

Local Plan Technical Report

2018/2019 Infrastructure Delivery Plan Appendices

Part 25: Green Infrastructure

Appendix 88

Appendix 88: Green Infrastructure Extract of North East Harpenden
Landowner/Developer Representations Regulation 19 Consultation (October 2018)

LAND AT NORTH-EAST HARPENDEN
REPRESENTATIONS TO ST ALBANS CITY &
DISTRICT LOCAL PLAN

Publication Draft 2018 Consultation

On behalf of
Crest Strategic Projects and Bloor Homes

October 2018



Crest
NICHOLSON

BLOOR HOMES[®]

Vision Document

February 2018



GREEN ACRES

Land at
North East
Harpenden

Site Context and Opportunity

2.2 Katherine Warington School

Plans for the development of a new secondary school on land to the South East of the centre of the Site, on the eastern side of Common Lane were approved in February 2018 by Hertfordshire County Council (HCC). The entrance to the school is off Lower Luton Road, approximately 1200m from the western part of the Site, and 500m from the south eastern corner of the site on Common Lane.

The plans are for a 6FE secondary school which would accommodate up to 1,150 pupils.

The Site would provide a critical mass of local school age children for the proposed nearby Secondary School (to the immediate east of the site), allowing a significant proportion of trips to be made by sustainable means, reducing the potential highway impact. The mixed-use nature of the proposals for the Site would also encourage future residents to use on-site facilities and thus reducing the need for off-site/private motor travel.



Submitted Landscape Masterplan for Katherine Warington School

Masterplan Context 05



GREEN ACRES

Masterplan Context

5.1 Opportunities and Constraints

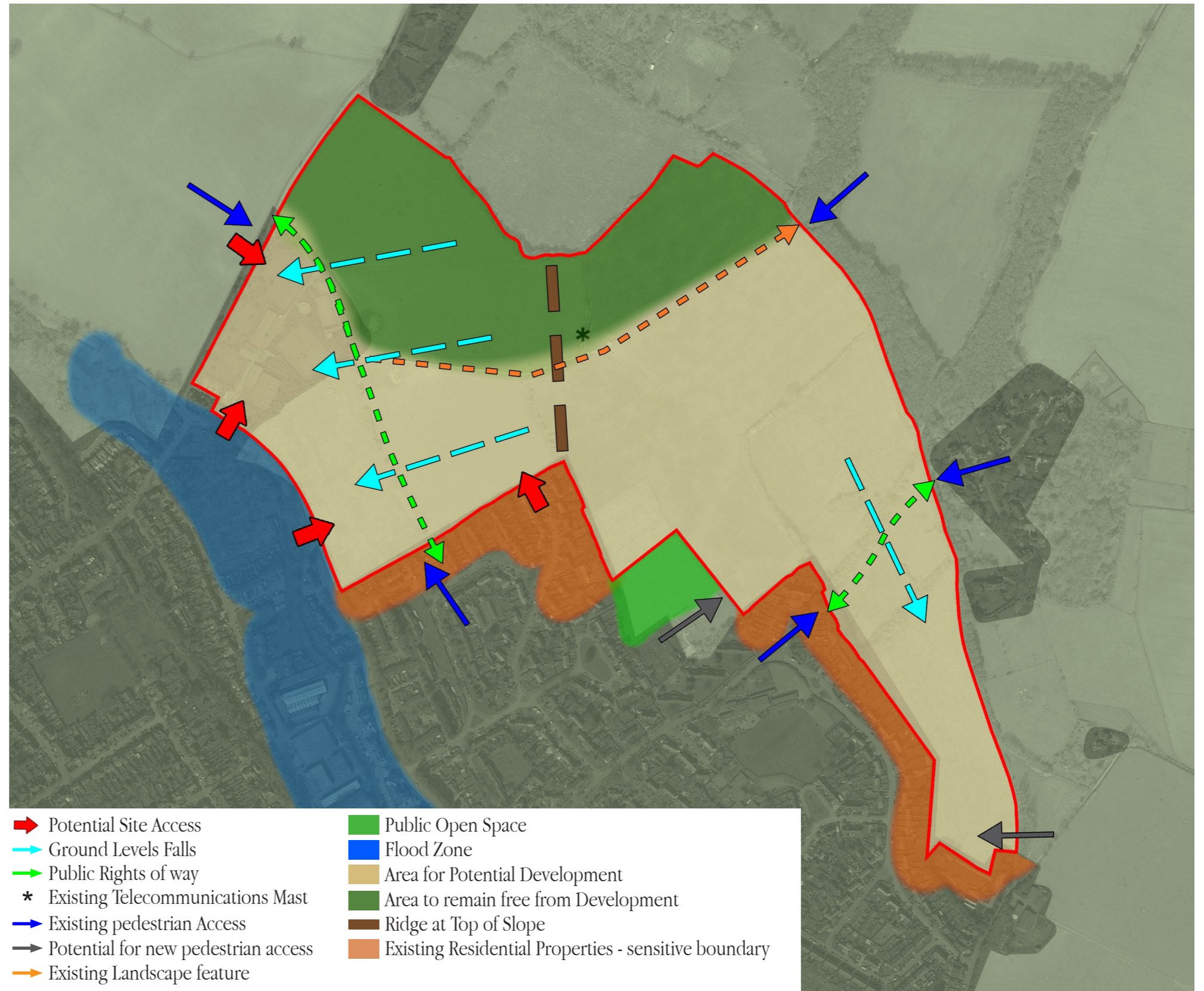
A cohesive overview of the considerations that need to be understood when assessing the Site for new development, and the potential opportunities available through this development, have been conducted.

Potential opportunities presented by developing the Site are as follows:

- Opportunity to provide community facilities and amenities required in the local area, including much needed primary school places;
- Potential inclusion of a Local Centre to supplement existing provisions in nearby Batford;
- Part of site could be assigned for flexi-care development for elderly care assisted living;
- Improve pedestrian connectivity towards countryside to the north of Harpenden;
- Much needed housing within Harpenden, with a critical mass of local school age children for the proposed nearby Secondary School, thus allowing local transport by sustainable means;
- Provide sports pitches for use by local community;
- Provide large areas of publicly accessible open space, linked to existing PRow networks.

Considerations that need to be acknowledged are as follows:

- Potential vehicular access points off Lower Luton Road and adjacent junction improvements;
- Potential access points for pedestrian and cycle networks;
- Internal road network and housing framework to address change in ground level across western part of Site;
- Where possible to retain and enhance on-site existing landscape features such as tree groups and hedgerows;
- Respect privacy of adjoining residential properties;
- Understand key locations where views from the wider area may need to be acknowledged;
- Include provision for Surface Water Attenuation facilities in order to respect the existing constraints along the River Lea corridor;
- Acknowledge within the design that development of the Site would create a new northern edge to the settlement of Harpenden. The edge is in accordance with the SKM Green Belt Review produced for this Site.



Masterplan Context

5.2 Concept Design

A concept plan for how the Site could be developed has been generated, building on the work assessing the opportunities and constraints of the Site. The sketch provides a set of design principles that should be included within any layouts for the development of the Site:

- Potential access points off Lower Luton Road including potential redesign to the Lower Luton Road / Bower Heath Lane junction;
- Potential pedestrian and cycle access points into the Site, which link with the surrounding area (roads and footpaths) and also provide access to new potential new amenities provided within the Site;
- Internal street network designed as a 'hierarchy' of routes - primary roads, secondary roads, tree lined residential streets, shared surface areas, private drives etc;
- Internal street network designed to acknowledge the ground level constraints of the western part of the Site;
- Integration of existing Public Rights of Way throughout development, and linking with new public open space to north of the Site;
- Potential location for new Local Centre - ensuring good access with local community in Batford via Noke Shot
- Other uses such as new Primary School and Flexi-care development positioned around Local Centre to ensure higher level of footfall through the space;
- Integration of existing landscape & field boundaries to ensure green corridors are respected and features are made of the landscape setting;
- Potential locations for Sustainable Urban Drainage facilities (SUDs) such as attenuation basins and swales.



Masterplan Context

5.3 Development Masterplan & Potential Capacity

A Development Masterplan has been conceived that includes the design principles outlined by the concept plan, includes the opportunities outlined through the early assessment work, and acknowledges the constraints affecting the Site. Key elements of the design of the masterplan have been outlined as follows:

- 1 Potential access off Lower Luton Road;
- 2 Landscaped green spaces overlooking new residential development;
- 3 Higher density terraced residential development set within existing landscape features
- 4 Large area of public open space parkland
- 5 Local centre comprising community centre, retail opportunity + pharmacy;
- 6 New 2 form entry Primary School;
- 7 Flexi-care development incorporating medical care/GP provisions;
- 8 Area for new sports pitches and childrens play facilities;
- 9 Existing farm track retained as edge of development + reinstated as pedestrian lay route through development;
- 10 New residential development set within existing landscape features;
- 11 Existing public rights of way through site preserved;
- 12 Potential for new pedestrian/cycle access between development and adjacent playing facilities;
- 13 Potential pedestrian/cycle access onto Common Lane, towards new Katherine Warrington School;
- 14 Diversion off Bower Heath Lane through the site to a new improved junction with Lower Luton Road.
- 15 Potential pedestrian/cycle link to Sauncey View Lodge if required

Potential Capacity

The development parcels indicated on the framework plan (excluding the School and Flexi-Care sites) provide an overall net developable area of just over 17ha. The masterplan could provide the following:

- A landscape-led development comprised of 60% built form coverage and 40% open space/green infrastructure;
- At an average density of 40dph, approx. 680 new homes;
- In line with current policy, 40% of this total allocated as affordable housing could bring forward circa 270 new affordable homes;
- Current aspirations for custom build plots could therefore provide up to 35 plots (5% approx. of the total);
- A new Primary School of up to two forms of entry per year (up to 420 pupils);
- A Flexi-Care development for elderly care, which could provide up to 60 bed spaces.



Masterplan Context

5.6 Character & Design

The Masterplan provides opportunities and potential for mixture of differing character areas across the Site, each responding to their immediate context and layout aspirations. Some of these are outlined on these pages:

Attractive Arrival Spaces

The new access points into the site would be designed as a series of spaces along Lower Luton Road which combine the landscaped setting with 'gateways' into the development, whilst also providing attenuation in the form of landscaped basins to ensure surface water run-off is managed along the River Lea corridor;

Terraced Streets

The sloping nature of the western part of the site offers a unique opportunity to provide higher density terraced accommodation which seeks to minimise the impact of parking on the street and public realm by integrating parking underneath the houses with integral garages or innovative undercroft parking solutions;



Local Centre

The 'hub' to the development would be the space at the centre of the masterplan surrounded by community facilities, pharmacy, new primary school, flexi-care accommodation and a denser residential typology such as smaller houses or apartments.



Parkland Opportunities

In the northern part of the Site is proposed large, publically accessible open space with natural, fields on the western slopes and potential playing pitches and children playing facilities on the flatter, open areas to the north. New homes surrounding these spaces would be designed to overlook to provide good levels of natural surveillance and a sensitive design.



Woodland Edge

Within the Site around the existing tree groups hedgerows, and along the north-eastern edge fronting onto Common Lane, properties would be designed at a slightly lower density to respect the landscape setting and provide an adequate built edge to the rural lanes / private drives extending to the outer edges of the development.



Summary

This Vision Document and the Barton Willmore representations demonstrate the commitment of Crest Strategic Projects and Bloor Homes to bring forward collaborative mixed-used development proposals at the site of North-East Harpenden. Both companies are well established and have an excellent track record in securing and delivering such strategic sites.

The proposals for the site can provide residential-led development encompassing:

- Delivery of c. 680 dwellings at the site as secured within 60% built-form coverage (at a density of 40dph).
- The remaining 40% provided as open space/green infrastructure (formal and informal recreation) – to sit in the northern part of the site in accordance with the Green Belt Review.
- 40% affordable homes, including potential for Starter Homes.
- Up to 35 Self/Custom build opportunities.
- Local Centre including retail, pharmacy and community uses.
- 2 FE Primary School.
- Flexi-care development for older people.
- GP/medical care space.
- Extensive pedestrian and cycle links through the site and connecting to urban area.
- Potential for Gypsy and Traveller accommodation.

The above proposals result in a new sustainable neighbourhood at this urban edge location of Harpenden. The development can be sensitively accommodated along the built edge of Batford, connecting and supporting existing infrastructure including education, retail, community uses and public transport. It is thus a good location for future planned growth.

The proposed masterplan for the site adopts a landscape-led approach and has regard to the SACDC objectives for the site. This includes the provision of 40% of the site area as undeveloped open space (in the northern part). This will include a defensible boundary along the route of the existing track crossing the site as well as areas of retained and proposed new planting.

Development of the site will result in numerous socio-economic benefits during the construction phase as well as job creation at the proposed school and other uses at the site. The population generated by the development will also provide support to and additional footfall at existing facilities/shops nearby, thereby positively contributing to the local economy.

Crest Strategic Projects and Bloor Homes have sought to positively respond to matters raised by SACDC and they will continue to engage with the local planning authority during the Local Plan process regarding the masterplan proposals for the site.



