Buntingford
PARKSIDE

DAS Addendum

Buntingford, Parkside: Land South of Baldock Road

May 2025

DAVID LOCK ASSOCIATES

Hallam Land
PART OF HENRY BOOT

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Introduction

This Design and Access Statement (DAS) Addendum has been submitted to East Herts District Council as 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 - 3/24/1255/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 - 3/24/1255/OUT.

Buntingford
PARKSIDE

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

- Movement & Facilities Study.
- Building Heights Parameter Plan.
- Clarifications on Frontages to Baldock Road (A507).
- Amendments to access along Baldock Road (A507).
- Further details on the Movement Strategy.
- Changes to Landscaping.

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.



Southern parcel site boundary

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 collaborative masterplanning process.	Hallam Land has engaged with a series of stakeholders, including the public, prior to submission and is continuing to do so post-submission.
Few existing public transport connections.	The proposal looks to maximise opportunities for sustainable travel with proposals for cycling infrastructure providing connections to Buntingford. The proposal looks to introduce bus services, supporting the bus service with commuting flows to the new employment opportunities.
Mobility hubs are planned within the adjacent application, North of the A507.	The proposal has been designed and masterplanned as a comprehensive scheme with application 3/24/0966/OUT. Should the application north of the A507 not come forward, this proposal is self-sufficient and delivers associated infrastructure to encourage sustainable movements to the site.
Concerns regarding the details and deliverability of the proposed pedestrian/cycle route within Buntingford.	Hallam Land are continuing their engagement with HCC to address the concerns raised. Further details and clarifications have been provided in the Transport Assessment, included as a part of the resubmission pack.
A study of existing movement patterns would better identify areas to target active travel improvements.	Additional context work, outlined in this DAS Addendum, demonstrates that the site is within walking distance to the majority of Buntingford's facilities and amenities, and the proposals put forward will further enhance this.
The heights of buildings and the size of hedges/proposed landscaping are unclear.	As a part of the resubmission pack, this DAS Addendum provides additional clarifications to demonstrate building heights and proposed landscaping.

Context

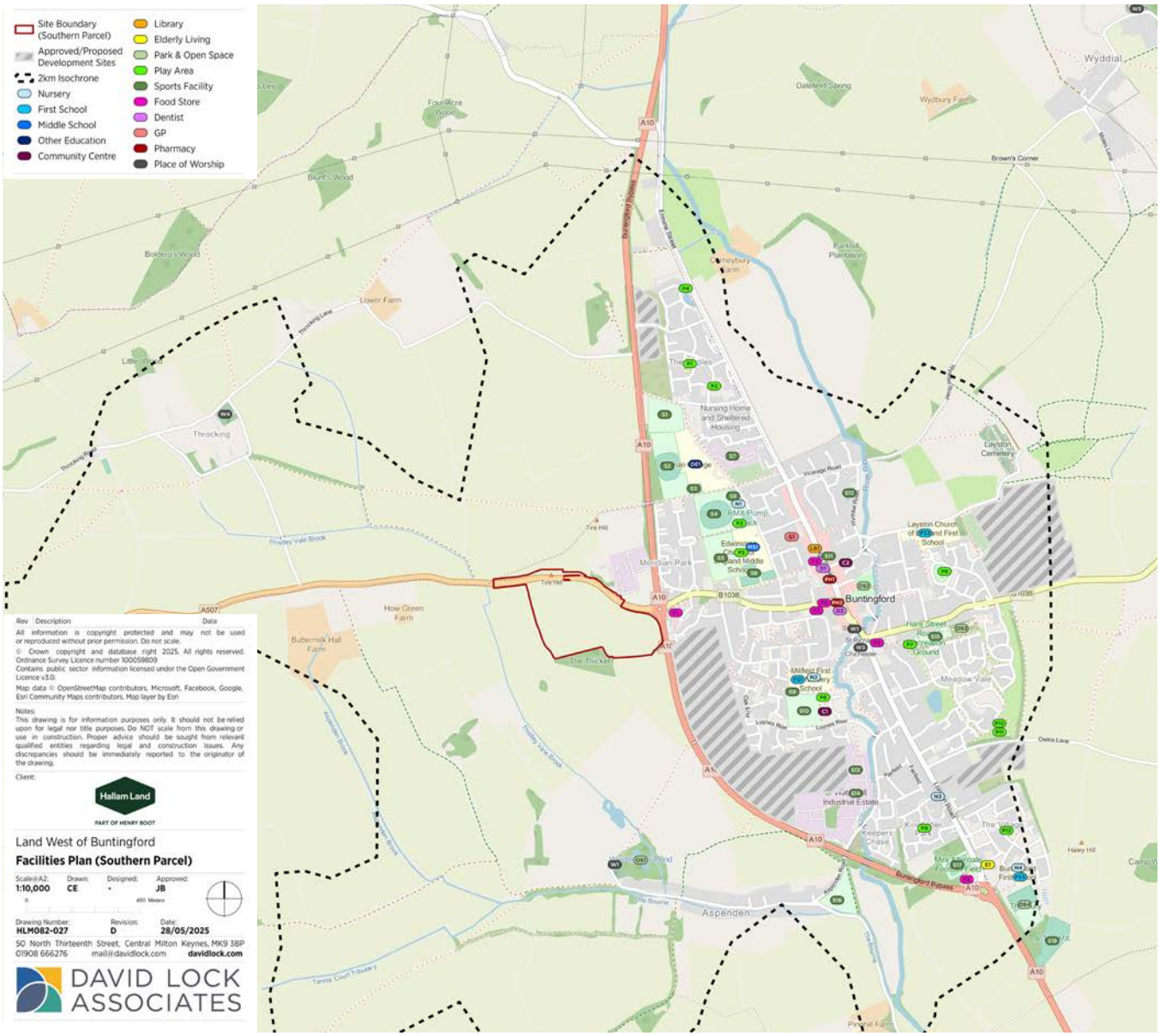
Accessibility

This section responds to feedback regarding the accessibility of the site.

Baldock Road (A507) is the primary access point into Buntingford from the West by private vehicle. It provides a quick and convenient connection to the town centre for both pedestrians, vehicles, and public transport users. The town centre and its facilities are accessible to the wider town within walking distance.



New active travel facilities have recently been implemented.



The site is within walking distance to the majority of the town's facilities and amenities.

Land-Use Components Plan

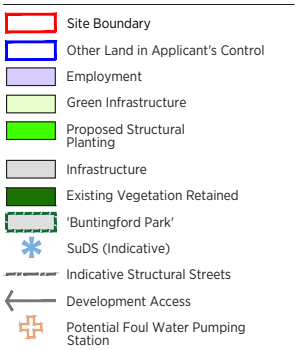
The Land-Use Components Plan was formed with an understanding of context and constraints, and informed by public and stakeholder consultations. The plan outlines the design parameters, illustrating the quantum of development, site access and movement, proposed layout, scale and landscaping.

The Land-Use Components Plan has been amended to reflect a change to landscaping along Baldock Road (A507).

The site continues to be designed as a comprehensive scheme, with proposals for a mixed-use scheme to the north of Baldock Road (A507) being brought forward as a separate outline planning application.

Summary of Changes

- Amendments to landscaping, in regard to visibility splays along Baldock Road (A507).
- Amendments to the Illustrative Masterplan:
  - Revisions to landscaping to reflect the above change.
  - Alteration to illustrative buildings at the site gateway to better front onto Baldock Road (A507).



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Client: Hallam Land

Land West of Buntingford

Land Use Components Plan (South of Baldock Road)

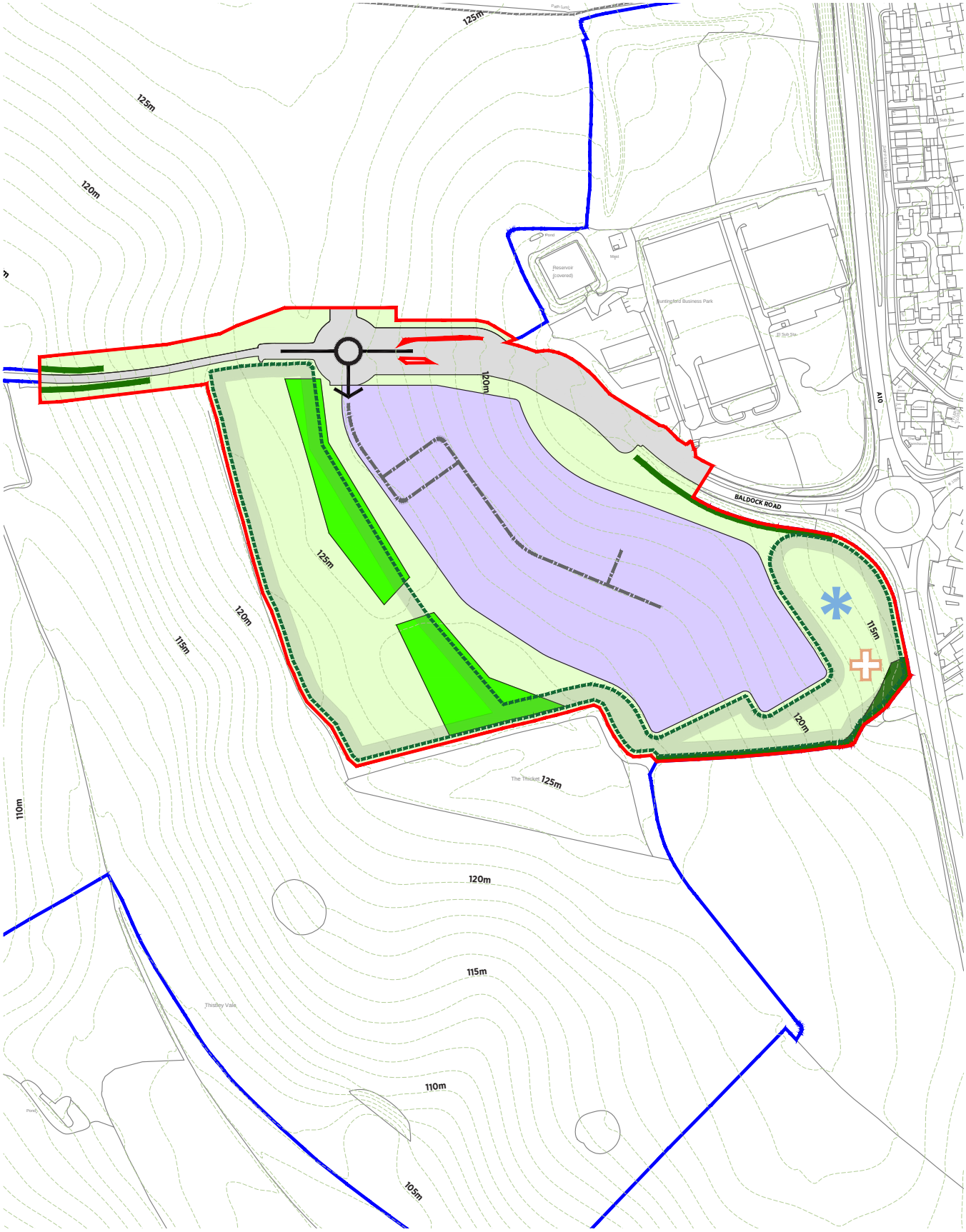
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Land Use Components Plan

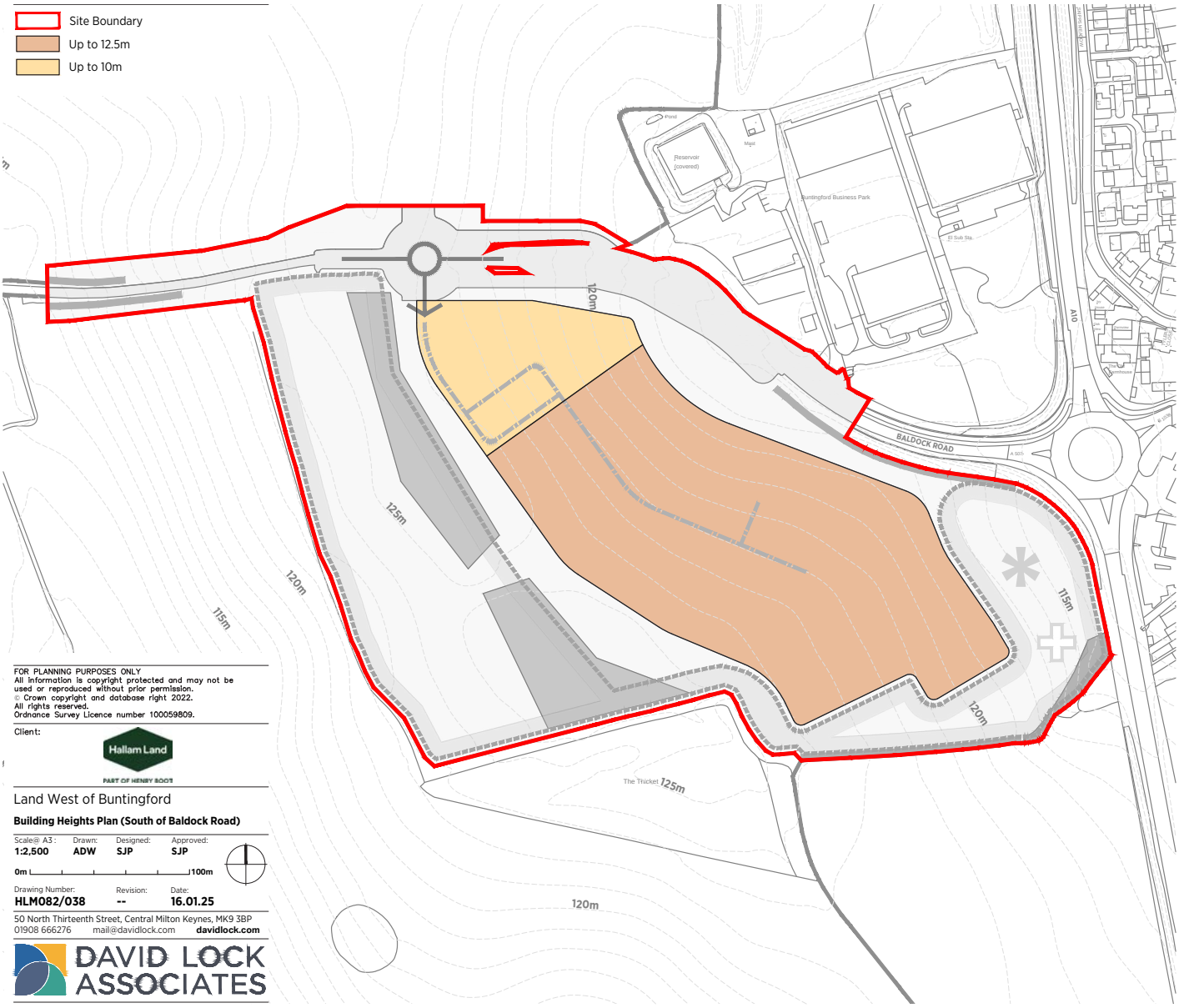
Part 2
Design & Access

Changes to the Quantum of Development

Building Heights

The design approach outlined in the DAS (May 2024) remains applicable, in which proposed building heights are context-led and informed by local characteristics, such as views and local typologies. This addendum adds a further layer of detail, illustrated in the Building Heights Parameter Plan.

Informed by the local context, this proposal sets out a maximum building height of up to 12.5m. Buildings towards the north, adjacent to the proposed junction along Baldock Road (A507) are proposed to be up to 10m, in keeping with proposals North of the A507, while maintaining natural surveillance and overlook to ensure the safety of the route.



Building Heights Plan

Layout and Scale

This section responds to feedback concerning the layout and relationship between buildings and Baldock Road (A507).

The proposal will be arranged in an efficient manner that both provides practical and logical spaces for businesses and creates an engaging and well-overlooked public realm. Streets and paths are organised to align with the terrain.

Buildings are set back from the A507, screened with landscaping and trees, and creating glimpses into the site. The site entrance forms a new gateway into Buntingford, with a sustainable transport corridor complemented by landscaping and buildings arranged and designed to provide natural surveillance over the space. Breaks in the building line generate views into the site.



Illustrative arrangement along Baldock Road (A507)

Part 3
Masterplanning & Placemaking

Landscaping

This section reflects a change to landscaping along Baldock Road (A507).

Buntingford, Parkside offers a variety of opportunities for accessing and interacting with nature, and the principles outlined in the DAS (May 2024) remain applicable. Landscaping along Baldock Road (A507) has been amended in response to infrastructure requirements. Clearance of vegetation will only occur where necessary and will be minimised. Lost hedgerows will be replanted and new landscaping implemented along Baldock Road (A507).



Landscape Plan Stantec

Sustainable Travel

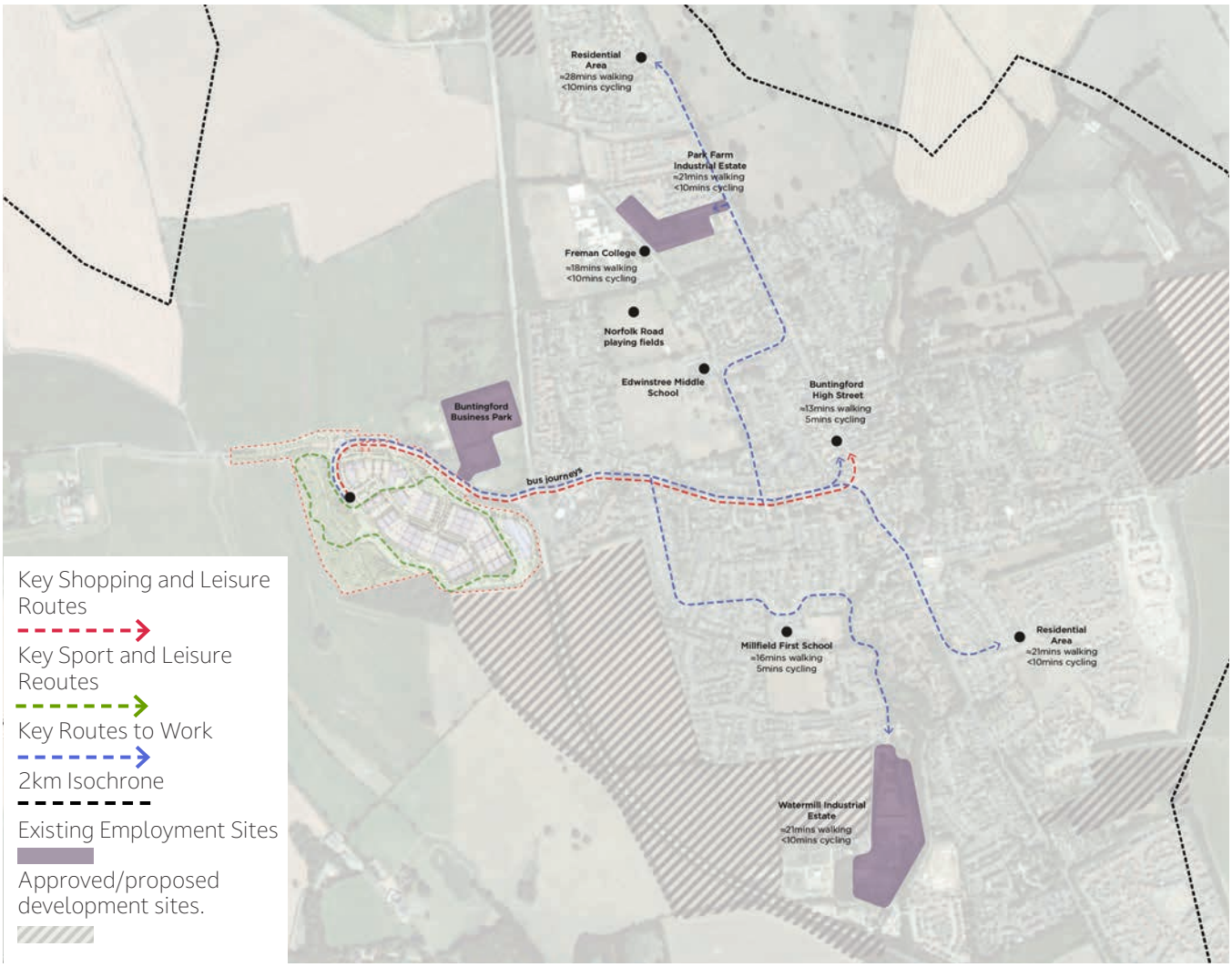
Journeys around Buntingford

This section responds to feedback regarding the accessibility of the site to Buntingford.

Buntingford, Parkside has been designed as a place that supports and encourages active and sustainable travel. The principles set out in the DAS (May 2024) remain applicable, and the following evolves this.

Baldock Road (A507) acts as the primary connection, linking the site to the town via a sustainable transport corridor. This corridor, which offers pedestrian, cycling, and public transport connections, looks to make sustainable travel a desirable alternative to the private vehicle and is highly accessible to many facilities and amenities across Buntingford.

Should proposals North of Baldock Road (A507) come forward, this proposal will form part of a wider movement strategy, with sustainable travel links towards residential developments, new facilities and amenities, and additional linkages to Buntingford. The proposed extensive movement network widens opportunities for the town to access employment opportunities locally, with reduced reliance on private vehicles and out commuting.



The site is well connected to Buntingford.

Illustrative Masterplan

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

The changes illustrated are:

- Revisions to northernmost buildings to create a stronger relationship with Baldock Road (A507)
- Re-design of the Baldock Road (A507) access in response to feedback.
- Amendments to planting along Baldock Road (A507).



Key

- Employment
- Greenspace
- SuDS
- Structural Planting
- Vegetation
- Existing Woodland



Rev	Description	Date

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Client:

Hallam Land

Land West of Buntingford

Illustrative Masterplan (South of Baldock Road)

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