

Appendix 1



ARCHERS SPRING, HERTFORD

DETAILED DESIGN DOCUMENT – LAND ALLOCATION HERT3 LAND TO
THE NORTH OF WELWYN ROAD - EIP SUBMISSION
SEPTEMBER 2017



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BACKGROUND



VISION

Archers Spring will be a superb new development. It will provide a place to live and attract people from existing communities as well as offering a high quality of life with a low environmental footprint, elegantly resolving the aspirations of demanding families with the challenge of sustainable living.

Archers Spring will be a new community of compact, connected character areas that provide a wide choice of homes to cater for all family circumstances and allow residents to move within the community as their needs change. Homes will be designed, as they used to be, to last beyond a lifetime. Above all, this will be a place of distinct character where fine streets and public spaces help to create an environment in which everyone finds something to cherish; a place where all those who live there, or come to visit the wildlife habitat or Panshanger Park, are able to enjoy the benefits of a more sustainable and healthy life; a place mixing the best of traditional urbanism and contemporary sustainable design.

The development benefits from a relationship with an existing wildlife habitat, protected from development which includes a rolling topography, mature woodland, a rural edge and to the south of the development the Grade II listed Panshanger Park. These combine to create a housing development with a unique setting and character.

Sustainable travel will also form a key part of this development, where a new bus route is proposed to link through with the existing Sele Farm to provide a regular service into town. Hertford North's train station, and the retail and commercial areas of Hertford town centre and open countryside to the west, will be within easy reach – by car, bus or bicycle.

The Archers Spring scheme runs along the north side of Welwyn Road and to the west of Sele Farm, an existing housing estate with Panshanger Park to the south.

The development looks to provide up to 350 houses and apartments and more than 2.6 ha of wildlife reserve. This development focuses on enhancing and maintaining the visual integrity of the natural landscape and associated features as paramount.

The indicative scheme set out in this document shows a total of 333 homes across a site of 12.73 hectares - a density of 26 dph. Of the 12.73 hectares, including a 2.6 ha nature reserve, 1.25 ha public amenity space and 0.2 ha playspace.

The residential units include a mix of 220 houses and 113 apartments. Approximately 40% are 3-4 bed family homes. Most will be two to three storey houses, set out as terraces, link-detached and individual houses to form unique street settings.



INTRODUCTION

This document acts to aid the Inspector in her consideration of the proposed residential allocation HERT3, in relation to the portion of land north of Welwyn Road, approximately 12.73ha. This document demonstrates the site's capacity to deliver up to 350 new dwellings within the first 5 years of the plan period.

It is the land owner's intention to submit a planning application for these proposals immediately on adoption of the Local Plan. Sufficient preparation has been undertaken to enable this swift and successful submission. The documents enclosed demonstrate the landowner's commitment to delivering the development and provides evidence that early delivery is achievable.

The site is currently Green Belt land, allocated for residential development within the East Herts Emerging District Plan. Despite the Green Belt designation, the site benefits from planning permission for a major leisure centre.

DEVELOPMENT HISTORY

Representations promoting the land for residential development were first submitted to the Council's "call for sites" in June 2012, suggesting the suitability of the site for 250- 350 residential dwellings. Further representations were made to the Preferred Options Consultation 2014 and to the Pre-submission consultation 2016. These subsequent representations were informed by the preparation of a number of supporting surveys and documents demonstrating the capacity of the site to deliver up to 350 dwellings.

Parallel to the work carried out in relation to the Local Plan consultation, two pre-application enquiries have been submitted to East Herts planning department, most recently in 2017 (Council's response contained at Appendix 9).

Since the Council's pre-application response on 12.07.17, the scheme has developed further to address all issues raised by East Herts Council, Hertfordshire County Council, and in response to the various representations made by interested parties to the Local Plan pre-submission consultation. The result of these various consultations, pre-application enquiries, and further site investigations in is this well considered Masterplan, and supporting documents prepared for the forthcoming submission of an Outline planning application that accords with the emerging Local Plan.

The proposed residential development of the site is in large part agreed with East Herts planning department. The only outstanding matter is the quantum of development, as confirmed by the Statement of Common Ground.

APPROACH TO SITE

The proposed masterplan has been positively prepared in consultation with East Herts planning officers, Hertford County Council Highways Officers, Thames Water, adjacent landowners Croudace (other HERT 3 site) and Network Homes (Sele Farm estate).

The masterplan has been informed by the background documents, surveys and detailed investigations into the site and surrounding area, including the Transport Assessment, LVIA, Ecological Survey and Drainage Assessment, all appended to this document.

The proposed development would act as an attractive gateway to Hertford, with a design approach responsive of the surrounding area.

The masterplan, architectural design document, and supporting documents enclosed demonstrate the site has the capacity to deliver up to 350 new homes comprising detached, semi detached, terraced and flats, ranging from 2 to 4 storeys. The housing mix has been designed to meet the Council's affordable housing policy throughout the development to meet local need and allow the provision of affordable housing units to be fully integrated within the wider development, in accordance with the provisions of Policies HOU1 and HOU3.

The proposed masterplan has been designed to have distinct character areas, creating a distinctive, well connected neighbourhood, with good access to play spaces within the site and the wider wildlife areas and parks beyond, including Panshangers Park. The high quality distinctive design would reflect and promote local distinctiveness and make the best possible use of the land, having due regard to the opportunities and constraints of the site in line with DES3 of the Local Plan.

Key urban design principles of the development are to preserve and enhance the character of the market town and neighbouring natural environment to enable the successful integration of the development. The masterplan will be accessible and permeable, prioritising pedestrian routes and linkages. As demonstrated in the LVIA, the proposal will strengthen the character and distinctive features of the landscape character of the area, in accordance with policy DES1.

Key vistas will be maintained and maximised to make best use of the land. The proximity of Panshangers Park has been fully considered to ensure its protection and enhancement. The LVIA enclosed demonstrates that there would be no adverse impact on this heritage asset as a result of the proposals.



LANDSCAPE SUMMARY

The site sits in a fantastic location, with the potential to complete the urban edge of Hertford and successfully integrate the settlement back into the rural countryside setting. Development on the site will enhance this neglected corner of Hertford and substantially improve the character of a currently blighted piece of landscape.

Landscape and Ecology have both been key drivers in the development of the site proposals. A detailed appraisal of the sites landscape has been carried out, helping to inform the proposed development character.

SUMMARY OF LANDSCAPE INVESTIGATION

The following surveys and site investigation work has been undertaken to help inform the baseline understanding of the site:

- Site appraisal and review of relevant national and regional character area studies.
- Visual appraisal including preparation of verified views from key viewpoints.
- Detailed site wide tree survey.
- Enhanced phase 1 habitat survey to inform the ecological baseline condition, in particular with relation to the Local Wildlife site located in the north west corner. Further detailed surveys followed from this including bat, reptile, badger and invertebrates.

LANDSCAPE PROPOSALS SUMMARY

The proposed landscape strategy looks to build on and enhance the strong landscape structure of the site and respond to it's position at the juncture between the town of Hertford and the open countryside. It aims to integrate the new development with the local landscape and townscape and minimise impacts on the designed landscape to the south. At its centre is the concept of the site forming an attractive and functional transition from urban edge to rural countryside.

The landscape strategy is to take the existing landscape structure of the site, the woodland, trees and topography and create a new landscape of distinct areas which runs through and enfolds the development, and helps blend it into the surrounding context.

The main objectives for the landscape design at Archer's Spring are as follows:

- Create a characterful neighbourhood, incorporating a series of streets and green spaces
- Create an inclusive place for pedestrians, cyclists and vehicles
- Build a sustainable landscape incorporating water management, planting & ecology
- Engender links between Hertford and the wider countryside
- Create high quality places for play and informal recreation

We believe the proposals presented in this document offer a high quality design solution which successfully integrate a new piece of town into the rural edge of Hertford.



DRAINAGE SUMMARY

WSP have been appointed to undertake a Flood Risk Assessment and Drainage Strategy to support the proposed residential development.

From the Environment Agency flood risk maps, the Site is within Flood Zone 1 having less than a 1 in 1,000 annual probability of flooding. Following review of all other sources of flooding the site is considered to be at low risk. Safe dry pedestrian and emergency vehicular access can be afforded to the development for events up to and including the 1 in 100 year fluvial flood event via the development access route provided via B1000 Welwyn Road and Perrett Gardens.

The proposed development will result in an increase in impermeable area; therefore it is proposed that SuDS should be integrated in order to provide source control and attenuation of surface waters. Infiltration testing has been undertaken by WSP and has confirmed it is a viable means of discharge, however solution features are known within the vicinity of the site and so a 20m buffer zone between infiltration systems and building foundations is proposed in line with Ciria 574. Adequate pre-treatment will also be included to protect the ground water.

All surface water attenuation structures have been sized in order to result in no flooding for the 1 in 100 year plus climate change (40%) event. All SuDS features will be maintained throughout the lifetime of the development via a management and maintenance company. The Site should be at low risk of flooding from all sources following implementation of the sustainable drainage strategy and identified mitigation measures.

Foul water is to discharge to Thames Water sewers. A capacity check was undertaken in 2015, this confirmed adequate capacity was available within the existing network to service the proposed development. Subsequently, in 2017 a Section 98 application has been made to Thames Water in order to re-confirm this capacity remains available.



- Infiltration Basins
- Catchment 1
- Catchment 2
- Directions of fall
- Pumping Station



TRANSPORT SUMMARY

This transport document illustrates the key connections through the site to Panshangers Park to the south, the Goldings area to the north, and Sele Farm area to the east, to ensure the development is fully integrated with the wider community. These pedestrian and cycle connections would be enhanced to encourage sustainable travel, as further explored in the Transport Assessment. A pedestrian and cycle audit has been undertaken to examine the quality of existing routes from the HERT3 sites to the prime destinations such as Hertford North Station, primary and secondary schools and the town centre. The plan shows the identified routes via footpaths and streets to the prime local destinations as well as the footpaths and brideways to countryside to the north west and south to Panshanger park.

The public transport strategy for HERT3 has been discussed with HCC and Arriva to identify the best way of providing new residents with a good frequency of bus services which are also commercially viable. The option preferred by HCC and Arriva Buses is shown on the adjacent plan and shows that service 395/396 would be re-routed through a widened Perrett Gardens into the Archers Spring site, along the main street within the site and onto Welwyn Road to ensure all new homes are within 400m of a bus stop. The route can be extended to also incorporate a route through the proposed Thieves Lane residential site to the south. The preferred new bus routing strategy for the Hert3 sites is shown on the plan opposite.

The proposal has been designed to accord with Policies TRA1, TRA2 and TRA3.

HIGHWAYS, ACCESS AND PARKING

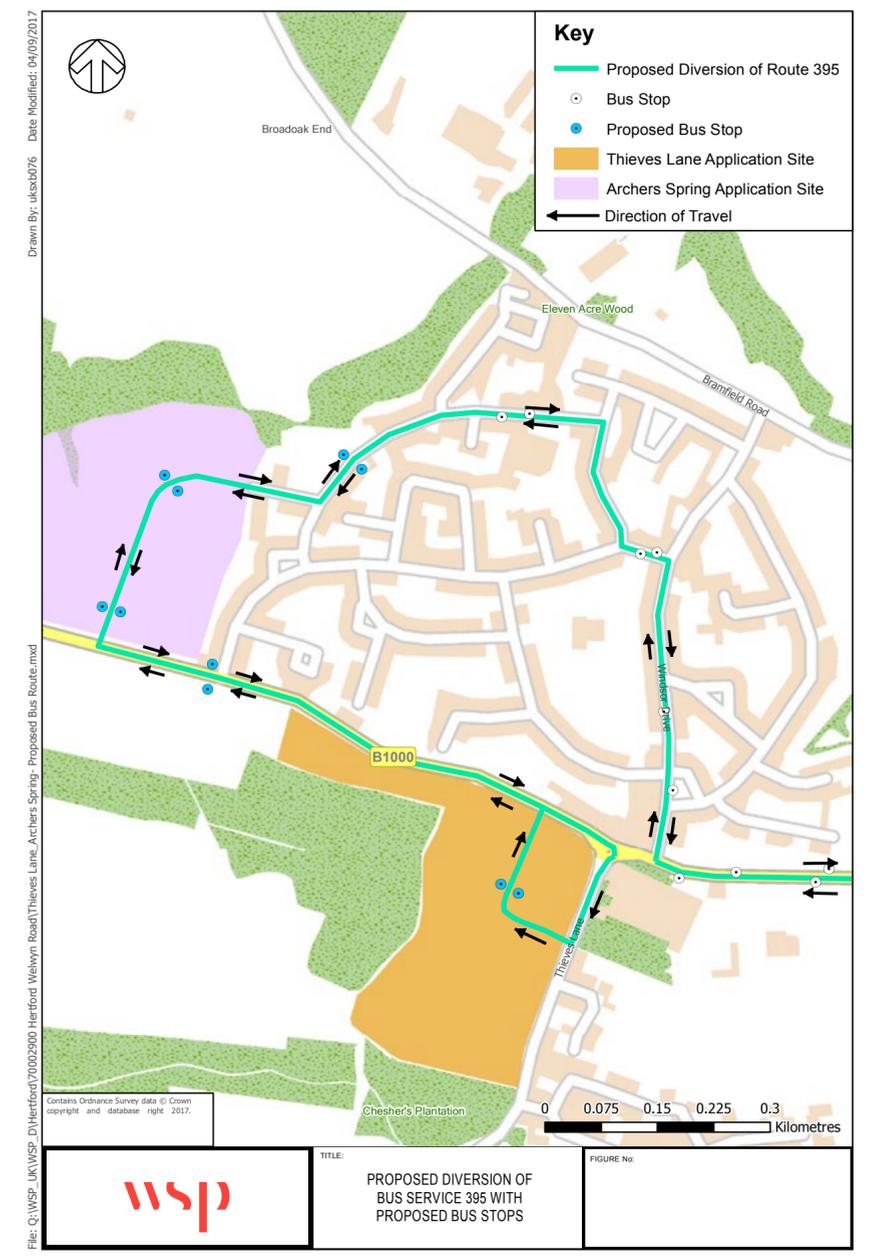
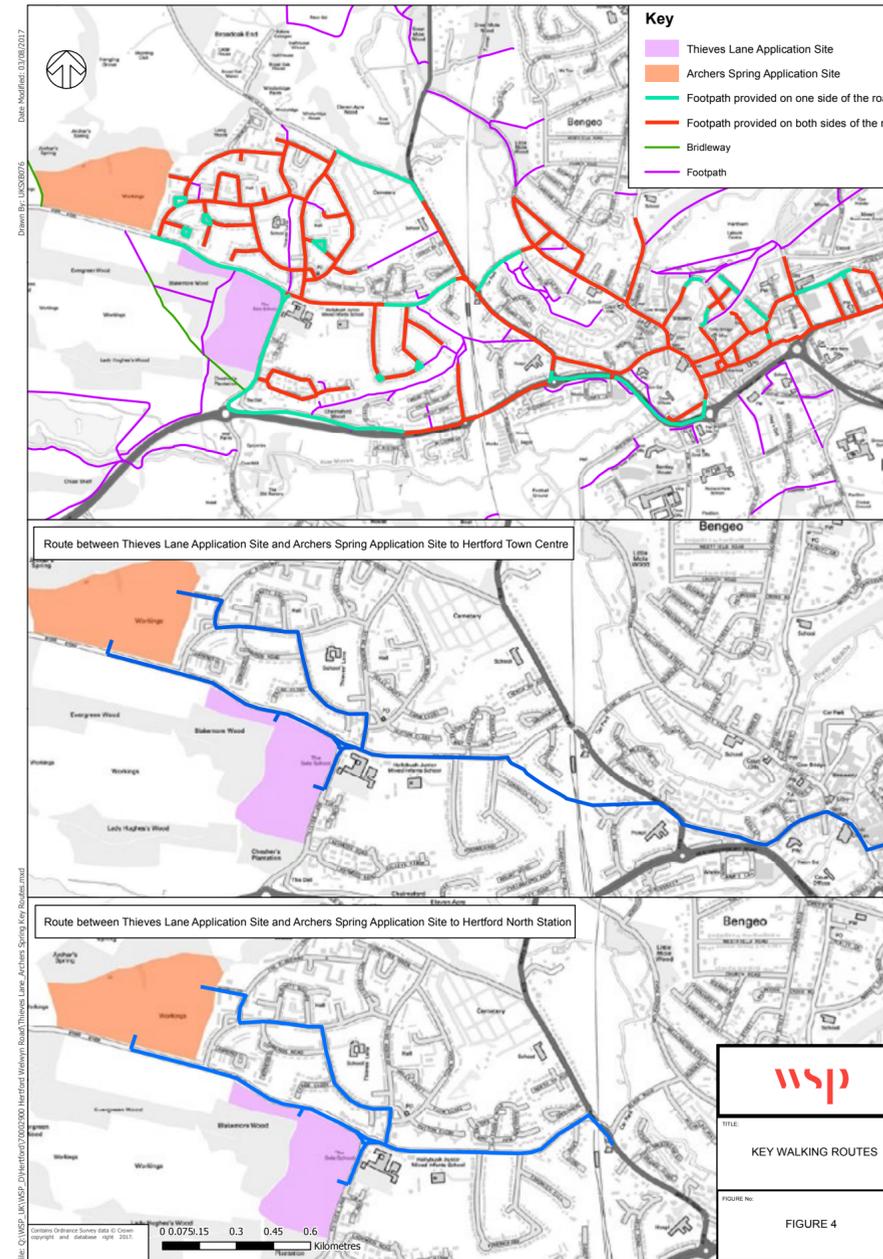
The Transport Assessment demonstrates that the impact of additional traffic arising from the new homes on the HERT3 sites on the highway network has been fully considered and mitigation measures will be put in place where necessary such that the impact of the new homes will not be severe and to enable successful delivery of the masterplan. The streets within the proposed masterplan have been tracked for buses and refuse vehicles to ensure the masterplan can be delivered.

There would be one vehicular access point from Welwyn Road in the form of a simple priority junction, with an additional access created through an extension to a widened Perrett Gardens connecting directly to the Sele Farm estate street network to the east of Archer's Spring. The speed limit along Welwyn Road would be lowered to 30mph from a point west of the proposed access to improve highway safety and reduce the severance effect of high vehicle speeds on pedestrians, cyclists and equestrians wishing to cross Welwyn Road.

The site is within accessibility Zone 4 which allows for a reduction of up to 25% on the districts guideline parking provision and this would be appropriate for the HERT3 sites given the high standard of public transport proposed and integration with easy walking distance to the prime destinations in Hertford.

The County Council have identified that the HERT3 sites are sustainable development in transport terms as follows:-

'HERT3 has the potential to be sustainable development which is near existing bus routes and rail station, in close proximity to schools and within walking distance of local convenience shops and the Town Centre. On this basis at an individual site level it has the potential to limit the impact on the network and represents one of a number of developments being brought forward early in the Plan with the aim of limiting the cumulative impact of growth on the A414 thus delaying the need for a major intervention on the A414. On this basis at a strategic level HCC as Highway Authority have no objection to the inclusion of this site in the Draft Local Plan.'

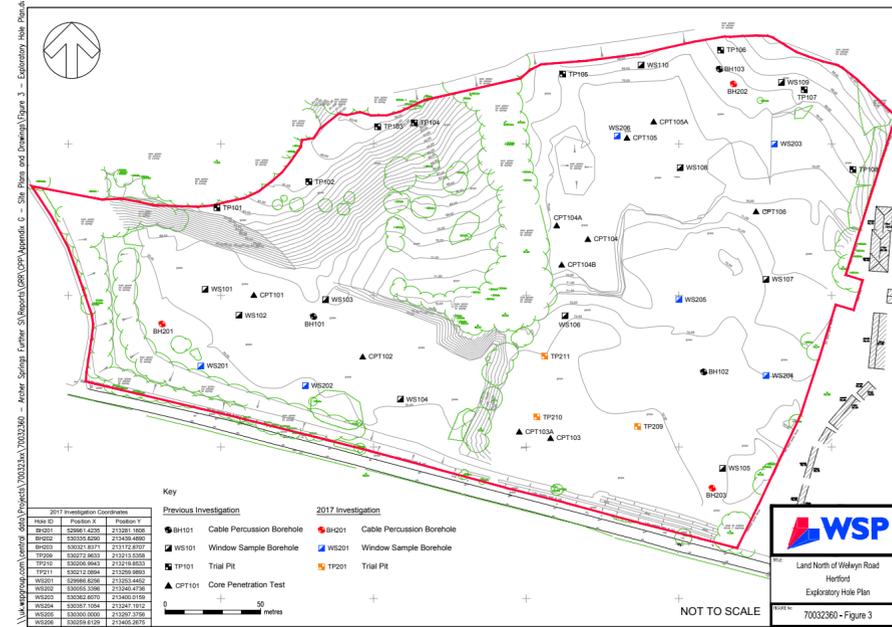


GROUND SUMMARY

WSP have been appointed to provide consultancy advice on the ground conditions of the site to support the proposed residential development. Due to the historical use of the site, including potentially unauthorised mineral extraction and subsequent infilling, WSP have undertaken a series of ground investigations to ascertain potential development constraints. WSP have undertaken two phases of investigations including 19 trial pits, 14 window sample boreholes and 6 deeper boreholes.

Ground conditions encountered comprised Made Ground to a maximum depth of 4m below ground level (bgl), however the Made Ground was not proven within areas in the north-east of the site. Beneath the Made Ground the Kesgrave Catchment Sub-Group were present, underlying which the Lewes Nodular Chalk Formation and Seaford Chalk Formation was encountered. Current groundwater monitoring identified groundwater levels ranging from 28.1m to 30.29m bgl within the Lewes Nodular Chalk Formation and Seaford Chalk Formation. Groundwater samples were screened against relevant WQS and identified one marginal exceedance within south-east of the site.

Geotechnical constraints have been identified and currently include the high potential for solution features due to the underlying chalk and therefore mitigation measures will be put in place during the detailed design of the geotechnical aspects for the project. Although minor exceedances are shown within the soils and groundwater samples the risk to human health and controlled waters from the site is low. It is expected that minor remediation works including the installation of a "clean cover" layer will be required in areas of soft landscaping.



2.0

SITE ANALYSIS

SITE FEATURES & CHARACTER

Influenced by its setting in a semi-rural location at the edge of Hertford, the site has a mixed character. Much of the 12.73 Ha. site has a disturbed character of poor quality, particularly within the two open, level areas of grassland that dominate at the south and east. These are separated by steep intervening slopes and are characterised by eroded (informal) paths, small isolated spoil heaps and self-seeded vegetation. A series of vegetated bunds (largely self-seeded) of varying heights form the southern and western boundaries. The eastern edge has a low bund with adjacent housing within the Sele Farm estate (mainly two storey) housing set well back.

Broken fences and extensive defences against illegal access contributes to a 'waste-ground' appearance that is generally unmanaged. These open plateau areas are of limited landscape and ecological value. Whilst these are largely visually contained by the bunds along the 437m B1000 frontage (6m high bounding the west plateau and 2m the east plateau), the bunds are themselves artificial, detracting features.

By contrast, the northern part of the site is dominated in character by the large area of woodland which extends along the boundary, with distinctive scots pine in the west and good quality deciduous in the east. Through the centre of the site, a spur of woodland (of mixed quality comprising mature trees in amongst self-seeded scrub) extends north to south, dividing the site into two areas: an eastern area visually linked to the housing immediately adjacent at the edge of Hertford; and the western area, with a stronger relationship to the wider countryside beyond.

The strongest character is found in the northwest of the site. Here a locally designated County Wildlife Site is visually enclosed and has a tranquil character despite the presence of disturbed ground.

This and the deciduous woodland contain some fine veteran ash and field maple pollards. Levels fall away in the north-east corner of the site into a grassy dell.



i. Site Features (Aerial photography sourced from Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN IGP)

LANDSCAPE CHARACTER ANALYSIS

The site lies within Natural England's National Character Area (NCA) **111: Northern Thames Basin**. The character area is described as 'an area rich in geodiversity, archaeology and history with diverse landscapes ranging from the wooded Hertfordshire plateaux and river valleys, to the open landscape and predominantly arable area of the Essex heathlands, with areas of urbanisation mixed in throughout.'

The NCA makes several recommendations for environmental improvement, the following being applicable to this site:

SEO 4: Manage and expand the significant areas of broadleaf woodland and wood pasture, and increase tree cover within urban areas, for the green infrastructure links and important habitats that they provide, for the sense of tranquillity they bring, their ability to screen urban influences and their role in reducing heat island effect and sequestering and storing carbon.

LOCAL LANDSCAPE CONTEXT

At a local level the site is within the area covered by East Herts Landscape Character Assessment, adopted in September 2007 as supplementary planning guidance. This assessment is also referenced by Hertfordshire County Council.

East Herts Landscape Character Assessment: The site lies on the edge of Character Area 67: The Bramfield Plain. It borders Area 44, the Panshanger Parkland to the south and the settlement of Hertford to the east. The Bramfield Plain is described as 'a very gently undulating to flat area of open arable land, unsettled and with little woodland. It is enclosed to the north-west by the wooded ridge of the Tewin-Datchworth plateau and by river valleys to south (Mimram) and east (Rib).' It notes its key characteristics as:

- flat open arable farmland
- long views over area and river valleys
- narrow winding lanes with bare or over-managed hedgebanks, with passing places and 'oxbow' verges

- few hedges or hedgerow trees
- estate character of Bramfield village and outlying buildings'

The assessment notes the character area as 'generally visible from the high ground to the north west and the slopes below, and it commands extensive views to the edge of Hertford. This is a coherent, long-settled, tranquil, medium-scale landscape.' The report goes on to say that in terms of the landscapes rarity and distinctiveness, it is 'unusual by virtue of its flatness in this generally undulating county, but otherwise an unremarkable arable landscape.'

Currently the assessment notes that there 'has been little visual impact on this area from built development, other than extensive mineral extraction on its eastern edge.' It suggests that 'the northwestern edge of Hertford is well screened from view' indicating that Hertford itself has minimal impact on the setting of this character area.

Several suggested improvement and conservation measures are proposed, many of which are applicable to the site, as follows:

- 'where possible and appropriate, replace former hedges along historic field boundaries, but not necessarily along road boundaries, where they could obscure views over this open landscape. Use only local species, preferably of local provenance, to reinforce distinctiveness
- tree planting should be confined to the creation of buffer zones round existing woods, preferably following historic field or woodland boundaries.
- encourage the appropriate management of the new nature reserve to maximise biodiversity, since it is not a feature that contributes to the historic local landscape character
- encourage the management of road verges and banks to increase biodiversity
- within arable farmland encourage the establishment of wide field margins, beetle banks, etc. to increase biodiversity without altering the landscape character of the area
- look at creating green corridors between ridges and river valleys.'



ii. View along Bentley Road to the east of the site



iii. Entrance to Bentley Road from Welwyn Road



iv. View looking east towards the eastern boundary of the site at the rear of properties on Bentley Road



v. View of the wildlife site looking north from the western plateau



1 Deep views between wildlife site, established footpath and edge of development site



2 Deep views between wildlife site, established footpath and edge of development site



3 View west showing bank at edge of wildlife site



4 View of fields beyond site between trees viewed from east section



5 Perret Gardens existing footpath access and possible future bus link through to Archers Spring



6 Tree bund centre of site



7 Existing footpath to Sele Farm

2.3 Site Photos



8 Western edge of Sele Farm. Two and three storey buildings



9 Southern change in level



10 Western section of site - tree screen



11 Western section of site - central raised bank



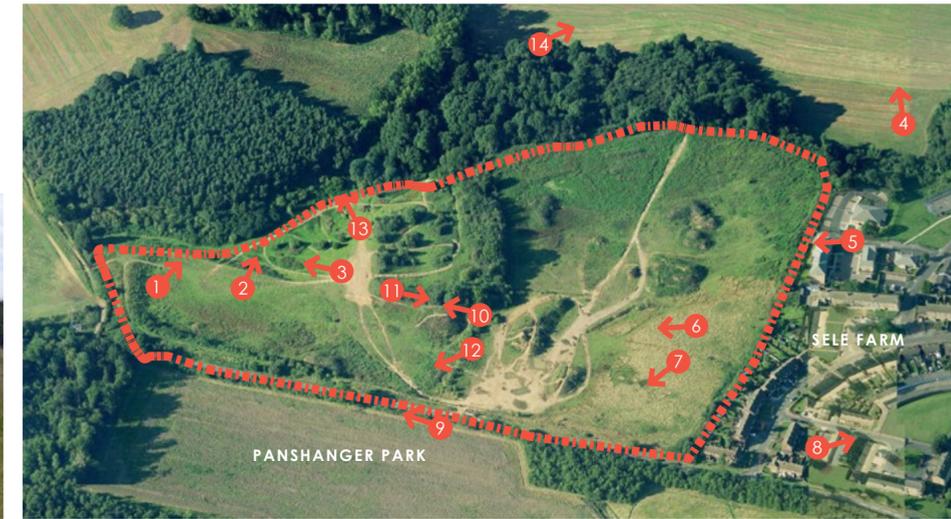
12 View towards Panshanger Park



13 Pine woodland



14 Deciduous woodlands to north east



Key plan

VISUAL CHARACTER AND VIEWS

The site is located on a gentle plateau which rises up to the north of the River Mimram river valley. Whilst largely flat to undulating with dispersed earth mounds. The site slopes steeply down towards the northern boundary, with an overall high difference across the site of c.16m. A low bund extends across the southern boundary of the site, rising to the west. Dense vegetation present along the western and south-western perimeter, serves to screen views into the site from the west and woodland blocks to the north screen views from this direction.

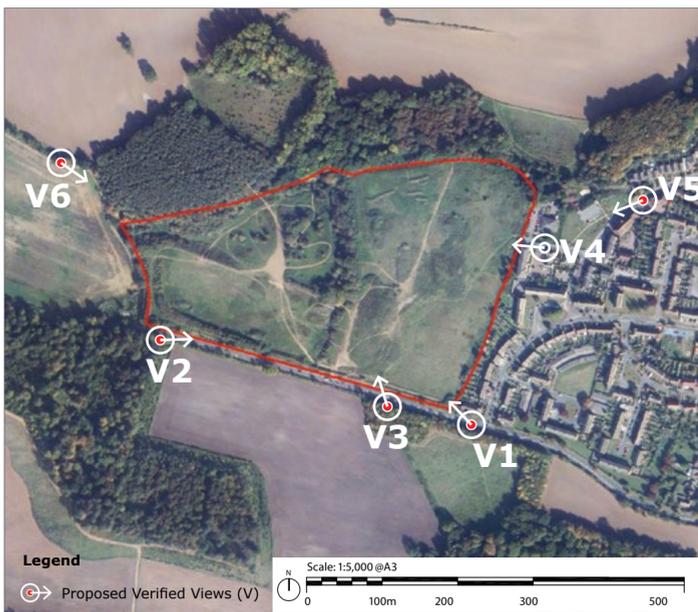
A relatively small area of the site is visible from the B1000, where open views are available across the south-eastern portion. Views from the road at the south-western edge of the site are screened by perimeter vegetation and bunding. Glimpsed views are also available from the residential streets adjacent to the east of the site through the houses. The northern area of the site is largely screened from the south and east due to the land sloping away to the north. The combination of the gently undulating topography and presence of numerous substantial woodland belts means that the site is otherwise well screened from much of the rest of the surrounding area, particularly from east Hertford.

Viewpoint Appraisal

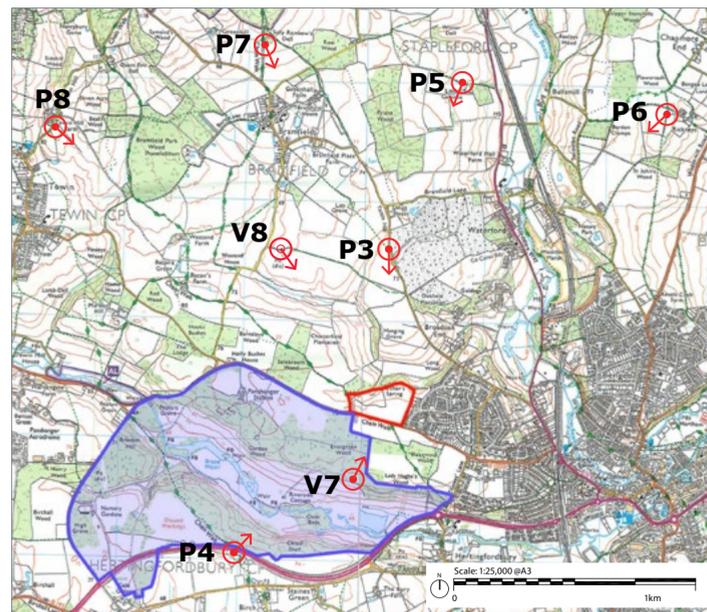
A series of viewpoints have been selected to represent views from publicly accessible areas, including residential areas and public footpaths, immediately surrounding the site. These have been appraised for potential impacts and six short-range and two medium-range viewpoints illustrated with verified photomontage visualisations of the proposed development.

Viewpoints were selected following best practice using desk-based studies and extensive field work to establish publicly accessible areas from which it may be possible to see the site. The viewpoints selected to be illustrated with verified photomontage visualisations represent locations from which the development is likely to be most visible (i.e. where the clearest views will be available).

All viewpoints are described, illustrated and appraised in the Archer's Spring Wirelines Report Auguts 2017.



vi. Short-range viewpoint location plan



vii. Medium-range viewpoint location plan



viii. V1 - View from to the south of Welwyn Road



ix. V3 - View from the exit to the footpath south of Welwyn Road



x. V4 - View from Perrett Gardens

ECOLOGY AND ARBORICULTURE

Ecological assessments of the site have been undertaken by LUC in 2014 and 2016, building on ecological input previously provided for the tennis centre development by BSG Ecology in 2008/2009. An Extended Phase 1 Habitat Survey has been undertaken of the development site, the adjacent Local Wildlife Site (Rough Field by Sele Farm LWS) and adjacent woodland (Archers Spring). The survey and assessment has been undertaken in accordance with best practice guidance, and has been informed by biological records from the Herts Environmental Records Centre. The Herts and Middlesex Wildlife Trust have also been consulted regarding the ecological surveys undertaken.

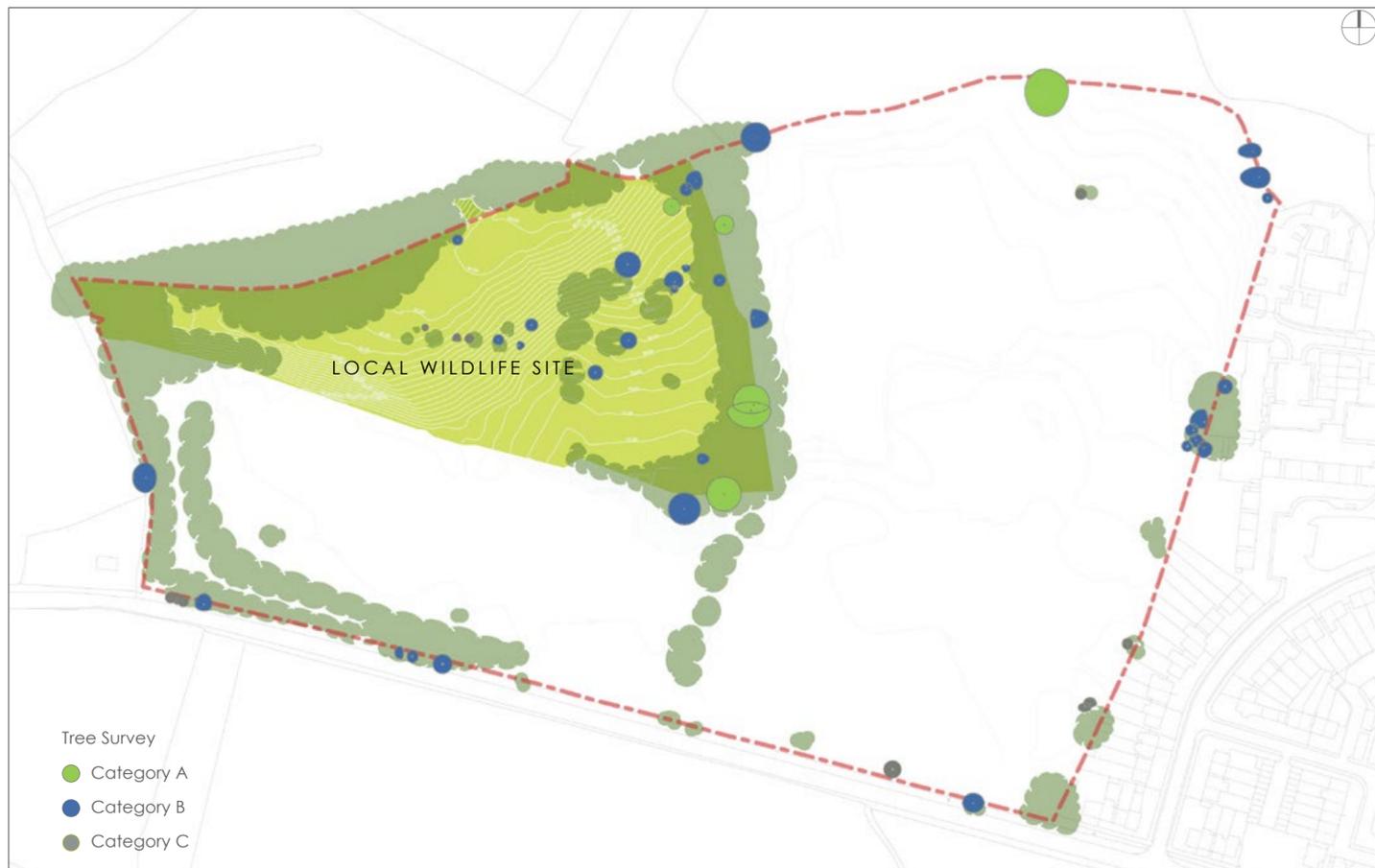
Given the habitats recorded on the site, the biological records for the area and the nature of the proposals, further surveys have been undertaken to determine whether protected and/or notable species use the site:

- **Bat surveys** – relatively low bat activity was recorded. Bat passes were identified from at least six species, with the majority of passes from pipistrelle bats.
- **Reptile surveys** – a low population of grass snake was recorded.
- **Badger** – low badger activity was recorded.
- **Invertebrates** – the site fulfils the definition of Open Mosaic Habitat on Previously Developed Land, and supports a number of notable species associated with bare ground habitats.

Potential implications for nesting birds will also be considered although a survey was not considered necessary given the nature of the habitats within the development site itself.

Potential effects on ecology and protected/notable species can be mitigated through:

- The retention and enhancement through diversification of habitats and positive management of the adjacent LWS and woodland/mature trees.
- Incorporation of green infrastructure to provide wildlife habitat and ecological connectivity, with landscaped areas through the development designed to benefit wildlife as well as residents and a northern buffer zone retained adjacent to woodland and the LWS.



Tree Survey
 ● Category A
 ● Category B
 ● Category C

xi. Tree Survey taken from SJ Stevens Tree Constraints Report (2014)



xii. View looking east towards the eastern boundary of the site at the rear of properties on Bentley Road



xiii. View of the 'Wildlife Site' looking north from the western plateau

HERITAGE

Following the advice of the July 2016 Heritage Impact Assessment; which notes the rich heritage in the locality and states that any development on the site will have the potential to impact Panshanger Park. This report notes that of the two HERT3 sites, this one is of lesser importance to the setting of the park, but still contributes to the rural environment which is an important element of the way the park is experienced.

The site is an opportunity to create a better defined urban edge to Hertford, as long as an appropriate natural buffer is maintained between the site and Panshanger Park.

Goldings, to the north of the site, is expected to be impacted to a lesser extent due to the fact that the existing urban edge to Hertford currently separates the site from Goldings.



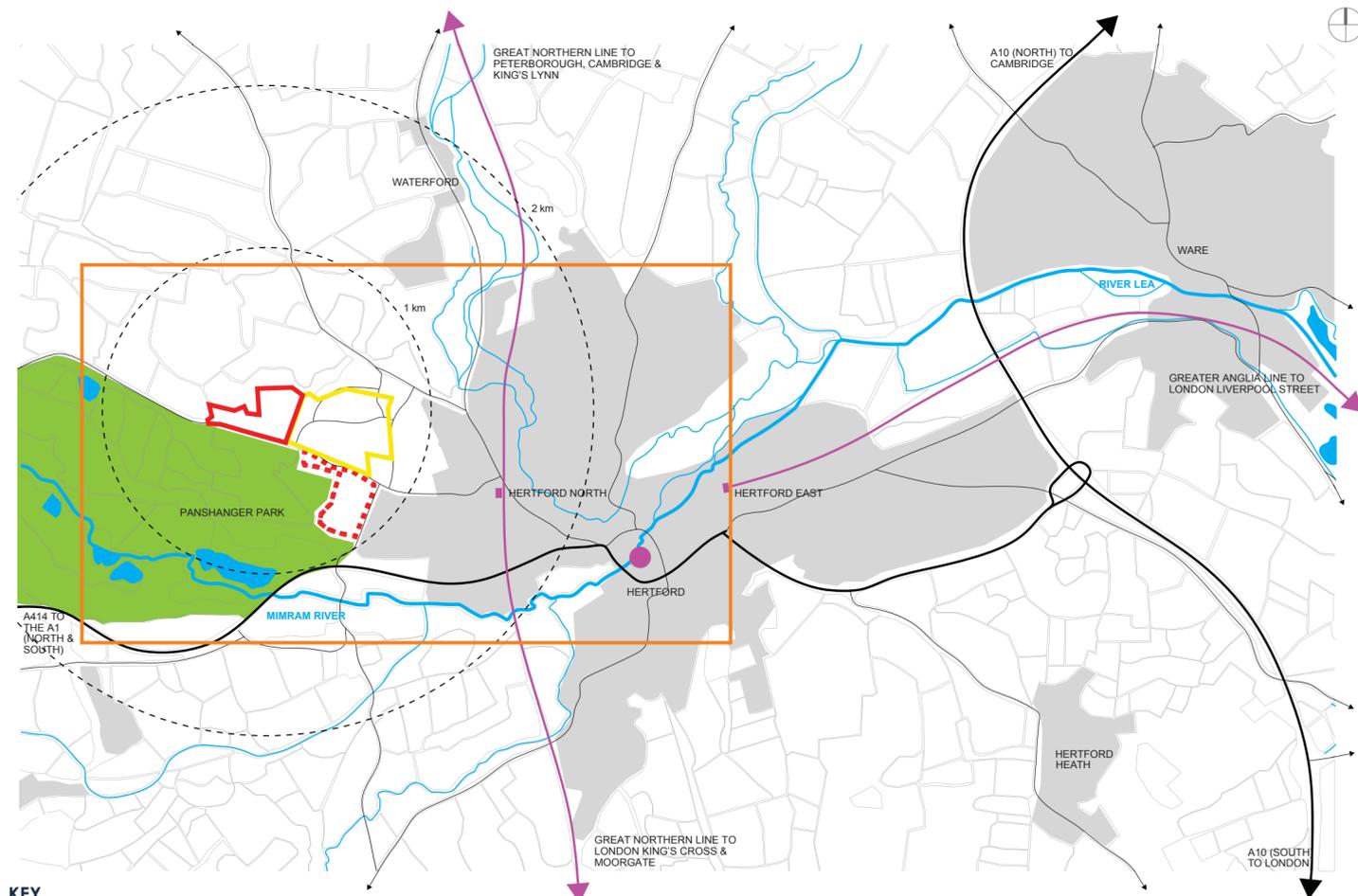
xiv. Plan of historic significance in the surrounding area, extracted from Panshanger Park Heritage Impact Assessment

- | | |
|---|---|
| <ul style="list-style-type: none"> ▭ Site Location ▭ Proposed extent of developable area ▭ Strengthening of existing planting and / or additional tree planting for screening ▭ Suggested areas of open space ▭ Existing woodland blocks ▭ Registered Park and Garden ▭ Unregistered Park and Garden | <ul style="list-style-type: none"> ▭ 1944 RAF extent of Panshanger Aerodrome ● Grade I listed building ● Grade II* listed building ● Grade II listed building ● Non designated heritage asset ▭ Conservation Area ▭ Open Water |
|---|---|

WIDER AREA ANALYSIS

The site is located on the western edge of Hertford, adjacent to the Sele Farm estate and Panshanger Park.

The town of Hertford is the county capital and a regional centre, with direct train connections to Kings Cross, Moorgate and London Liverpool street.



KEY

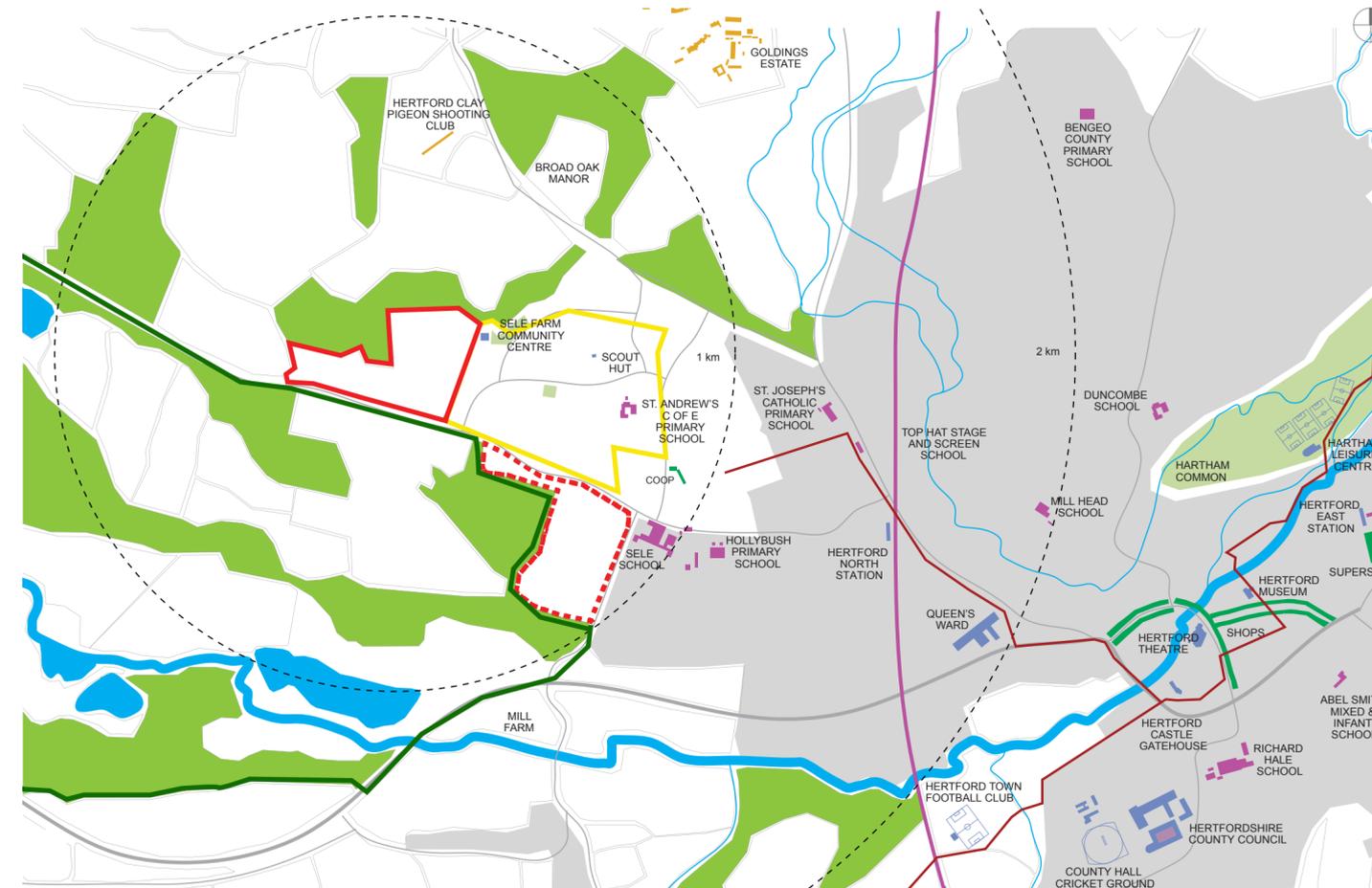
- Archer's Spring HERT3 site boundary
- Sele Farm Estate
- Adjacent HERT3 site
- A Road
- B Road
- Railway
- Local area extents
- Developed area
- Panshanger Park
- Open water

LOCAL AREA ANALYSIS

There is small parade of shops including a butchers, bakery, pharmacy and supermarket within ten minutes' walk from the edge of the site. Hertford town centre has significant cultural, sporting and retail provision.

Hollybush Primary School and Sele Secondary School are within 1 km of the site, with a number of other schools closer to the town centre.

A spur of National Cycle Route 61 connects Sele Farm to cycle routes within Hertford.



KEY

- Archer's Spring HERT3 site boundary
- Sele Farm Estate
- Adjacent HERT3 site
- A Road
- B Road
- Cycle route 61
- Railway
- Developed area
- Panshanger Park
- Wooded areas
- Open water



DESTINATIONS & LOCAL AMENITIES

- B** Sele Farm Community Centre
 - C** Scout Hut
 - E** St Andrew's CE Primary School
 - F** Local Shops, Post Office & Doctors Surgery (127 Tudor Way)
 - G** Sele School (Secondary) & Hertford Selections SureStart Childrens Centre
 - H** Hollybush Primary School
- Open Space & Play**
- A** The Ridgeway Local Park
Multi-use games area & mixed age enclosed play area - Green Flag Award winner
 - D** Bentley Road mixed age enclosed play area

PEDESTRIAN MOVEMENT

- Principal Pedestrian Route
- - - Potential pedestrian connection to site
- Archers Spring site boundary
- Panshanger Park
- Sele Farm



ACCESS

- Sele Farm
- Archers Spring site boundary
- Panshanger Park
- Cycle route 61
- Bus Stop for routes 395/396
- Bus Stop for route 379
- ←●→ 395 - Sele Farm Terminus - Fanham Common
- ←●→ 396 - Sele Farm Terminus - Hertford North Station (approx. 6 minutes) - Hertford Bus Station - Tesco
- - - Potential Bus Connection to site
- ←→ 379 - Hertford - Bramfield - Stevenage

CONSTRAINTS

The key site constraints are summarised on the plan opposite and described below.

Woodland and Trees

Key tree groups and specimen trees of good quality as identified by the tree survey.

Local Wildlife Site

Designated wildlife site: boundary must be preserved and potential area for enhancement.

Levels

Levels across the site. Steeper slopes offering opportunity for landscape enhancement.

Pedestrian Footpaths

Existing right of way to the southern boundary. Maintaining wider links to the countryside and Sele Farm to the east.

Vehicle Access

Limited options for vehicle access. Welwyn Road and possible link to Sele Farm are the only accessible boundaries.

Sele Farm Boundary

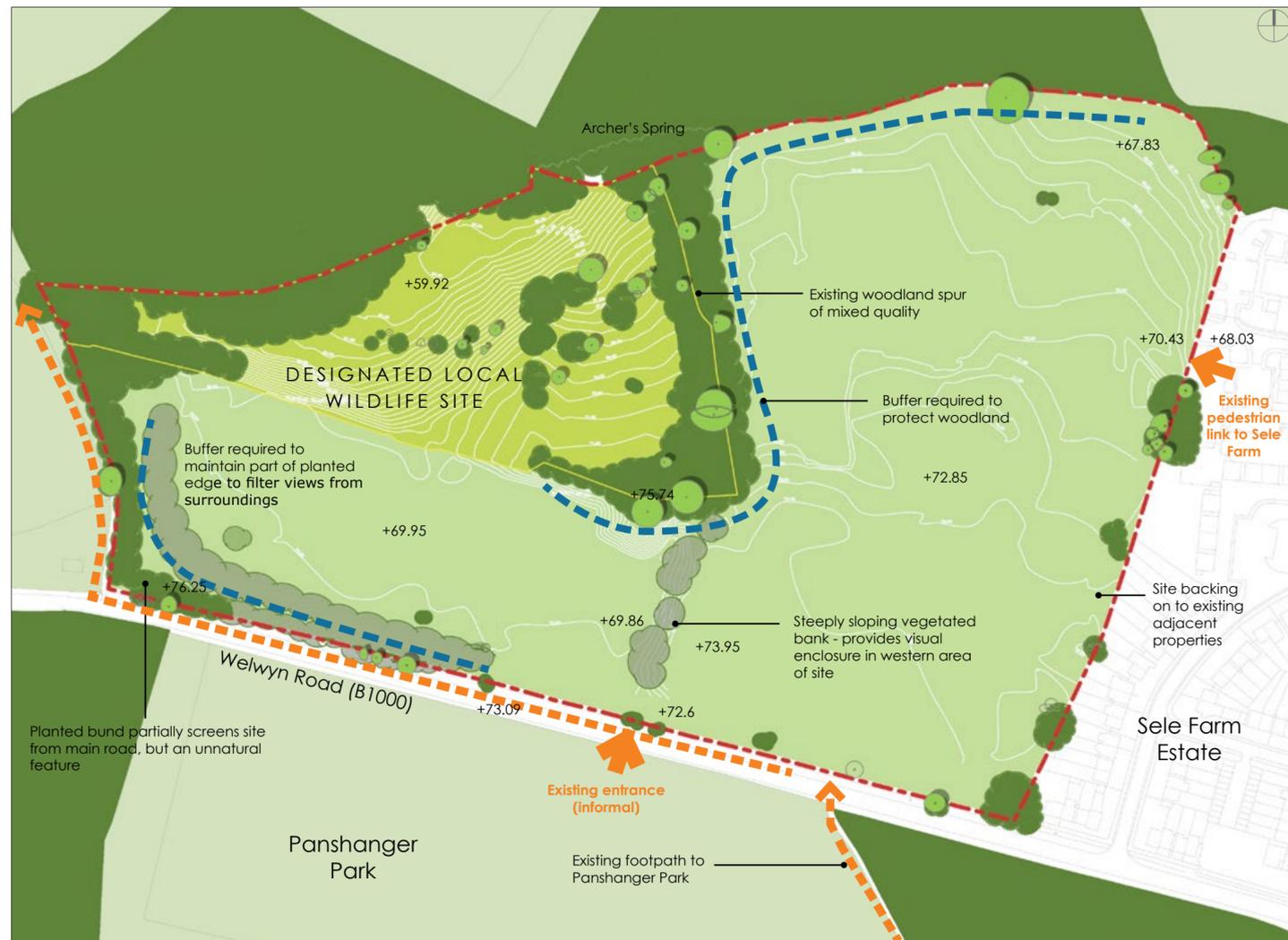
Maintaining suitable back-to-back distances from existing properties in Sele Farm.

Views

Preserve integrity of woodland edge to limit exposing the site from wider views of the countryside

Geology

Complicated ground conditions influencing development and drainage options.



xv. Landscape Constraints

OPPORTUNITIES

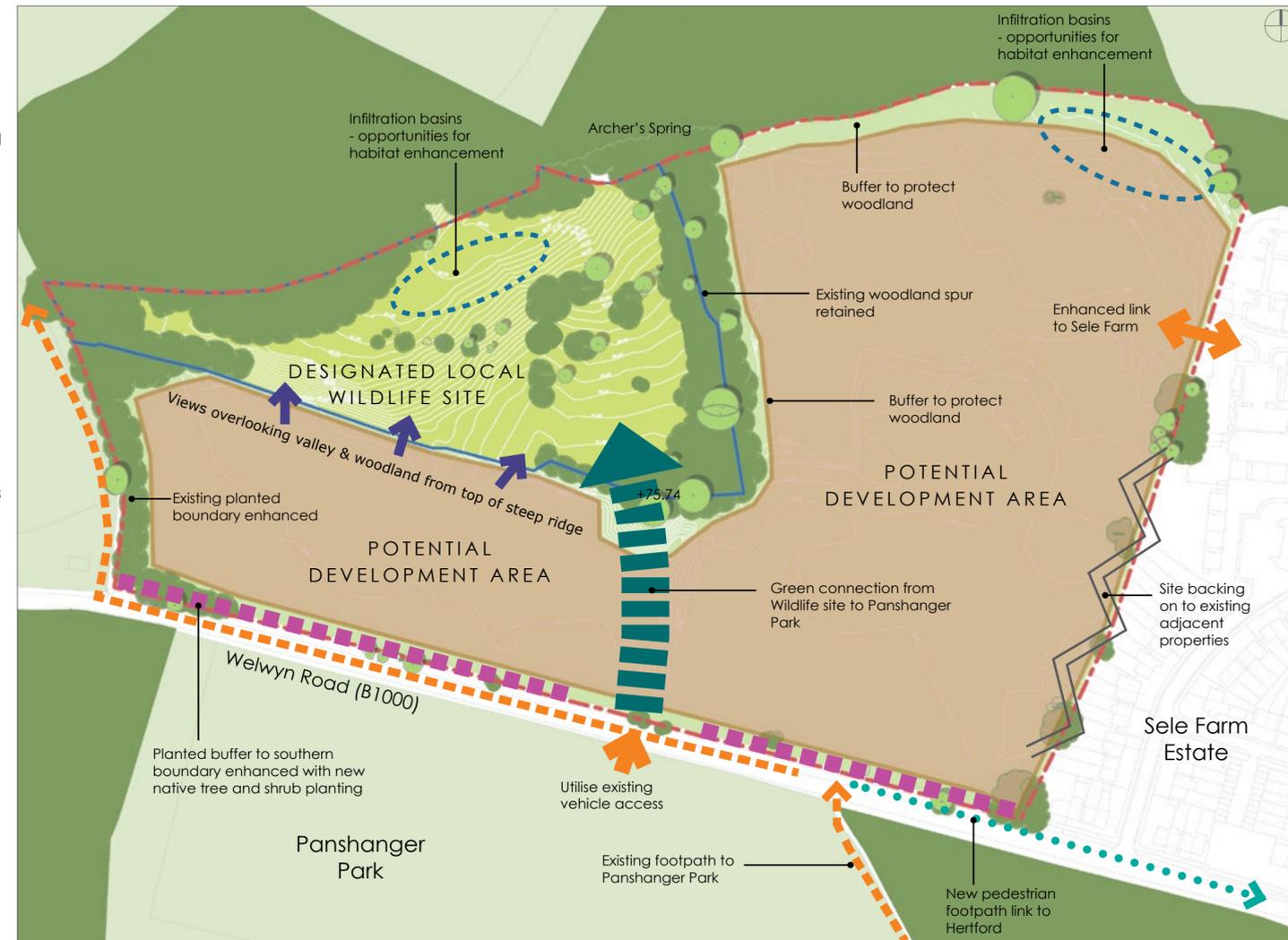
Following our review of the site constraints, we have generated an area where development can be accommodated, without impacting on the key constraints. There are significant opportunities to build on and improve the condition and quality of the site and its landscape character, these include:

- the creation of a better defined urban edge to Hertford better integrated into the surrounding rural landscape
- improvements to the quality of views to the site using substantial new native tree and shrub boundary planting
- retention of veteran and other notable trees incorporating these into the new landscape as local landmarks
- habitat enhancement through extensive wildflower grassland creation, by bringing the wildlife site into active management as well as wetland / damp habitat created in association with infiltration facilities
- improving the quality of the woodland and existing trees in the site by bringing it into active management

In addition the scheme has the potential to provide the following benefits:

- new formal and informal recreation and natural play facilities
- an expanded footpath network, including access to Archer's Spring and a linkage within the development parallel to the B1000, to provide the missing link on the 'Chain Walk' long distance footpath
- safe and attractive shared access routes / corridors for pedestrian and cyclists from Sele Farm and west of Hertford to the County Wildlife Site, new public open spaces and the wider countryside
- potential health and wellbeing facilities such as Green Gym, local natural play

These benefits could help to deliver a number of local policies and initiatives, including the East Herts Green Infrastructure Plan.



xvi. Landscape Opportunities

3.0

PROPOSALS

LANDSCAPE

The main objectives for the landscape design at Archer's Spring are as follows:

- Create a characterful neighbourhood, incorporating a series of streets and green spaces
- Create an inclusive place for pedestrians, cyclists and vehicles
- Build a sustainable landscape incorporating water management, planting & ecology
- Engender links between Hertford and the wider countryside
- Create high quality places for play and informal recreation

The proposed landscape strategy looks to build on and enhance the strong landscape structure of the site and respond to its position at the juncture between the town of Hertford and the open countryside. It aims to integrate the new development with the local landscape and townscape and minimise impacts on the designed landscape to the south. At its centre is the concept of the site forming an attractive and functional transition from urban edge to rural countryside.

The landscape strategy is to take the existing landscape structure of the site, the woodland, trees and topography and create a new landscape of distinct areas which runs through and enfolds the development, and helps blend it into the surrounding context.

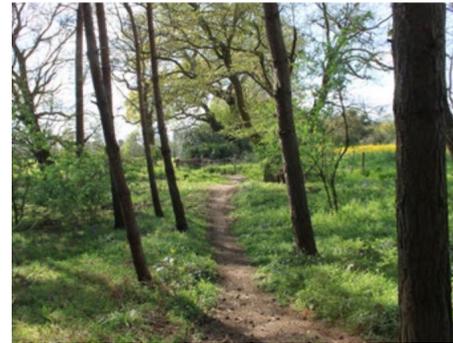
The key principles behind the design of the landscaped areas are therefore as follows:

- To place the settlement within a strong landscape framework that provides a distinct sense of place and responds to the surrounding landscape and adjacent housing area.
- To reserve a large proportion of the site for open landscape and amenity areas to provide an attractive amenity for residents and the wider community. It will also provide strong attractive links to the surrounding countryside.

- To provide a variety of open spaces, including structured and informal amenity and play, that both reflect and reinforce the transition in character through the site.
- To provide an extended footpath and cycleway network through the landscape and built areas and connecting with existing routes, fully integrating the development with the edge of Hertford to the east.
- To conserve the existing woodlands, and individual trees, particularly the central woodland spur, and to enhance the biodiversity and landscape character of the site.
- To use new planting, landform and open space to screen and enhance views of the settlement, including those from the edge of Hertford, to help integrate it with its setting.
- To integrate public open spaces and landscaped areas with the sustainable urban drainage strategy, so that they also function as a practical component of it.



xvii. Existing Site Photo - Wildlife Site



xviii. Existing Site Photo - Adjacent woodland trail



xix. Concept: Green Streets



xx. Concept: Recreational Opportunities



xxi. Concept: Enhancing biodiversity



xxii. Concept: Integrated amenity spaces

ECOLOGY

In recognition of the ecological and amenity value of the Local Wildlife Site (LWS) in the northwest, the existing woodland and mature trees, the development envelope has been restricted to avoid impacts on these features.

In response to the findings of the ecological assessments, design principles have been developed which will aim to avoid or minimise indirect impacts on habitats. In particular, light spill will be minimised and measures will be included to control public access and restrict the use of off-road vehicles. The LWS and woodland habitats are currently subject to high levels of public access with associated damage and disturbance to habitats associated with littering, dog walking and vehicle use. Sensitive design principles will maintain public access and enjoyment of the site whilst seeking to address these issues.

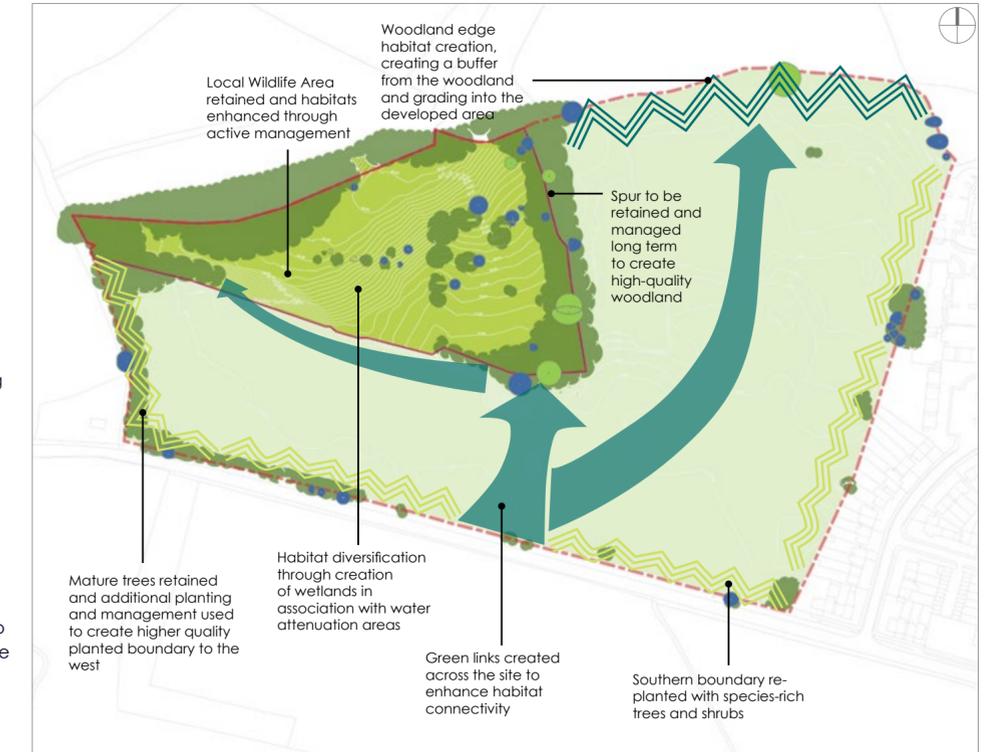
The landscape proposals will include native tree and scrub planting, meadow grassland creation, and the provision of wetland habitats which will help address surface water attenuation requirements but will also be located and designed with ecological input. This will add to the habitat mosaic, providing an ecological enhancement associated with the scheme in the long term although there will be short term disturbance associated with landscaping works in the LWS. In particular, habitat features will be provided which will aim to maintain bare ground habitats used by notable invertebrate species.

Nesting and roosting features for bats and birds will be incorporated in to the built development where appropriate, whilst opportunities for greening buildings through green walls or roofs will be sought, for example associated with public buildings.

The long term success of these measures will be assured through the development of a Landscape and Habitat Management Plan which will address amenity, recreation and wildlife objectives. The provision of low key access and interpretation will add to the visitor experience.

These mitigation and enhancement opportunities will be further developed and refined following completion of species surveys, and through ongoing consultation with the Herts and Middlesex Wildlife Trust.

To address the risk of increased recreation pressure on Panshanger Park, the LWS to the south of the B1000, relevant organisations the Friends of Panshanger Park, Herts and Middlesex Wildlife Trust and the landowners will be consulted to identify opportunities for the development to contribute to positive management of the park. The aim will be to assist in the control of visitor access and enhance the resilience of the park and its habitats.



xxiii. Precedent image



xxiv. Precedent image - log piles



xxv. Precedent image - bat box



xxvi. Precedent image

CHARACTER

Of the 12.77 ha site area, 5 ha will be left as open landscape: with a 2.6 ha nature reserve in the valley to the north, and a central 'spur' of woodland and green space extending north to south across the site, providing the backdrop to the entrance to the development and a key habitat link.

The existing local wildlife site will be retained and enhanced. Managed access will be provided by a new network of paths, linking the new neighbourhood with the woodland and wider footpath network.

The developed areas of the site will represent different distinct characters, reflected in the design of the public realm, planting and architecture.

'WEST FARM'

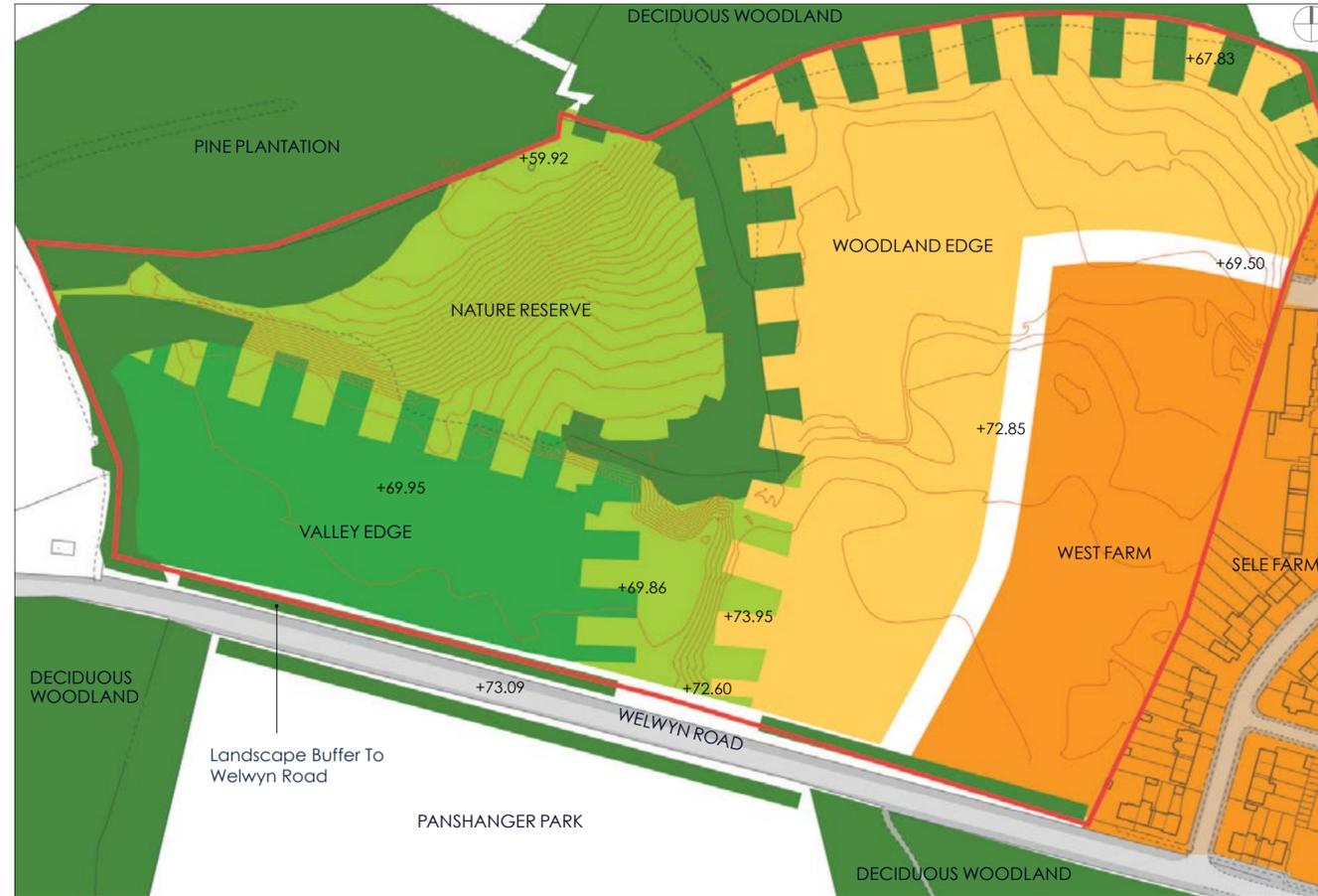
The eastern area of the site, at the interface with the existing housing, will focus on a more formally designed public realm reflecting its stronger relationship with the 'urban' edge of Hertford.

'WOODLAND EDGE'

Adjacent to the woodland at the north of the site, the woodland edge will have a more informal character using appropriate woodland and woodland edge planting to create a softer border.

'VALLEY EDGE'

More informal planting with a predominance of native species will be paired with a loose, soft architecture in this area with the aim of integrating it into the countryside adjacent to the north and west.



CONNECTIVITY

Safe and attractive shared access routes / corridors for pedestrian and cyclists would tie Sele Farm and West Hertford to the County Wildlife Site, new public open spaces and the wider countryside.

NEW BRIDLEWAY

A new bridleway crossing proposed by Hertfordshire Council would be met by footpaths into the site, improving pedestrian connection to Panshanger Park.

CONNECTION TO PERRETT GARDENS

Perrett gardens would be opened into a connection for pedestrians and vehicles allowing an extension to the 376 bus route. It is currently a dead end with an overgrown footpath connection.

CONNECTION TO SELE FARM

A new pedestrian and cycle link would be created which would extend through to the central green.

CONNECTION TO WELWYN ROAD

A new junction along Welwyn Road would provide the main road connection to the centre of the site through which service vehicles could enter.

WELWYN ROAD FOOTWAY

The footway beside Welwyn Road currently terminates at the site boundary, but would be extended into the site to join its footpath network.

CONNECTIONS TO WOODLAND

Improved footpaths through the nature reserve would follow existing desire lines to join informal connections to woodland beyond.



PLOTS AND OPEN SPACE

A network of quiet residential streets would sub-divide developable areas into a grain of permeable plots with open spaces for play on key routes. Natural edges would be formed by small residential drives with pedestrian priority. The ratio of plots to open space is 1.55 :1

NEW GREEN SPACES

To provide local play for young children, small green spaces would be situated on the east-west connections to Sele Farm.

ATTENUATION BASIN

As a consequence of flood risk mitigation for the site, the north east corner of the site would be regraded into a landscaped hollow to provide further natural amenity.



ARCHER'S SPRING LANDSCAPE MASTERPLAN

- Existing deciduous woodland to be retained and brought into active management.
- Proposed wildlife wetlands to assist in the diversification of the wildlife site (exact size and location to be agreed). Wetland to have interpretation signage and possible deck area.
- Natural play areas dispersed across the scheme as part of a wider play walk, linking from east to west through the primary open spaces.
- Entrance green providing views through to the woodland in the north and a green link through to the footpath network from Welwyn Road. The green will be more intensively managed to provide for recreation, with open grassland and specimen tree planting to the periphery.
- Habitat replacement area - bare gravel with sporadic grassland and timber to provide replacement invertebrate habitat.
- Actively managed wildflower grassland habitat. The wildlife site will be brought back into active management to assist in diversifying and improving the existing habitats. Formal pathways will be created or in some cases mown through the grassland to enable organised pedestrian access while minimising disturbance to the grassland.
- Linked to the wider play space network, an informal play walk is proposed through the woodland spur, connecting the various play features across the site.
- Buffer planting - native shrubs and specimen trees to provide a mixed hedgerow. This will assist in screening the development from the Welwyn Road.
- New pedestrian footpath to the north side of Welwyn Road, linking to Hertford.
- Equestrian route and footpath re-alignment as proposed.



LEVELS AND TOPOGRAPHY

The existing topography of the site is summarised as follows:

- The developable areas of the site are two plateaux, with the west plateau approximately 3m lower than the east.
- The wildlife habit is within a valley falling to approximately 10m lower than the west plateau at the deepest point.
- Between the two plateaux is a wooded spur that rises to around 2.5m higher than the east plateau at the southern end- the highest point on the site.

These levels would be generally maintained but regraded in the following areas to enable development:

- The bund along Welwyn Road will be removed as proposed by the council's pre-application response, so that the eastern half of the site is level with the road, and the western side rises to meet the road with a landscaped bank.
- In the north east corner of the site a basin for flood risk attenuation would be formed by excavating up to two metres. Across the eastern plateau some minor regrading will be required at key points to ensure this catchment drains effectively.
- At the proposed connection to Perrett Gardens, the levels will be lowered to permit an appropriate gradient for the road connection.



ACCESS

Connecting the site back into Hertford and surrounding areas is a critical consideration:

- We are proposing a new vehicular connection to Sele Farm as well as a pedestrian/cycle link; this would allow the extension of a local bus route into the site.
- A primary vehicular link is proposed onto the Welwyn Road to the south.
- Pedestrian links are proposed for amenity purposes, connecting to Panshanger park via a new equestrian crossing installed by Herts County Council as part of their improvements to the local bridleway. We would look to connect to existing foot and cycle paths leading out into the countryside to the north and west.



PARKING

The site is within Parking Zone 4 as described by the emerging district plan, which expects that new development will provide 75-100% of the following standards.

| | Ratio (100%) | Ratio (75%) |
|--------------|--------------|-------------|
| 1 bed/studio | 1.5 | 1.13 |
| 2 bed | 2.0 | 1.50 |
| 3 bed | 2.5 | 1.88 |
| 4 bed | 3.0 | 2.25 |

With the mix illustrated, this would require a dwelling: parking ratio of between 1.6 and 2.15. Our current proposals are within this range, but less than the maximum on the basis that:

- Public transport in the form of an expanded bus service will be provided.
- We would look to provide cycle parking at a level higher than the currently required standards of 1 per flat & 2 per house.
- Affordable one bedroom apartments may have reduced demand for car space.
- All family houses would be provided with at least two spaces.

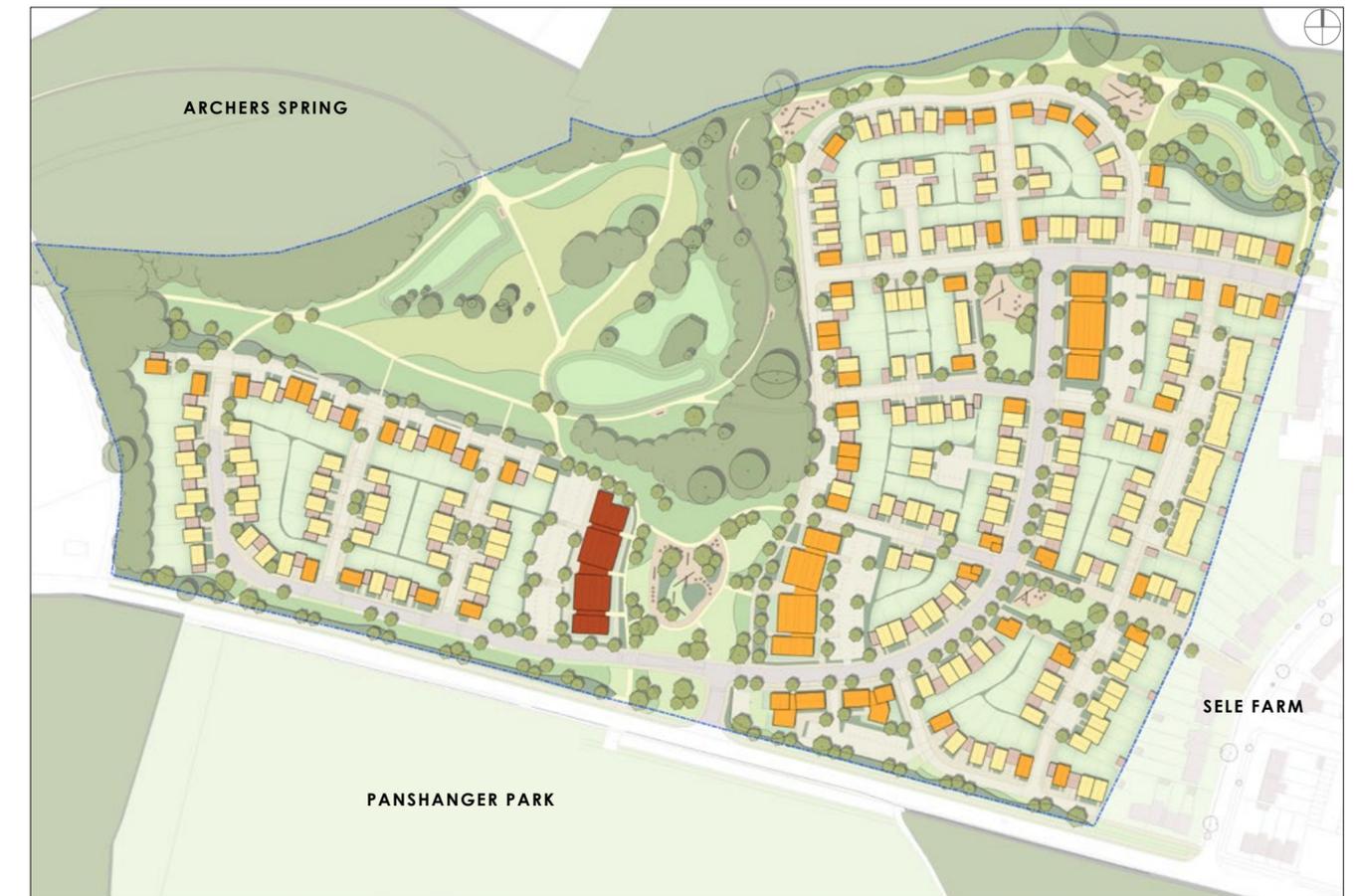
| | Parking Spaces | Ratio |
|--------------|----------------|------------|
| Houses | 416 | 1.9 |
| Flats | 150 | 1.3 |
| Visitor | 40 | |
| Total | 606 | 1.8 |



- Garage space
- Private Driveway Space
- Private Parking Court Space
- On Street Parking

HEIGHT

- The predominant massing for housing is two to three storeys.
- The apartment buildings are three storeys high and four storeys on the western part of the site where the ground level is lower.
- Street corners are emphasised with feature / gateway houses.
- Street frontages along the central avenue will provide a strong, consistent façade to the road with regular articulation.
- Frontages with rural aspect to have a 'villa-style' massing.
- Housing will be predominantly detached, link-detached and semi-detached.



- 4 storey
- 3 storey
- 2 storey

UNIT TYPES

We are looking to provide a mixture of homes to suit local area requirements and create a sustainable community. We are also looking to design robust homes which are able to adapt to today's modern lifestyle. These homes are designed to last a lifetime. This will include:

- Larger and medium size family housing
- Smaller affordable housing
- 1 bed and 2 bed flats in key strategic locations.



- Apartments
- 4 bed house
- 3 bed house
- 2 bed house

SCHEDULE OF ACCOMMODATION

The currently illustrated masterplan provides a total of 333 homes: 220 houses and 113 flats. Approximately 40% are family homes (three and four beds) and 40% two beds, with the remaining 20% one bed apartments.

| | 2 bed house | 3 bed house | 4 bed house | Total houses | 1 bed flat | 2 bed flat | Total flats | Total units |
|--------------------|-------------|-------------|-------------|--------------|------------|------------|-------------|-------------|
| West | 22 | 21 | 11 | 54 | 26 | 13 | 39 | 93 |
| Mix | 24% | 23% | 12% | | 28% | 14% | | |
| North | 34 | 30 | 18 | 82 | 29 | 6 | 35 | 117 |
| Mix | 29% | 26% | 15% | | 25% | 5% | | |
| East | 32 | 41 | 11 | 84 | 16 | 23 | 39 | 123 |
| Mix | 26% | 33% | 9% | | 13% | 19% | | |
| NIA per unit (sqm) | 79 | 93 | 112 | | 50 | 70 | | |
| Total NIA (sqm) | 2528 | 3813 | 1232 | | 800 | 1610 | | 9983 |
| Total NIA (sq ft) | 27211 | 41043 | 13261 | | 8611 | 17330 | | 107456 |

| Units (all phases) | 88 | 92 | 40 | 220 | 71 | 42 | 113 | 333 |
|------------------------|-------|-------|-------|-----|-------|-------|-----|--------|
| Mix | 26% | 28% | 12% | | 21% | 13% | | |
| NIA (all phases sqm) | 6952 | 8556 | 4480 | | 3550 | 2940 | | 26478 |
| NIA (all phases sq ft) | 74831 | 92096 | 48222 | | 38212 | 31646 | | 285007 |

| Detailed Breakdown | | | | | | | | |
|--------------------|-------------|-------------|-------------|--------------|------------|------------|-------------|-------------|
| West | 2 bed house | 3 bed house | 4 bed house | Total houses | 1 bed flat | 2 bed flat | Total flats | Total units |
| W1 | | 7 | 3 | 10 | | | | 10 |
| W2 | 6 | 10 | 3 | 19 | | | | 19 |
| W3 | 11 | 3 | 3 | 17 | | | | 17 |
| W4 | 5 | 1 | 2 | 8 | | | | 8 |
| W5 | | | | 0 | 26 | 13 | 39 | 39 |
| Total | 22 | 21 | 11 | 54 | 26 | 13 | 39 | 93 |

| North | 2 bed house | 3 bed house | 4 bed house | Total houses | 1 bed flat | 2 bed flat | Total flats | Total units |
|--------------|-------------|-------------|-------------|--------------|------------|------------|-------------|-------------|
| N1 | | | | | 29 | 6 | 35 | 35 |
| N2 | 6 | 14 | 4 | 24 | | | | 24 |
| N3 | 5 | 6 | 4 | 15 | | | | 15 |
| N4 | 11 | 7 | 5 | 23 | | | | 23 |
| N5 | 6 | 2 | 4 | 12 | | | | 12 |
| N6 | 6 | 1 | 1 | 8 | | | | 8 |
| Total | 34 | 30 | 18 | 82 | 29 | 6 | 35 | 117 |

| East | 2 bed house | 3 bed house | 4 bed house | Total houses | 1 bed flat | 2 bed flat | Total flats | Total units |
|--------------|-------------|-------------|-------------|--------------|------------|------------|-------------|-------------|
| E1 | | | | | 16 | | 16 | 16 |
| E2 | | 7 | 1 | 8 | | | 0 | 8 |
| E3 | | 10 | 4 | 14 | | | 0 | 14 |
| E4 | 8 | 3 | 2 | 13 | | | 0 | 13 |
| E5 | 9 | 6 | 2 | 17 | | | 0 | 17 |
| E6 | 12 | 10 | 2 | 24 | | | 0 | 24 |
| E7 | | | | 0 | | 23 | 23 | 23 |
| E8 | 3 | 5 | | 8 | | | 0 | 8 |
| Total | 32 | 41 | 11 | 84 | 16 | 23 | 39 | 123 |

The following accommodation types would be considered as part of the development.

- Extra care accommodation
- Co-housing
- Self-build
- Shared ownership
- Affordable rent

Affordable provision would be set according to local authority requirements, subject to viability.



OPEN SPACE PROVISION

Calculations for this site based on standards set out in East Herts SPD Open Space, Sport and Recreation (2007) per 1000 population:

3.79ha on-site outdoor sports provision;
0.2ha provision for children and young people; and
0.55ha parks and public gardens.

Areas presented assume a 'worst-case' minimum occupancy of units as follows:

- 1 bed flats = 2 people (x 71)
- 2 bed flats = 3 people (x 42)
- 2 bed houses = 3 people (x 88)
- 3 bed houses = 4 people (x 92)
- 4 bed houses = 5 people (x 40)

Total population assumed to be approximately 1,100.

Guidance states that dwellings should be a maximum of 400m from the closest area of play-provision.

The development fully accommodates the required provision for children and young people and parks and public gardens. As the site benefits from the 2.6ha nature reserve and good accessible links to the surrounding countryside via the adjacent footpath network, we are not proposing to provide outdoor sports provision on site but will seek to agree alternative arrangements with the council.

Total area of open space provision on site:

2.6 ha nature reserve;
0.2 ha provision for children and young people; and
1.25 ha parks and public gardens.



4.0

DEVELOPMENT CHARACTER

CHARACTER AREAS

The character of landscaping and architecture varies across the site in response to the context. Four distinct neighbouring conditions: (Sele Farm, Panshanger Park, the Woodland and the nature reserve) define the character areas of West Farm, Panshanger Gateway, Woodland Edge and Valley Edge.

At the eastern edge, the grain responds to the existing edge of Hertford. There are some terraced houses, parking courts and three new connections to the Sele Farm Estate. Landscaping is more urban with local green spaces and street trees.

On the other side of the central avenue the grain opens toward the woodland, bounded by shared space drives that encourage pedestrian movement beneath the trees.

The landscaped green in the centre of the site is the principal gateway from Welwyn Road and for horses and walkers from Panshanger Park via the new equestrian crossing. As a series of lawns, with play space and clusters of trees, it will draw the visitors into the nature reserve beyond. The space is overlooked by small pitched-roof apartments fronted by gardens.

The westernmost corner of the site is lowest density, bounded by planted banks on the south and west, with houses of a rural character overlooking the nature reserve through a managed planted edge.

Identified secondary conditions, such as natural or avenue frontages, vary across each character area as shown.

A more detailed analysis of the character areas follows under the following headings.

- CF1: Edges (e.g. The specific boundary condition at the edge of the development)
- CF2: Streetscape (e.g. Avenues and Zoning of the street)
- CF3: Building Form (size, type and relationship of buildings to each other)
- CF4: External Space (Landscape, Parking and boundary treatment)
- CF5: Materials/Detailing



KEY

| | | |
|---|----------------------------------|---|
| Character Areas | Secondary Characters/ Conditions | |
| ■ Valley Edge | A Natural Frontage | Avenue |
| ■ Panshanger Gateway | B Middle Lanes | |
| ■ Woodland Edge | C Welwyn Road Frontage | |
| ■ West Farm | D Avenue Frontage | |
| | E Sele Farm Edge | |
| | F Panshanger Gateway Frontage | |

VALLEY EDGE

The nature reserve forms a spectacular setting for residential houses that make full use of the expansive views.

- Rural character
- Lower density
- Local vernacular inspiration



PANSHANGER GATEWAY

A carefully landscaped green space with large trees creating a sense of arrival to the development and a gateway to the nature reserve beyond.

- Small apartment buildings.
- Play area
- Public access to footpaths and cycle ways



WOODLAND EDGE

Homes feature a rural character with street access more akin to country lanes. The wooded spur acts as a natural edge for the development.

- Rural character
- Medium density
- Local vernacular inspiration



WEST FARM

This neighbourhoods joins the avenue and Sele Farm. Homes are designed to encourage community links with homezone areas and friendly clusters of terraces.

- Relationship to character of Sele Farm.
- Higher density
- High degree of space enclosure





VALLEY EDGE

As the part of the development furthest from Hertford we envisage this area to be of a predominantly rural character that responds to the qualities of the nature reserve.

KEY DEVELOPMENT PRINCIPLES

CF1: Edges This area fronts onto the valley and Welwyn Road. On the valley side, there will be fantastic views into the countryside which we would look to exploit. Homes on this edge should be of the highest quality design and construction.

The development will be protected from Welwyn Road by a landscaped bank feature, which will additionally protect views from Panshanger Park.

CF2: Streetscape The principal access road will be narrower than the Avenue with a softer geometry and a more rural feel. Secondary access will be provided by integrated home zone areas with a controlled design to promote community use.

For the valley frontage, a continuous bounding road felt unnatural, and aspiring to a soft edge with the landscape has led us to a series of closed shared-surface drives. Unlike a conventional cul-de-sac however, these drives have open views on one side and also provide continuous pedestrian and cycle paths along the perimeter edge.

CF3: Building Form Predominantly semi-detached and detached houses, mainly 2 storey with occasional 3 storey elements to provide visual interest.

CF4: External Space Parking will be on plot with garages, attached or under bridging spaces. The bank will incorporate occasional visitor parking.

Deeper front gardens will form transitions to open space and boundaries will be informally defined by planting.

CF5: Materials/Detailing Village like, informal looser architectural approach.



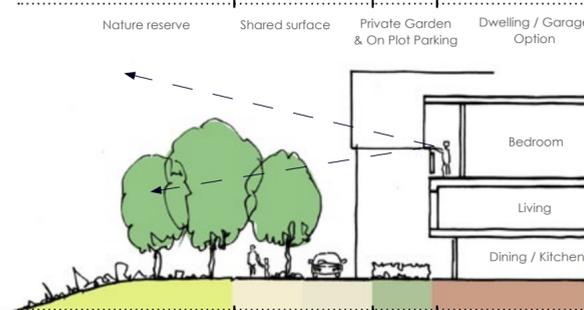
1. Valley edge from north



2. Perspective of Valley edge



4. Character images of housing on a natural edge



3. Street section



5. Street plan

NATURE RESERVE

NATURE RESERVE

The nature reserve is an important locally designated site for nature conservation. The reserve currently has little active management and would benefit from enhancements to help further support a wider variety of habitat types.

The proposals look to formalise pedestrian routes through the reserve, in an effort to minimise disturbance to the spaces wider habitats.

Boundaries to the reserve will be better defined with native mixed species hedgerows and fencing. This will assist with limiting access to the routes as defined.

Within the reserve, new infiltration basins will be formed, with partly lined depressions to form some damper habitat. Some of the encroaching scrub will be cut back to provide space for species rich grassland to develop. Barer patches of soil will be retained to encourage an increase in invertebrates.

Woodland within the space and on the woodland spur will be subject to increased management and some coppicing to help thin out the canopy and all for better natural regeneration and diversity on the woodland floor.

The whole space will benefit from an annual maintenance regime including mowing and vegetation clearance to retain the spaces' numerous wildlife benefits while allowing for controlled public access.



1. Nature Reserve



2. Character images of managed nature reserves





PANSHANGER GATEWAY

This is the entrance to and first impression of the site; it is the principal gateway from both Welwyn Road and the new equestrian crossing from Panshanger Park. A landscaped bowl of meadows, playspace and specimen trees is enclosed by small apartment buildings set in managed gardens, and crossed by footpath connections to the woodland beyond.

KEY DEVELOPMENT PRINCIPLES

CF1: Edges The Gateway is bounded to the south by the Welwyn Road and open rural landscape to the north, we want to create a large green heart to the scheme – bringing landscape into the scheme and ensuring that the first view you have when you enter the scheme is of the high quality natural environment bounded by a strong line of development.

CF2: Streetscape The site will be entered via the Main Avenue, this will be a busier part of the site so it is crucial that vehicular traffic does not dominate. Cars will be kept to the edges of the Gateway.

Crucial infrastructure will be placed here as unobtrusively as possible, to ensure it disrupts the scheme as little as possible.

CF3: Building Form Buildings will be apartment developments with views over the green space. It is critical that these are orientated east/west so all dwellings receive good level of daylight/sunlight.

CF4: External Space Generous feature landscaping will be provided to the ground floor apartment boundaries to ensure maximum levels of privacy are maintained.

Parking will be provided in a series of landscaped rear parking courts, hidden from the main frontages.

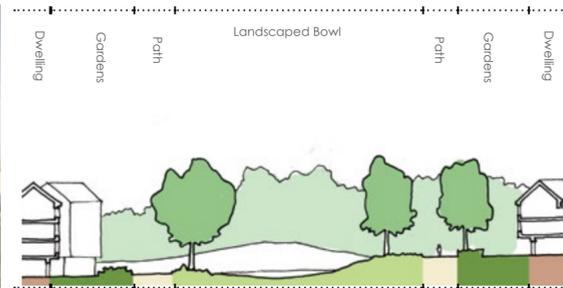
CF5: Materials/Detailing Horizontal emphasis in architecture. Lightweight feel to façade treatment to reduce the perceived scale of the flats. Split pitched roofs will break up the larger mass of the flat blocks, to create a feeling of large houses or barns.



1. Panshanger Gateway and Central Green from South



2. Character images of apartment blocks reading as large houses or barns.



3. Landscape section

CENTRAL GREEN

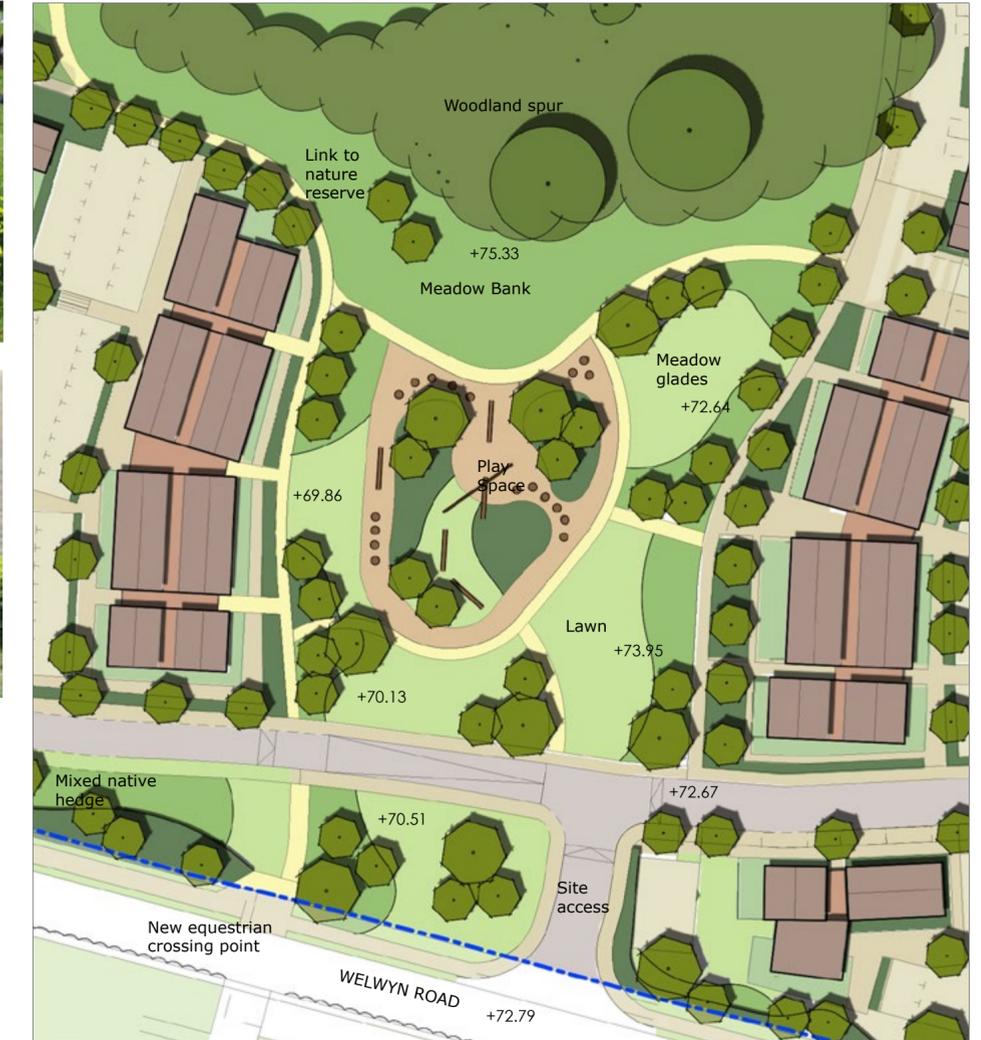
Located at the principle entrance into the development from Welwyn Road, and forming a large green space at the heart of the development, the focus of this area will be on providing a sense of arrival. The central woodland spur will form a key backdrop to the area and large specimen trees, in groups and forming avenues, will demarcate the area as a gateway and reinforce primary routes.

Using the existing woodland structure, the landscape proposals will build on this treed character to form a distinctive landscape setting to both the entrance and to an informal recreational and play space.

Structural planting of native origin will combine with more ornamental tree planting and hedging to soften the edge of the new neighbourhood as it intersects with the nature reserve and the woodland spur.



1. Character images



2. Central Green



WOODLAND EDGE

The Woodland Edge forms the central part of the site, set in-between a wooded spur to the west, the central avenue to the east and a strong tree band to the north.

The continuous connection with the woodland and natural landscape is a prominent feature of the masterplan and an opportunity to create highly desirable family homes with a unique character and setting. Small mews houses in key areas are arranged to create a sequence of informal and intimate high quality spaces.

KEY DEVELOPMENT PRINCIPLES

CF1: Edges Bounded by woodland to the north and west and the Avenue to the east and south. There will be views into the landscape, although undulating topography means that these are not continuous.

The western edge of the character area is formed by the avenue, which divides and connects the east and west parts of the site.

CF2: Streetscape The Avenue is the crucial linking element to the scheme, it will be a broad tree lined road – wide enough to comfortably allow for public transport. The woodland edge is treated in a similar way to the nature reserve, with a series of closed shared-surface drives.

Crucial infrastructure will be placed here as unobtrusively as possible, to ensure it disrupts the scheme as little as possible.

CF3: Building Form Linked detached and semi-detached houses front the woodland with varied roof forms. The avenue will have formal and higher density housing with a continuous frontage.

CF4: External Space Parking will generally be on plot with garages, attached or integral space under bridging spaces. Private amenity space will be bounded by formal low brick walls with railings to the Avenue Edge. To the Woodland Edge deeper front gardens will be provided, forming a transition space to the landscape beyond, the boundary will be informal and defined by planting. High brick flank walls in mews/cluster areas. General planting along the edges will be sympathetic to the woodland character.

CF5: Materials/Detailing Horizontal emphasis in architecture. Formal, regular robust fronting the avenue, brick or stone construction. More informal, looser architectural approach to woodland edge.



1. Woodland edge from north



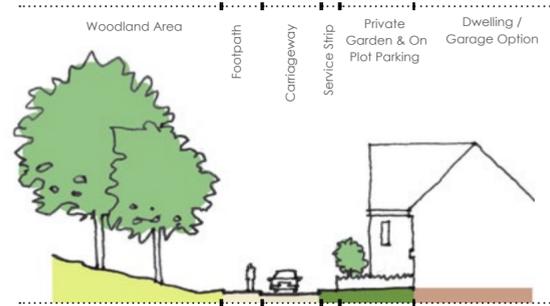
2. Woodland edge from north



4. Character images of housing on a woodland edge



5. Street plan



3. Street section

WOODLAND EDGE

WOODLAND EDGE - OPEN SPACE

Tree planting is proposed breaking down to become increasingly naturalised as you near the Archer's Spring woodland to the north. More intensively managed areas of grassland provide space for play areas, with the northern areas comprising meadows and naturalised woodland edge planting and native hedgerows.

This area will also operate as an integral part of the site wide surface water drainage system, designed to allow for seasonal storm water storage and infiltration, retaining some of this water in a more permanent condition to damp areas. These areas will provide valuable habitat for a range of aquatic species and plant life.

Swathes of native species rich hedgerow provide structural landscape features helping to separate play spaces from roads and border development boundaries.



1. Character Images



2. Infiltration basin



WEST FARM

West Farm stitches the development's natural edges into the existing Sele Farm estate, and is a more intimate network of tree lined-streets and pocket parks.

KEY DEVELOPMENT PRINCIPLES

CF1: Edges Bounded by the main avenue to the west, Welwyn Road to the south, Sele Farm to the East and the new road connection to Sele Farm through Perrett Gardens to the north. A key feature of this area is a new pedestrian and cycle link to Sele Farm which would also include a new green and play area. To Welwyn Road, a proposed extension to an existing footway has been designed to increase further connectivity to the development and access to the nearby wildlife park.

CF2: Streetscape The West Farm character area sits adjacent to the main Avenue, which is characterised by a more formal approach and tree lined to encourage a sense of spatial rhythm. All homes facing the Avenue are either semi-detached or link-detached houses with apartment forming the ends.

Secondary streets are predominantly shared surface homezones with alternating on street parking and widened pavements. Occasional interlocked soft landscaping is used to slow down the traffic

CF3: Building Form The homes running along the eastern boundary of Sele Farm are formed as two storey short terraces to break up continuous street frontages and create a sense of pedestrian-friendly areas in front of the homes which we envisage would be used as communal amenity space. Simple well-proportioned buildings creating a background for occasional feature elements

CF4: External Space Landscape will be more formally designed, with street trees and green spaces.

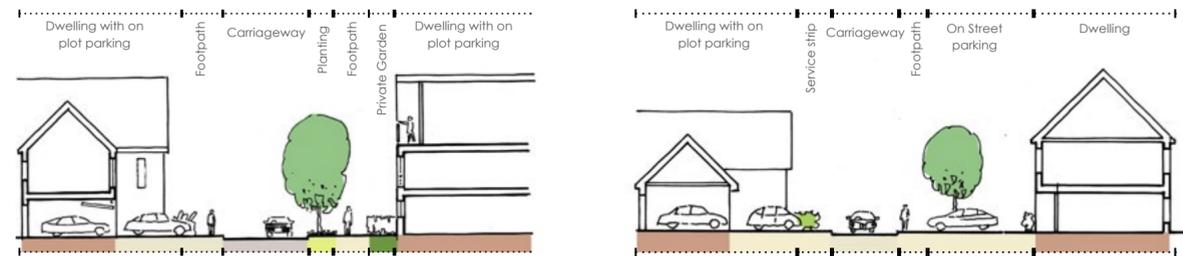
Private amenity space will be bounded by formal low brick walls with railings to the Avenue. Otherwise, boundary treatment will be a mixture of low brick walls and timber railings

All homes facing the Avenue benefit from in-curtilage parking, otherwise parking will be a mix of attached garages, on plot hardstandings and off street parking/in forecourts

CF5: Materials/Detailing Generally high quality brick to tie in with the existing vernacular of Hertford/Sele Farm.



1. Avenue and connections to west



2. Avenue street section

3. Lane street section



4. Houses along avenue



5. Houses fronting green



6. Houses fronting parking courts

POCKET PARKS

To assist with further breaking up the built development, two smaller pocket parks are integrated into the West Farm and Woodland Edge character areas. These two spaces provide places for informal gathering, pocket play and points to focus planting and larger tree specimens within the development.

Mixed native hedgerows will border the spaces where they face roads to help install the rural character of the development. Naturalised play spaces provide equipment for play. Lawn areas provide for informal recreation and are bordered with herbaceous shrub borders to enhance seasonal colour, texture and biodiversity within the development.



1. Pocket Park (Woodland Edge Character Area)



2. Pocket Park (West Farm Character Area)



3. Character Images



PLANTING STRATEGY

A predominantly native planting palette, of local provenance, will be used, particularly near to the site boundaries and where wildlife connectivity/habitat creation is desirable. Species found within the site and immediate vicinity are indicative of the predominantly alkaline soils and include oak and small leaved lime *Tilia cordata* (canopy species), in addition to wild cherry *Prunus avium*, field maple *Acer campestre*, crab apple *Malus sylvestris* and wild service tree *Sorbus torminalis* (secondary canopy). Shrub and understorey species include hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, blackthorn *Prunus spinosa*, hazel *Corylus avellana*, dog rose *Rosa canina*. Such species would be appropriate, particularly where woodland with understorey is proposed to the site boundaries to fulfil a screening/habitat barrier function, with understorey species chosen for density/ thorny habit and fruiting potential.

Existing woodland within the site creates the potential opportunity to use structural planting to create filtered views and different spatial experiences which could be reflected in management regimes such as coppicing or planting of coppice with standards woodlands.

Species such as English alder *Alnus glutinosa* and shrubby willows such as osier and sallow would be appropriate for wetland areas in low lying parts of the site, particularly adjacent to SuDs areas within the open spaces.

The urban landscape will introduce a wider variety of trees drawn from this largely native palette, using cultivated forms of native species with more fastigate and dense, compact habits for the principal areas of avenue tree planting within the site e.g. potentially trees such as *Tilia cordata* 'Greenspire', in addition to Turkish hazel *Corylus*

columna, and rowan *Sorbus aucuparia* and crab apple *Malus sylvestris* cultivars. Where appropriate, species and cultivars would be selected which provide wildlife as well as amenity value, such as fruiting or heavy nectar bearing species. A more 'domestic' scale of trees could be introduced for the secondary streets and for the pocket greens within the site. A limited palette of tree species for the avenues will create a coherent and legible landscape framework for the site.

Native shrubs will be used extensively to form new habitat corridors and mixed hedges along key boundaries. Internally, along the streetscape, native species will again be used to give structure to the spaces, with ornamental varieties starting to be introduced in the secondary routes. Nectar rich planting will help to enhance biodiversity, providing food for pollinators.

Threaded throughout the open spaces will be extensive areas of species rich grassland. These partly come from active management of the existing nature reserve and through the introduction of new grassed areas within the greens spread across the development.



Meadow species



Woodland edge- native shrubs



Species rich native hedgerow



Quercus robur



Prunus avium



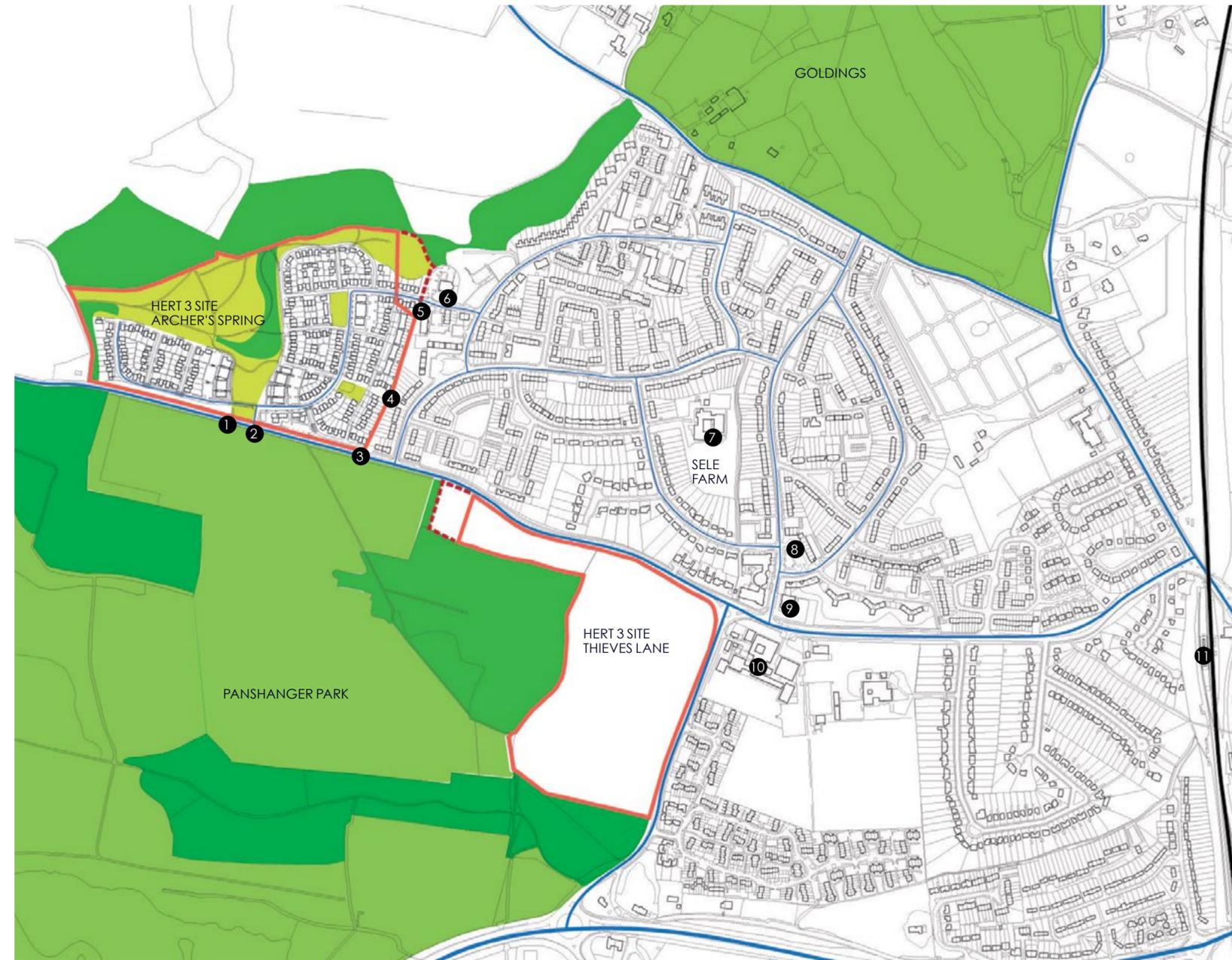
Salix spp.

5.0

WIDER MASTERPLAN

KEY

1. New equestrian connection to Panshanger Park
2. New vehicular connection to B1000
3. New pedestrian connection
4. New pedestrian connection
5. New vehicular connection to Sele Farm
6. Sele Farm Community Centre
7. St Andrews Primary School
8. Local Shopping Parade
9. Golden Griffin Pub
10. Sele Secondary School
11. Hertford North Railway Station



CONSULTATION

We take consultation very seriously and believe only through a rigorous consultation and engagement process will we be able to develop a successful and sustainable scheme. As a first step we would propose a strategy which would look to engage with all the major stakeholders on the site including:

- Council planning officers
- Councillors
- Herts County Council
- Sele Farm Residents
- Herts Design Review Panel
- Hertford Town Council
- Hertford Civic Centre

PCKO have experience of the local area as we are currently working on a development in Sele Farm. This was subject to an extensive consultation programme which has already helped us to develop an understanding of requirement in the area that we will be able to build on.



xxvii. Images of consultation undertaken by PCKO and Network Homes on a proposal for the neighbouring Sele Farm area.

ARCHITECTURE
T 020 7372 8918

PLANNING

URBAN DESIGN

SUSTAINABILITY

TECHNOLOGY

INTERIOR DESIGN

