

03.09 Storey Heights Parameter Plan

Taking the sites constraints into account, storey heights have been identified to ensure the development remains sensitive to its context.

Key

Red Line Boundary

Public Open Space

Existing Trees and Vegetation

Area A - Residential - Generally 2 Storey with ridge height not exceeding 8.5m with an allowable tolerance of +2m to this area only

Residential - Generally 2.5 storey with ridge heights not exceeding 9.6m

Residential - Generally 3 storey with ridge heights not exceeding 11.2m

School - ridge heights up to 12m

Local Centre - ridge heights up to 12m

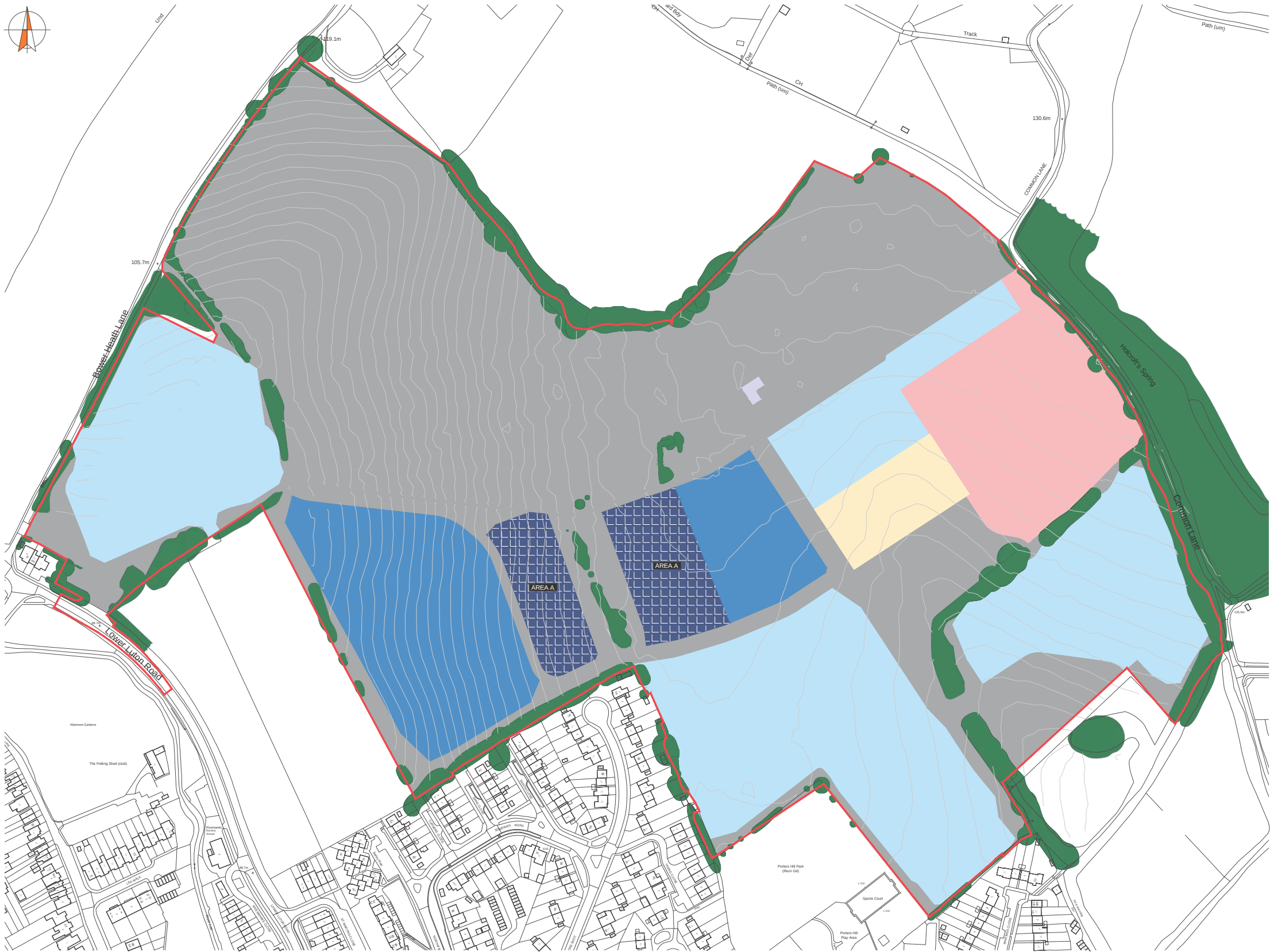
Pavilion - ridge heights up to 5m

Existing contours AOD

All ridge heights shall be measured from the existing ground level. Given the challenging existing topography, an allowable tolerance of +3m to ridge heights is permitted outside the marked 'Area A'.

Storey heights may be increased where this can be justified from a design and placemaking perspective, but must not exceed the allowable ridge heights.

This parameter plan ensures building do not exceed allowable ridge heights. It does not specify any limits for lowering existing ground levels, this should be agreed with the local authority during the detailed design stage.



Storey Heights Parameter Plan

03.10 Open Green Infrastructure Parameter Plan

The Open Green Infrastructure Parameter Plan outlines the indicative locations and extents of green and open spaces proposed across the site.



Key

Red Line Boundary

Public Open Space

Existing Trees and Vegetation

Residential Development

Proposed Landscape buffer planting

Green Corridor

Indicative Play Areas

Indicative Attenuation Basins

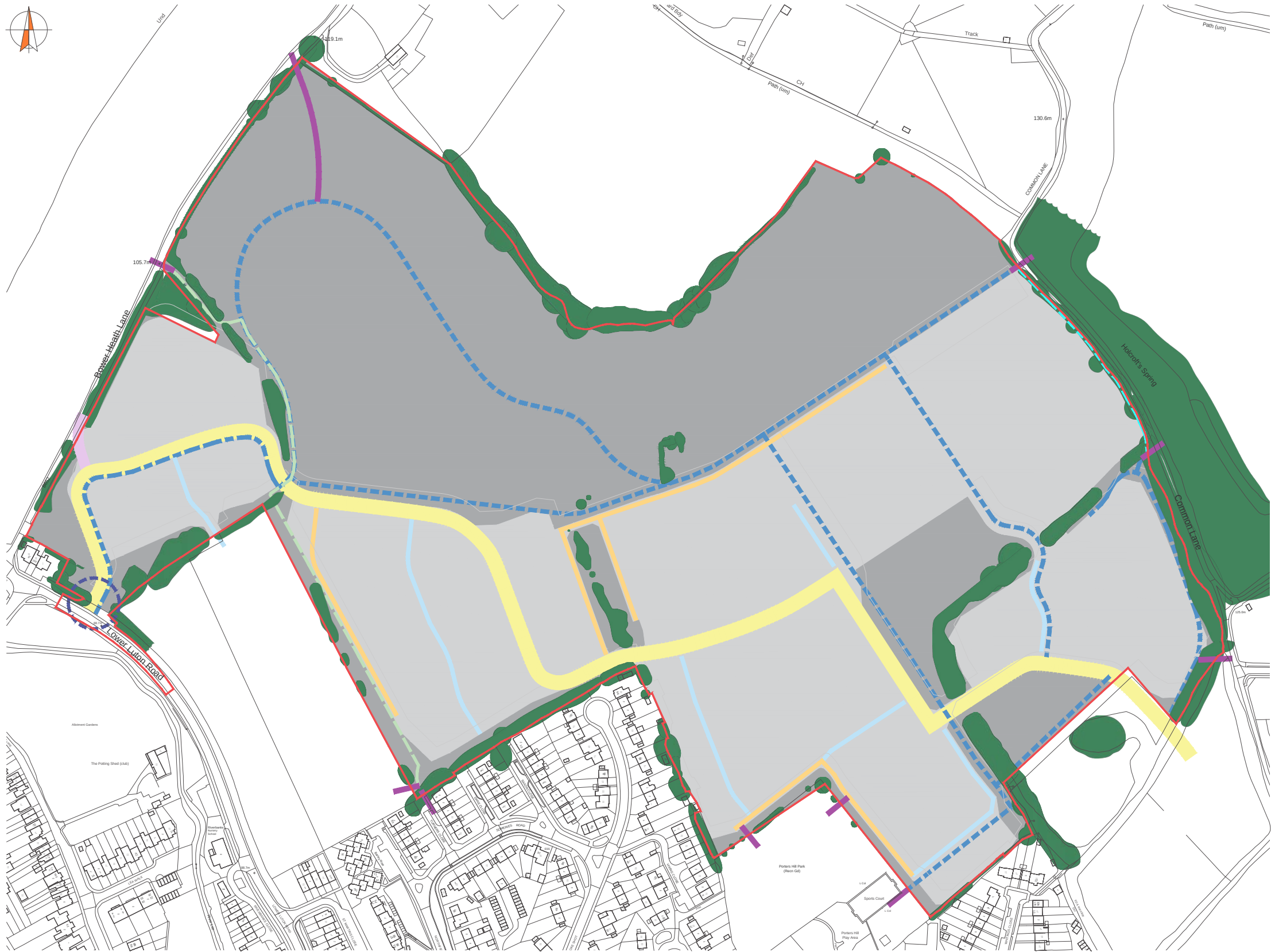
Allotments, Orchards and Growing

Sports Pitches

Open Green Infrastructure Parameter Plan

03.11 Access and Movement Parameter Plan

The Access and Movement Parameter Plan defines the primary, indicative vehicular routes and pedestrian routes throughout the site, establishing the framework for connectivity and circulation.



Key

Red Line Boundary

Public Open Space

Existing Trees and Vegetation

Development Area

Primary Street

Extension of Bower Heath Lane

Indicative Secondary Streets

Indicative Perimeter Streets

Active Travel

Bower Heath PRoW

New Track

Wider Pedestrian Access Points

Primary Access

Access and Movement Parameter Plan

03.12 Design Evolution

1. Initial Masterplan



The wider allocation informed the initial iteration of the masterplan, outlining the development blocks by use and how these would integrate with the existing community. The primary school was positioned in close proximity to the Batford community and directly related to Porters Hill Park, with the aim of regenerating this part of Batford by creating activation through the park.

The local centre was centrally located within the scheme to serve as a key anchor, providing direct connections to both the green belt and the proposed public open space, thereby reinforcing accessibility and community integration.

- 1 Sports Pitches
- 2 School
- 3 Local Centre

2. Iteration 2



The second iteration incorporated refined residential development blocks, alongside the inclusion of calculated SuDS basins, which were strategically relocated and resized across the proposed development. The residential development areas were amended to reflect these adjustments, although the overall distribution of land uses remained unchanged. The location of the elderly care facility was also positioned to establish a direct relationship with neighbouring uses in a way that would provide mutual benefits.

- 1 Sports Pitches
- 2 School
- 3 Local Centre
- 4 Elderly Care

3. Iteration 3



Following the first PPA meeting, the masterplan incorporated an updated position for the local centre and care home to create greater synergy with the potential school and open space provision to the north. Relocating the elderly care facility and local centre also provided direct access to the allotments and the wider network of pedestrian routes around the site, strengthening connections across the development. This adjustment also considered input from the LVIA, as well as potential storey height restrictions resulting from the existing trees and landscaping on the site.

This iteration also introduced ‘green/blue’ routes as part of the wider active travel strategy. The central open space was formalised to frame long-distance views, integrate active travel corridors, and provide a stronger sense of enclosure to the school boundary.

Drawing inspiration from Batford Springs, a leisurely active travel route was incorporated, creating opportunities to enhance biodiversity within the green belt.

- 1 Sports Pitches
- 2 School
- 3 Local Centre
- 4 Elderly Care

4. Iteration 4



The masterplan evolved further, with the primary objective being to co-locate the non-residential uses within the site while retaining the location of the sports pitches from previous revisions. The non-residential uses take full advantage of the existing track that connects to Common Lane and the northern part of the site, as well as linking to the network of pedestrian routes within the site that connect to Bower Heath Lane and Batford.

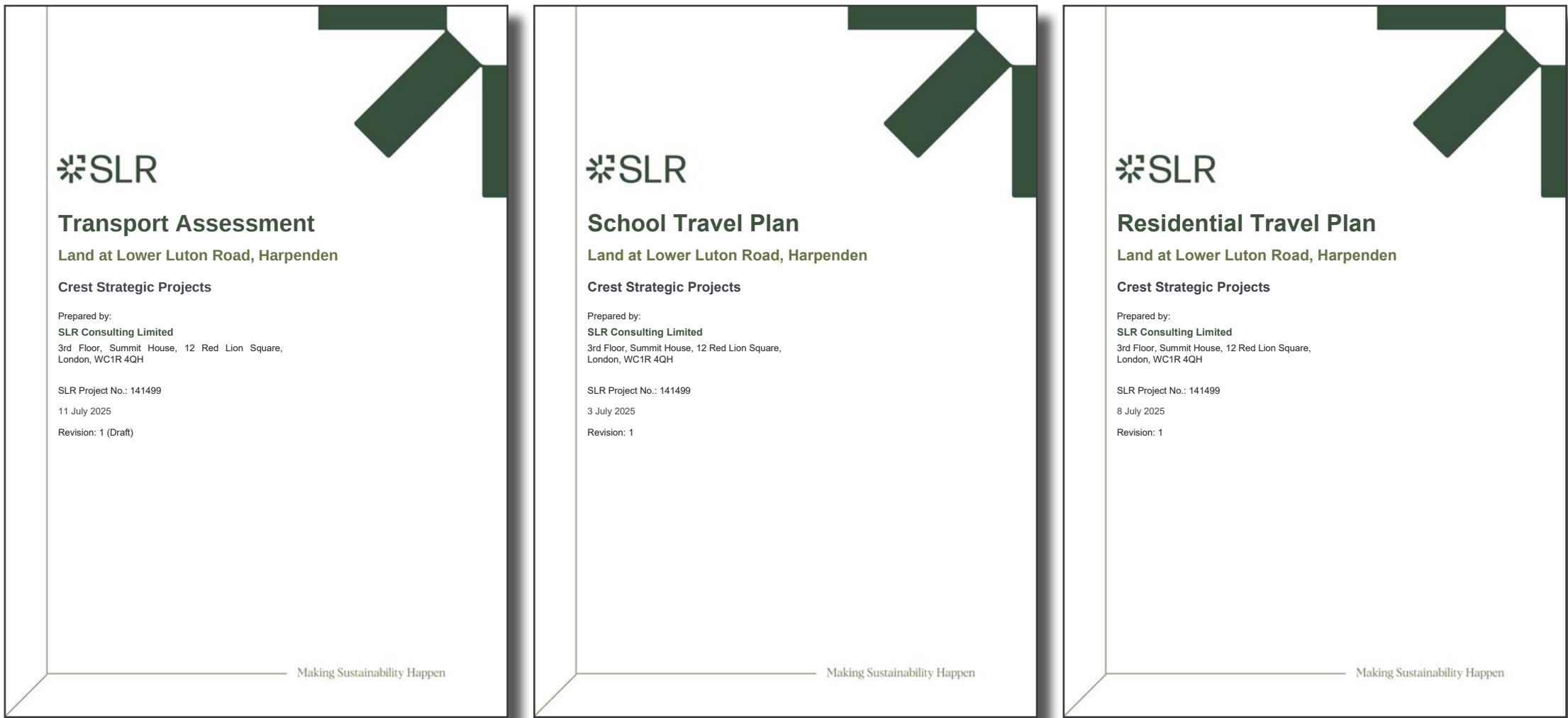
The location of the non-residential uses was re-evaluated to establish a stronger relationship with the public open space, resulting in their relocation to the north of the site. In addition, the active travel route within the public open space was redesigned to provide connectivity across the entire area, incorporating both integrated and direct pedestrian routes.

- 1 Sports Pitches
- 2 School
- 3 Local Centre
- 4 Elderly Care

03.13 Transportation

Additional details on the proposed strategies are available in the transport documents prepared by SLR.

- Transport Assessment
- School Travel Plan
- Residential Travel Plan



The Transport Assessment concludes that the site is well-located with good access to sustainable transport options, including public transit and active travel routes. It is also close to existing and approved amenities like shops, cafés, and schools. Analysis of accident data confirms a safe local road network, and access to the site can be safely achieved via a priority junction on Lower Luton Road. A detailed assessment of vehicle trip generation and junction modelling indicates the development will have a minimal and non-severe impact on the surrounding highway network.

The School Travel Plan provides a framework to promote and manage sustainable travel for the proposed school, aiming to encourage both pupils and staff to adopt active and environmentally friendly transport options. It seeks to maintain a sustainable modal split among pupils and encourage staff to be less reliant on car travel to the site.

The Residential Travel Plan (RTP) outlines a range of sustainable travel measures to be implemented by the Travel Plan Coordinator (TPC) in partnership with site management, who will fund and oversee delivery, monitoring, and review. The plan includes a pedestrian and cycle network connecting the site to the neighbouring Batford Estate, enhancing access for residents and the wider community. While acknowledging that some residents will rely on motorised transport, the RTP also promotes improved public transport options and responsible car use. Overall, the plan aims to reduce car dependency and raise awareness of the environmental and social benefits of sustainable travel.

KN2 Draft Allocation Parameters Plan Indicating Vehicular and Active Travel Access Points

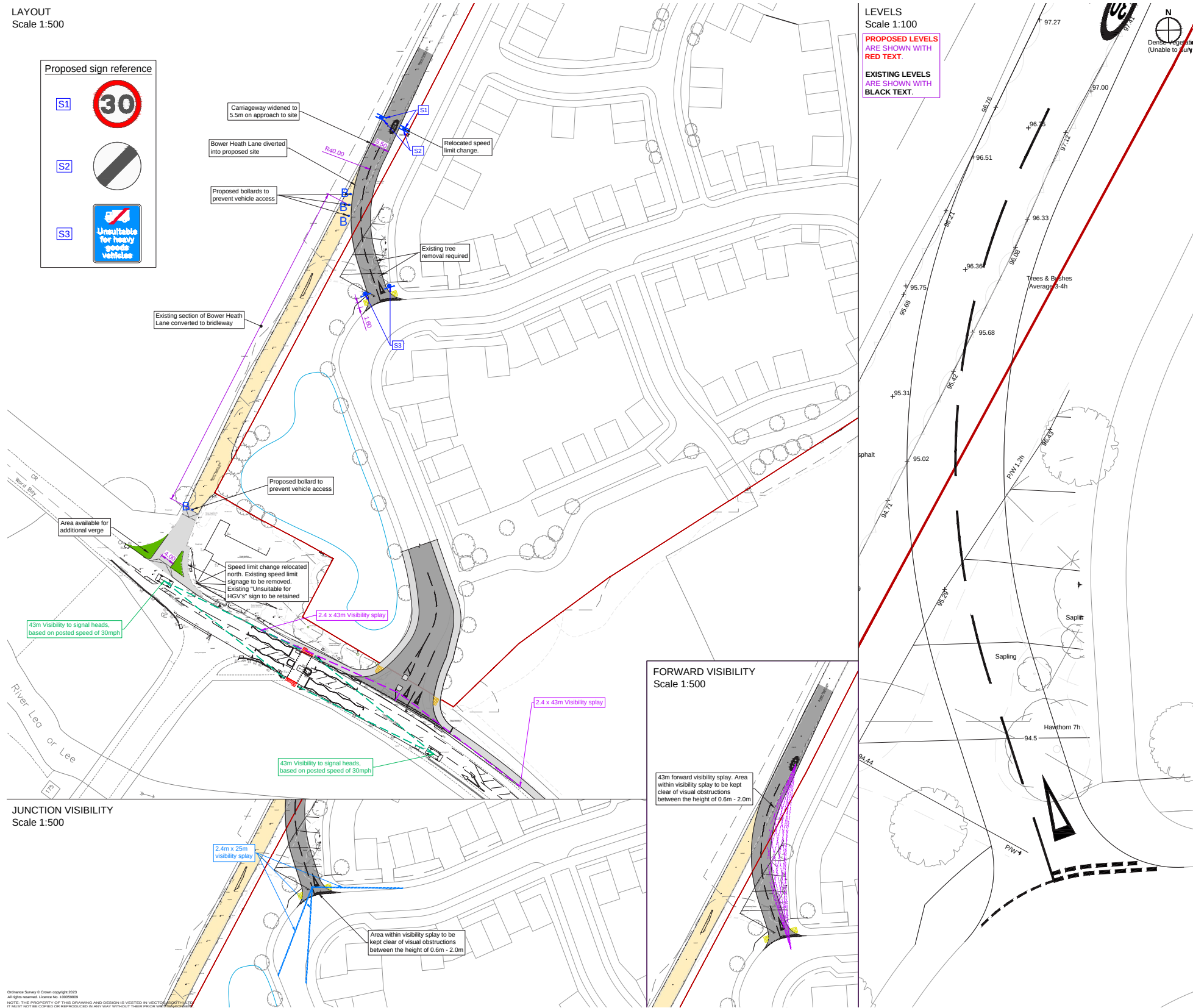
03.14 Access

Vehicular Access

Following extensive discussions with Hertfordshire County Council (HCC), the proposed vehicular access to the site will be via a ghost island priority junction on Lower Luton Road, supported by a signal-controlled pedestrian crossing to improve safety and reduce vehicle speeds.

The access point, located between Westfield Road and Bower Heath Lane, initially raised concerns about junction proximity and traffic conflicts. To address this, the plan includes diverting Bower Heath Lane into the development and closing its southern end to vehicles, while maintaining access for pedestrians, cyclists, and horse riders. This measure will reduce traffic conflicts and maintain the existing number of access points onto Lower Luton Road.

The junction is designed to handle traffic from the entire development, with potential for an additional access point for adjacent land if spacing requirements are met.



Site-wide Access Locations

03.15 Landscape Principles



WORKING WITH THE LANDSCAPE

- Retain & incorporate elevated distant views out from ridgeline & upper valley slopes
- Respect & work with the valley & plateau landform
- Protect & enhance the tree & hedgerow network
- Retain & incorporate PRoW & track network
- Respond to the Site's landscape character rooms



RE-STITCHING THE LANDSCAPE

- Improve habitat connectivity across the Site
- Create a new defensible Green Belt boundary
- Address landscape & visual mitigation through the sensitive assimilation of built form into a landscape
- Create layers of buffer / woodland planting through the Site to strengthen the existing network



CREATING DESTINATIONS

- Create a linked network of accessible parklands for recreation and biodiversity, unique in character a function
- Prioritise open space for play, sport, social interaction and food production





03.16 Landscape & Visual Considerations

Reducing Adverse Landscape & Visual Effects

The Proposed Development parameters have been developed in consideration of the surrounding landscape and visual context of the Site, and the Green Belt Review, particularly its topography, cross valley views and the nature / scale of existing built form in the surrounding context.

It is considered that the Site, has the capacity to accommodate future residential development - set within a strong landscape framework - and can be accommodated with limited impacts to the landscape and views from the surrounding context. It is considered that targeted green infrastructure mitigation and enhancements are required to strengthen landscape and visual assimilation - with the opportunity for the provision of public open space, community growing and recreational facilities.

The Landscape Framework Plan opposite illustrates landscape opportunities and constraints and the development capacity of the Site.

- 1 Provide layers of landscape buffer planting as part of multi-functional green corridors running through the Site to help visually assimilate the built form into the views.
- 2 Strengthen and extend the hedgerow and tree planting along the ridgeline - to help provide effective screening of the new development that will be situated within the eastern part of the Site.
- 3 Locate Local Centre & Extra Care (highest built form) away from ridgeline and centrally within the plateau, where more visually enclosed.
- 4 Height of proposed built form should remain consistent with existing edge of Batford and Harpenden, which are formed by 2 to 3 storey.
- 5 New woodland should be created to improve the wooded character of the valley slopes and plateau in the Green Belt.. This will help mitigate the visual impact of the proposed built form, in particular from elevated distant locations, such as those from the western valley slopes.
- 6 Additional planting provided to reinforce the existing boundary vegetation, particularly on visually open boundaries.



Landscape Capacity and Green Infrastructure Plan

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03.17 Landscape Framework

Key

Site Boundary

Existing Public Right of Way

Existing Track

Proposed Pedestrian routes

Development

Primary School

Local Centre / Extra Care

Play Areas - indicative locations

Existing Vegetation / Trees / Woodland
(To be retained)

Indicative tree & woodland
planting

Indicative Dry Infiltration SuDS

Key Spaces & Destinations

Valley Park

1

Meadow Parkland

2

Community Sports & Growing Hub

3

Neighbourhood Park

4

Local Centre

Green Linear Network

Green Curtains

Green Corridor Street

Primary Street - Tree lined



Landscape Framework Plan

Key Spaces & Destinations

The Landscape Framework will:

- create a connected multifunctional green and blue network which embraces the Site's landscape and ecological assets;
- habitat enhancements will be concentrated throughout the meadow parkland, as part of sustainable drainage features, internally as part of the green curtains and along the Site boundaries;
- provide improved pedestrian and cycle connectivity through the inclusion of active travel and informal routes;
- deliver a high quality landscape setting to support a sustainable community;
- provide a variety of open spaces with the opportunity for play and sport close to peoples homes.

Meadow Parkland

A destination public parkland and natural landscape over 8ha+, ensuring everyone has access to native-rich green space. The park will provide space to relax, exercise, socialise and play, with leisure trails woven throughout. The park will feature a range of habitat typologies (species rich grassland, scattered scrub and tree / woodland planting) and ecological enhancements.



Community Growing Area

Central co-located facility for the use of residents and the wider community featuring local varieties of fruiting orchard trees and quarter, half and full allotment plot growing areas. Opportunity for informal natural play facilities alongside orchard area. Car park area provided for users of the parkland, sport and growing area.



Green Curtains

These multi-functional green corridors, provide key layers of landscape through the development, providing connectivity for wildlife and people. Retained and enhanced vegetation frames and structures the corridors directing views, aiding wayfinding and providing visual assimilation of the built form into the landscape. Existing vegetation will be supplemented with new native tree and shrub planting.



Community Sports Hub

Co-located sports hub over 2.6ha alongside other community facilities including community growing, informal recreation, Local Centre, Extra Care and Primary School. Sports Hub features ancillary facilities in the form of a car parking area and pavilion / club house. The quantum of sports area provides a range of sports pitches - currently illustrating 2no. Full size adult grass pitch (Senior Football 70m x 106m)



Neighbourhood Park

Central formal parkland area featuring amenity mown grass, providing the community with a social gathering space for formal recreation, play, picnics and community events. The park features a LEAP play space providing suitable access from the Local Centre and Primary School. This space is overlooked by adjacent dwellings for natural surveillance and framed by existing tree and hedgerow vegetation.



Green Corridor Streets

Tree planting ,hedgerows and ornamental planting strategically located to front gardens and at key junctions will help to frame key views and soften the streetscene. Tree planting to car parking areas breaks up the space and adds elements of vertical greening.



03.18 Key Open Space

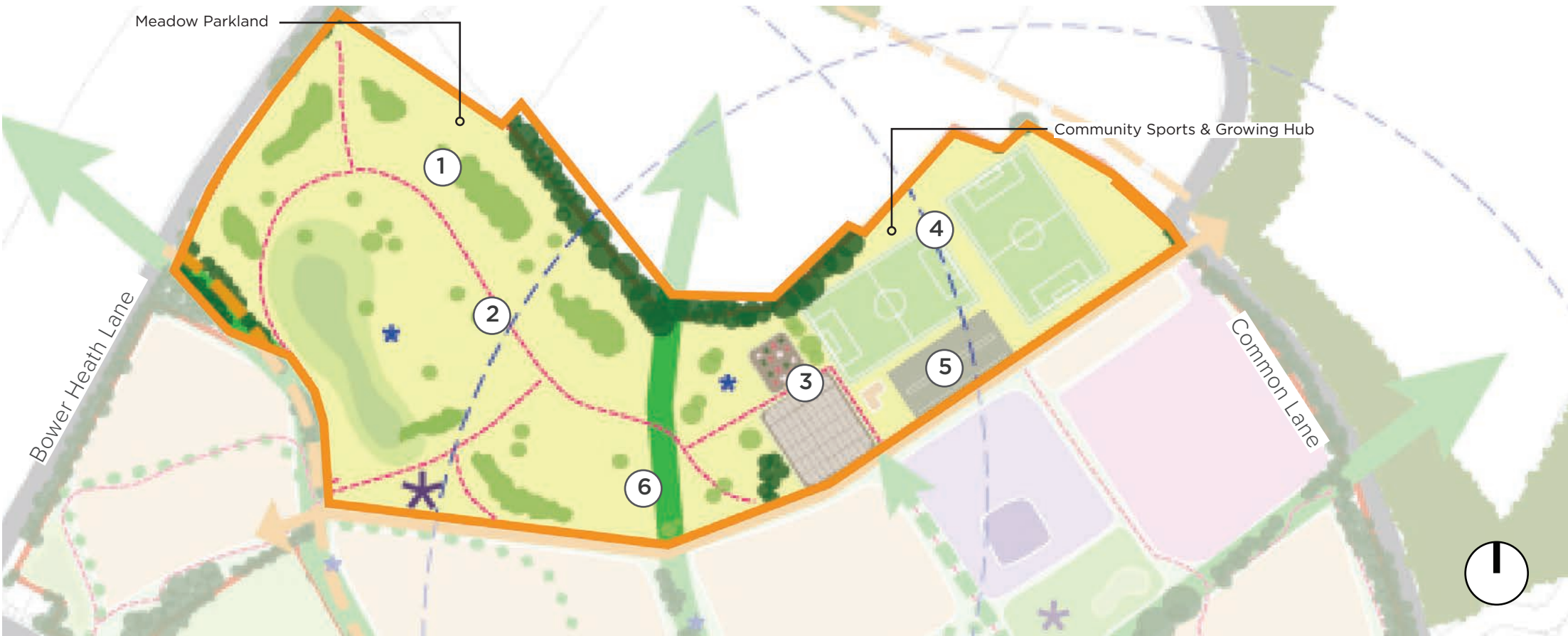
Valley Park

Forming the core and substantial element of the North East Harpenden landscape framework, Valley Park will create a continuous public open space and landscape to the northern part of the Site, that remains designated Green Belt.

Valley Park will enhance biodiversity, promote healthy lifestyles, provide access to sport, play, food production and strengthen the transition from the settlement edge of Harpenden and Batford out to the wider countryside.

The park is characterised and informed by the existing landscape, with two typologies:

- the west facing valley slopes are defined as a 'Meadow Parkland' where nature, habitat creation and biodiversity is the key focus
- the plateau area in the north east form part of a 'Community Sports and Growing Hub' where the key focus is on people based activities, recreation, sport and food growing.



Valley Park - Key Open Space

Key	
	Valley Park (over +11 ha)
	Indicative Play Areas
	New woodland and tree planting
	Informal paths & trails through park
	Community Growing Area
	Outdoor formal sports pitches
	Car park & sports pavilion
	Buffer planting along ridgeline



Open meadow grassland, featuring areas of scattered trees & scrub as part of the parks habitat mosaic



Community Allotments, Alconbury Weald



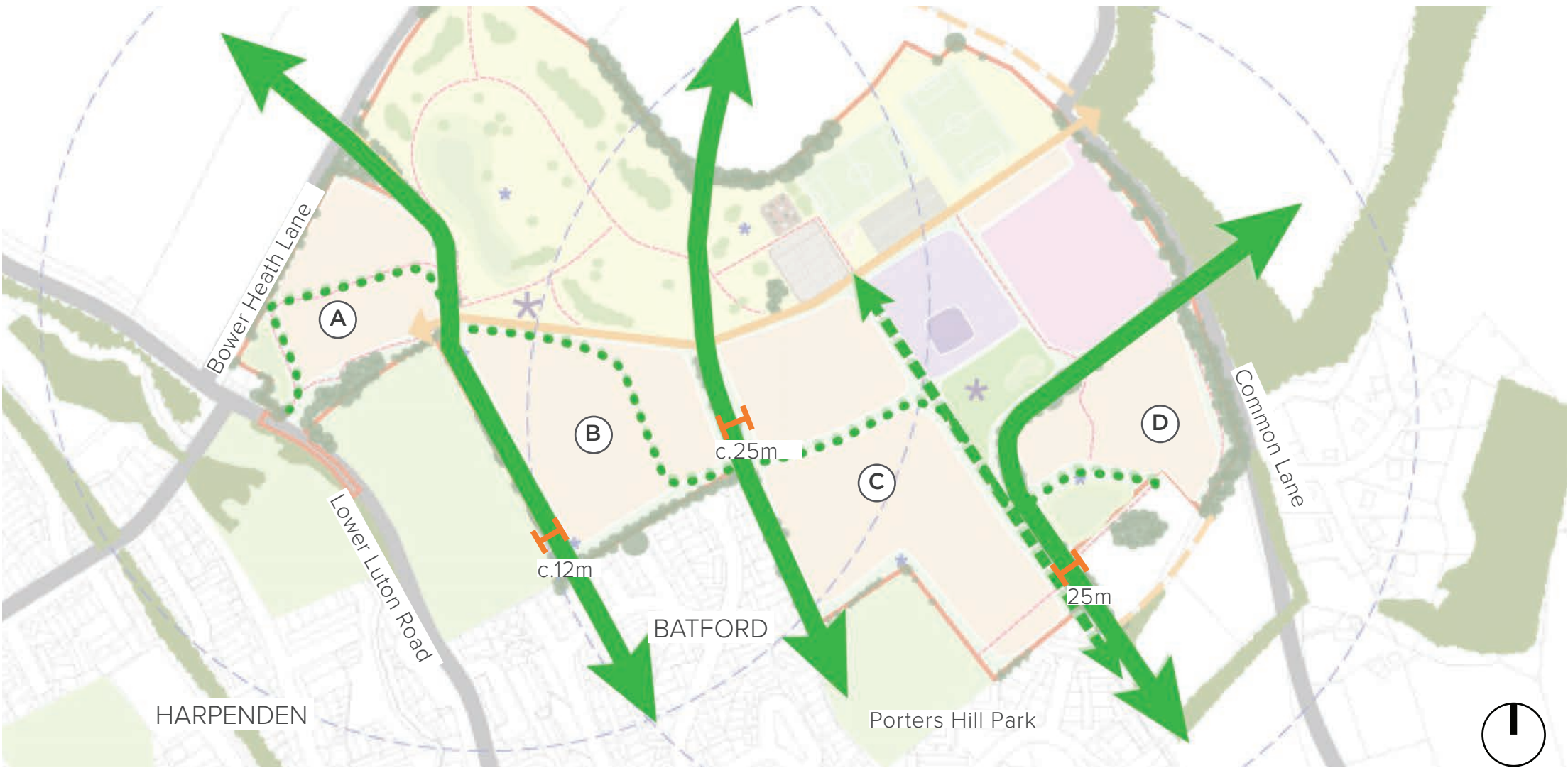
Co-location of formal sport pitches, primary school, community allotments and park, Alconbury Weald

03.19 Green Linear Network

The Proposed Development parameters retain, where possible, existing vegetation on the Site boundaries and running internally through the Site, supplementing with additional landscape buffer planting.

The Landscape Framework Plan (refer to drawing BMD.24.0039.DR.002) shows a series of green corridors, running through the Proposed Development, referred to as 'Green Curtains', which internally separate each Site parcel, to help define different development character areas and visually assimilate the built form into surrounding views. This approach will seek to reflect and contribute to the existing vegetated roofline character that defines the current settlement edges of Batford and Harpenden.

- A green curtain is proposed between Site Parcels A and B, following the line of the existing public footpath (ref: Harpenden 034) and existing contours. The Proposed Development parameters provide a c. 12m wide green corridor, to retain existing hedgerow vegetation and supplement with new native tree and shrub buffer planting.
- A green curtain is proposed between Site Parcels B and C, following the line of the existing ridgeline (c. +123 to 124m AOD). The Proposed Development parameters provide a c. 40m wide green corridor, to retain existing hedgerow vegetation and supplement with new native tree and shrub buffer planting.
- A green curtain is proposed between Site Parcels C and D, retaining the existing field boundary hedgerow with mature trees (ref: H9) internally within the Site, including safeguarding TPO No. 1950: T4.



Green Linear Network

Key

Green Curtains

Green Corridor Street

Primary Street - Tree lined



Green Curtains - featuring layers of existing and proposed tree, shrub and hedgerow planting running through the Proposed Development.



Green Corridor Street -featuring tree lined streets and raingardens. Example grassland based raingarden with trees located back of kerb.



Primary Street - featuring verges, street trees and hedgerow planting to create an attractive streetscene.

03.20 Active Design Principles

Sport England’s Active Design: Creating Active Environments Through Planning and Design document sets out ten key principles of active design. This approach aims to encourage physical activity within both built and natural environments, with a particular emphasis on planning and design interventions that can influence how people move and interact.

1. Activity for all

Neighbourhoods, facilities, and open spaces should be inclusive and support opportunities for sport and physical activity for people of all ages—facilitating participation for those already active while motivating inactive individuals to become more active.

2. Walkable communities

Homes, schools, community amenities, open spaces, and sports facilities should be located within close proximity to one another, fostering conditions that encourage active travel between them.

3. Connected walking and cycling routes

All destinations should be linked by a clear, direct, and well-integrated network of walking and cycling routes that are safe, well-lit, overlooked, inviting, well-maintained, durable, and clearly signposted. Active travel—walking and cycling—should take priority over other forms of transport.

4. Co-location of community facilities

Encouraging the clustering and co-location of retail, community, and related uses supports linked trips. Promoting a diverse mix of land uses and activities helps avoid extensive areas dedicated to a single purpose. This approach creates multiple reasons to visit a place, reduces the number and distance of trips, and enhances awareness and access to opportunities for sport and physical activity.

5. Network of multifunctional open space

A network of multifunctional open spaces should be established throughout all communities to accommodate various activities such as sport, recreation, and play, alongside landscape features like SuDS, woodlands, wildlife habitats, and productive areas like allotments and orchards. Sport, recreation, and play facilities should be appropriately sized and prominently located. Creating multifunctional spaces enhances opportunities for physical activity while delivering a range of additional benefits.

6. High quality streets and spaces

Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage.

Well-designed streets and spaces support and sustain a broader variety of users and community activities.

7. Appropriate infrastructure

Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity.

Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.

8. Active buildings

The internal and external layout, design and use of buildings should promote opportunities for physical activity. Providing opportunities for activity inside and around buildings.

9. Management, maintenance, monitoring & evaluation

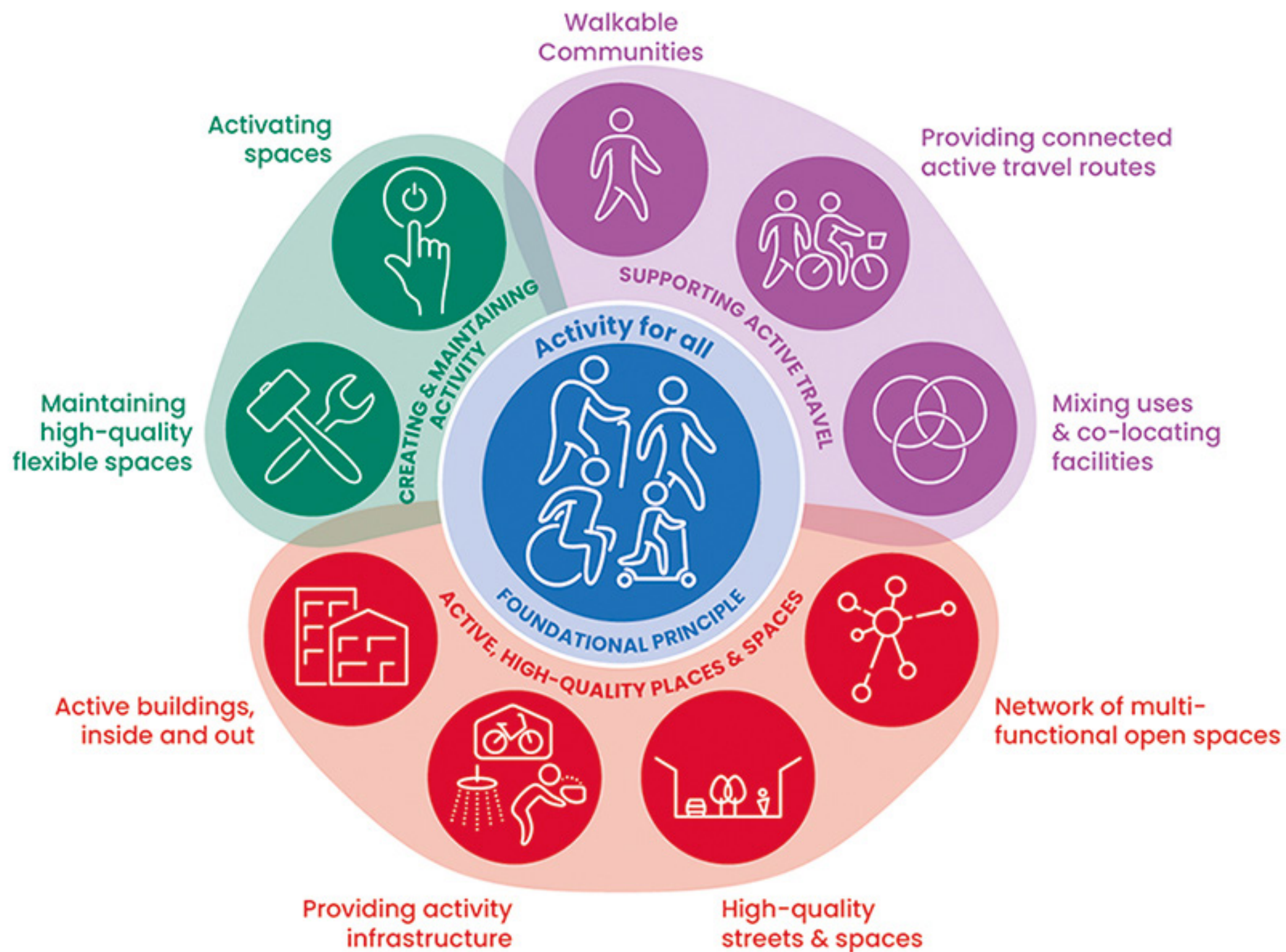
The management, long-term maintenance and viability of sports facilities and public spaces should be considered in their design. Monitoring and evaluation should be used to assess the success of Active Design initiatives and to inform future directions to maximise activity outcomes from design interventions.

A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces.

10. Activity promotion & local champions

Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

Physical measures need to be matched by community and stakeholder ambition, leadership and engagement.



03.21 Design Brief

Design Quality

the intention for the development is to be design to a high quality and enhance the character of the area, support the towns development for residents to live and work in.

The following brief demonstrate key considerations to the developed design.

i. Promotion of sustainable developments in the neighbourhood

The project aims to consistently include levels of green infrastructure within the layout, ensuring that there is flexibility and space to incorporate sustainable methods within the design.

ii. how will the development promote sustainable living for housing developments.

A review of national, regional, and local policy confirms that the Building Regulations provide the appropriate framework for setting energy use and CO₂ emission standards, considering building design and site layout to further reduce energy consumption. This statement demonstrates that, through a fabric-first approach combined with renewable energy technologies such as ASHPs, the proposed residential development is designed to achieve an energy performance level consistent with the forthcoming Future Homes Standard, currently scheduled for introduction in 2025-2026.

iii. facilities made available for pedestrian and cyclists

A comprehensive network of pedestrian, cycling, and other active travel routes is proposed throughout the site, designed to promote safe and convenient movement. These new routes are carefully integrated with existing pathways, creating seamless connections to the surrounding neighborhoods and local amenities. The plan aims to encourage sustainable transportation, enhance accessibility, and provide users with a cohesive and well-connected travel experience across and beyond the site.

iv. location type and management of open space, leisure and recreation facilities

The design provides enough allocation for sports and community facilities in designated spaces within the site, with enough flexibility for this to be detailed at a later stage.

v. Protection against the loss of or significant harm to ecological or landscape value

The Site's key ecological features include the remaining hedgerows and individual hedgerow trees, as well as the woodland areas located along the edge of the sub-area. These elements are important for supporting local biodiversity, providing habitats for wildlife, and maintaining ecological connectivity across the landscape. To enhance and strengthen these ecological networks, the development will incorporate measures for hedgerow restoration and the creation of new hedgerows. This approach will establish visual and ecological links between existing and proposed woodland areas, contributing to habitat continuity, supporting species movement, and enriching the overall landscape character.

vi. A proportionate assessment of views to and from the proposed development and key views of townscape, including how views of landmark and gateway buildings and important landscape features will be retained or enhanced

The landscape and visual baseline assessment highlighted the significance of the Site's key features, noting that the proposed development is likely to have, at most, a negligible effect on heritage receptors. Of particular importance are the open views across the surrounding landscape from the edge of the plateau, as well as clear sightlines towards the Site from the opposite side of the valley, such as from Cooters End Lane. The combination of landform and landscape patterns creates visual sensitivities for both nearby and more distant receptors, including adjacent residential areas, local roads, and public rights of way. The woodland to the north-east and east provides valuable visual enclosure, while open views to the west remain important for residents, road users, the nearby railway, and users of the Chiltern Way long-distance path. These landscape features will be carefully retained and, where possible, enhanced to maintain the Site's visual character, ensure connectivity with the surrounding landscape, and safeguard the experience of local visual receptors.

vii. Materials palette

Drawing inspiration from the local vernacular as well as recent developments in Batford and Harpenden, the proposed design seeks to create a seamless continuation of materials that respect and respond sensitively to the surrounding context. A considered palette of red and multi-stock bricks will be complemented by areas of render and weatherboarding, introducing both depth and variation. Together, these elements will help define the proposed character areas, ensuring they feel rooted in the locality while offering a distinct sense of identity.

viii. How the development is sensitive to and makes a positive contribution to the local character of the area

Respecting the privacy and amenity of existing residents is central to the design approach, achieved by establishing clear boundaries and minimising opportunities for overlooking. At the same time, the Site will be seamlessly connected to its wider context through well-planned and strategic active travel routes that extend beyond the red line boundary, ensuring accessibility and integration with surrounding areas. Shared and community facilities will be positioned within a clearly defined central core, supported by intuitive wayfinding to create a sense of legibility and ease of movement. Together, these measures aim to foster community cohesion, strengthen social connections, and promote a sense of belonging among both new and existing residents.

ix. How permeability of land surface has been maintained and/or enhanced in the development and how the development is using sustainable solutions to reduce flood risk

A SUDS assessment has been carried out, which has outlined viable SUDS techniques that could be implemented within the scheme to reduce flood risk. Further information can be found within the Floor Risk Assessment and Drainage Strategy.

x. How the water efficiency standard for housing, as set out in policy ESD19, has been applied

The proposed development will prioritise water efficiency in line with the UK Climate Risk Assessment (2017) and national policy. New residential units will be designed to limit potable water use to 125 litres per person per day (with an optional target of 110

litres), using water-efficient fittings, appliances, and materials. Compliance will be assessed using the methodology in Part G, Appendix A of the Building Regulations 2012. These measures will ensure sustainable water use, support resilience to climate change, and create a climate-conscious community.

xi. How best practice measures have been used to avoid pollution to air, water, and soil

The proposed development will incorporate best practice measures to prevent pollution of air, water, and soil during both construction and ongoing operation. It will be designed to avoid increasing local air pollution, using strategies such as planting, careful siting of air outlets, and ensuring effective dispersion. Light pollution will also be minimised through the strategic placement of lighting, selection of appropriate fittings, and careful management of external lights. These measures will ensure the development aligns with key environmental guidance and promotes a healthy, sustainable local environment.

xii. Environmental performance

An environmental performance and sustainability statement, demonstrating how environmental issues have been fully considered in the location, site layout, general design, building design, construction, and future use of the development, is required. The proposed development will be guided by the design aims and outcomes outlined in the Hertfordshire County Council Future Sustainable Design Toolkit, ensuring the delivery of high-quality, sustainable dwellings. The development will be resilient to changing environmental conditions while safeguarding and enhancing the local natural environment and ecosystems. It will aim to minimise both the carbon and ecological footprint of the buildings and their construction, while enabling occupants to manage resources sustainably through the hierarchy of avoid, reduce, reuse, and recycle. The design will promote active and sustainable lifestyles, provide healthy and enjoyable indoor and outdoor spaces year-round, and deliver safe and secure homes. In addition, the development will be inclusive, catering to the diverse and evolving needs and abilities of households, and will contribute positively to the surrounding community and public realm, fostering a strong sense of place.

Design Quality

High-quality design instils pride in both developers and residents, encourages social interaction, and fosters a sense of community ownership. Well-designed outdoor and recreational spaces promote engagement, attract people to the area, and enhance wellbeing. Attention to safety, visibility, and comfort ensures that these environments are welcoming, secure, and desirable places to live and visit.

Placemaking

Placemaking fosters a strong sense of community identity and belonging, instilling pride and a sense of ownership among residents. Well-designed shared and public spaces promote community cohesion, providing opportunities for meaningful social interactions, inclusivity, and connection among diverse groups. Public open spaces also contribute to the physical and mental wellbeing of residents, encouraging active lifestyles, outdoor recreation, and engagement with nature. Additionally, creating versatile spaces that can accommodate various industries supports local economic growth while improving accessibility and convenience for the community.

Integrated Neighbourhood

Creating an integrated neighbourhood strengthens social cohesion by encouraging interaction and understanding between both existing and new residents. It fosters cultural exchange and learning, contributing to vibrant and diverse communities. Residents benefit from shared resources and improved infrastructure, while active travel links, walkable routes, green spaces, and shared facilities promote healthier, more connected lifestyles. Furthermore, integrated neighbourhoods help to reduce segregation and urban sprawl, supporting sustainable urban development and ensuring the efficient use of land and resources.

Safe and Accessible Environments

One of the key benefits of creating safe environments is the promotion of physical safety, which reduces the risk of accidents, injuries, or harm to residents and the wider community, while also limiting opportunities for crime. This contributes to a more positive atmosphere, offering individuals peace of mind and a sense of belonging within their surroundings, and in turn supports mental health and wellbeing. Safe design also ensures that those with mobility challenges, sensory impairments, or health conditions can navigate spaces without difficulty or danger, thereby fostering inclusivity and equality. Furthermore, adherence to established safety standards and regulations helps to mitigate legal and financial risks, reinforcing both community trust and organisational responsibility.

03.22 Masterplan

The proposed masterplan for the development has been carefully designed in accordance with key urban design principles. Respecting the existing urban grain, the framework has been developed through a collaborative process, incorporating multiple iterations and refinements arising from the PPA process. The residential blocks are designed to integrate seamlessly with the established form of Batford, ensuring continuity and harmony with the surrounding context.

The non-residential uses, including the school, local centre, and public open spaces, have been strategically co-located to form the heart of the development, centred around a cohesive central square adjoining the proposed neighbourhood park. The school is positioned with a prominent plaza, creating clear sightlines and reinforcing its social presence within the community. The placement of each use has been carefully considered to enhance visual connectivity and legibility, establishing a direct visual link between amenities.

Overall, the masterplan capitalises on a number of strategic opportunities:

- Longer distance views: By preserving and enhancing sightlines, the design fosters a sense of openness, strengthens the area's visual character, and reinforces connections between key landmarks.
- Active travel routes: The layout encourages safe and convenient pedestrian and cycling pathways, promoting sustainable, healthy, and accessible modes of transport throughout the community.
- Extended Sustainable Urban Drainage Systems (SUDs) network: The integration of an extended SUDs network enhances water management, increases ecological value, and provides multifunctional green infrastructure that contributes to both environmental and recreational outcomes.
- Interconnections between key community assets: The masterplan improves connectivity between the school, local centre, allotments, and sports pitches, fostering social interaction, accessibility, and the creation of a cohesive, well-connected community.

Key



Red Line Boundary



Residential Blocks



Elderly Care



Local Centre



School Site



Primary Access



Primary Street



Secondary Streets



Tertiary Streets



Existing Trees and Hedgerows



Existing Track



Active Travel Routes



PROW Connections



Attenuation Basins



Swales



Public Open Space



Play Area



Allotments, Growing and Orchards



Pavilion



Sports Pitches

- 1

Primary Access
- 2

Play Area
- 3

Sports Pitches
- 4

School
- 5

Extra Care
- 6

Local Centre
- 7

Future access to adjacent land

