage to increase activation and natural surveillance.
- Strengthening of structural planting along the school edge.
- Increase in tree and hedgerow planting to the northwest.
- Amendments to drainage:
- Reshaping of the basins.
- Introduction of conveyance ditches to carry water into attenuation basins.
- Relocation of the southern LEAP.
- Incorporation of Play-on-the-Way routes to better embed play opportunities across the proposal.
- Introduction of a bus loop to facilitate a public transport service/s.
- Re-design of the Baldock Road (A507) access in response to feedback.
- Amendments to planting along Baldock Road (A507).

Key



Residential



Local Centre



First School



Play Areas



Greenspace



SuDS



Playing Fields



Structural Planting



Vegetation





Rev	Description	Date
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Client:		



Land West of Buntingford

Illustrative Masterplan (North)

Scale@A3: 1:5,000	Drawn: MG	Designed: SJP	Approved: SJP	
0m 200m				

Drawing Number: HLM082/029	Revision: H	Date: 20.05.25
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