



River Lea

03.23 Character Areas

Five distinct character areas have been defined through the masterplanning process, each contributing to and supporting the overall development vision.



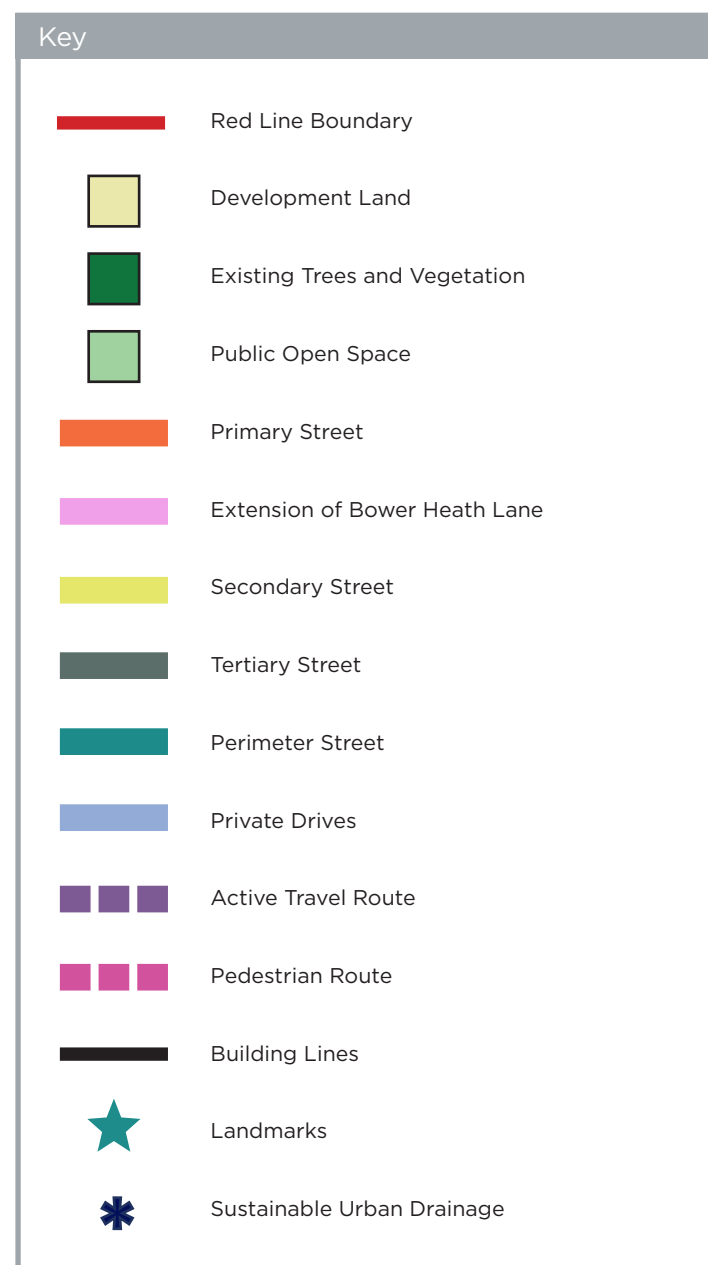
Character Areas

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03.24 Block Principle Plan - Hillside

Hillside serves as the primary entrance to the development site, characterised by a steady incline in the site's topography. A series of road typologies providing access within the development blocks has been illustrated, along with active travel and pedestrian routes.

An attenuation basin is proposed at this entrance, which has the potential to become a distinctive landmark for the development.



Hillside Character Area

Land Use



Storey Heights



Green Infrastructure



Access and Movement



- Characterised by its entrance pond with plots directly overlooking
- Dwellings work way up the hill in semi and detached form
- Dwellings around the perimeter in semi and detached form
- Potential entrance to Miller land
- Surrounded by existing trees and outward facing dwellings
- Primary Street characterised by front hedgerow and shrub planting with dwellings set back
- Mostly two storey with some two and half storey heights
- Average density of 35-40dph



03.25 Block Principle Plan - The Ridge

The Ridge is the steepest part of the site, characterised by significant level changes. To address the topography in this area, a linear design strategy has been adopted. The building to follow the existing site contours and integrate with the Batford community in the north-eastern corner.

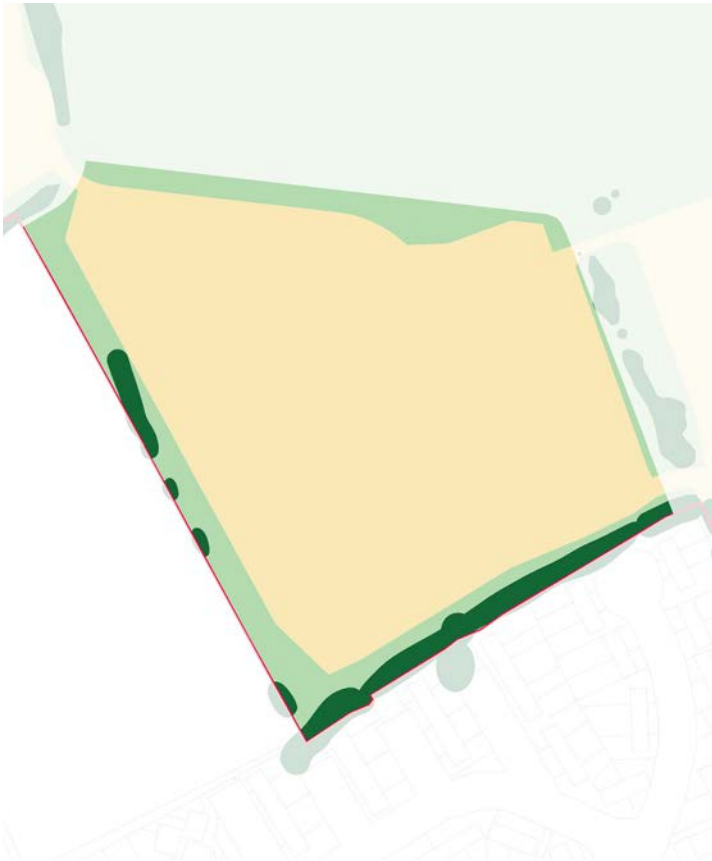
The existing PROW has been retained, with additional connection points introduced throughout the site,

The active travel route runs parallel to the primary street, supporting sustainable and accessible movement across the development.



The Ridge Character Area

Land Use



Storey Heights



Green Infrastructure



Access and Movement



- Characterised by its entrance pond with plots directly overlooking
- Dwellings work way up the hill in semi and detached form
- Dwellings around the perimeter in semi and detached form
- Potential entrance to Miller land
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- Mostly two storey with some two and half storey heights
- Average density of 35-40dph



03.26 Block Principle Plan - The Plateau

The Plateau is the area of the site where the topography begins to level out. Several prominent corner locations within this zone have the potential to serve as key landmarks, contributing to the enhancement and identity of the area.

Key

Red Line Boundary

Development Land

Existing Trees and Vegetation

Public Open Space

Primary Street

Secondary Street

Tertiary Street

Perimeter Street

Private Drives

Active Travel Route

Pedestrian Route

Building Lines

Landmarks

Sustainable Urban Drainage

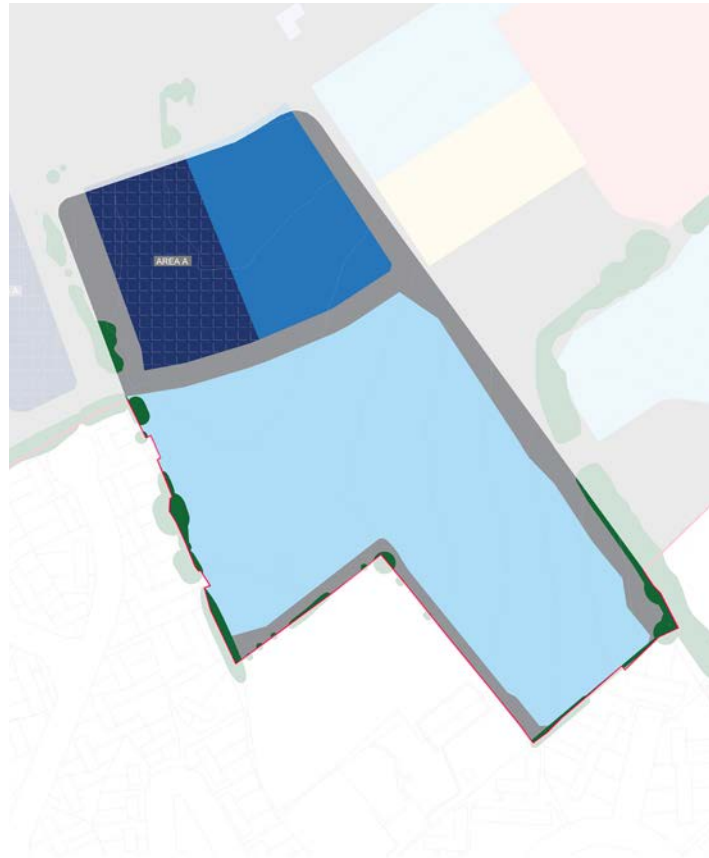


The Plateau Character Area

Land Use



Storey Heights



Green Infrastructure



Access and Movement



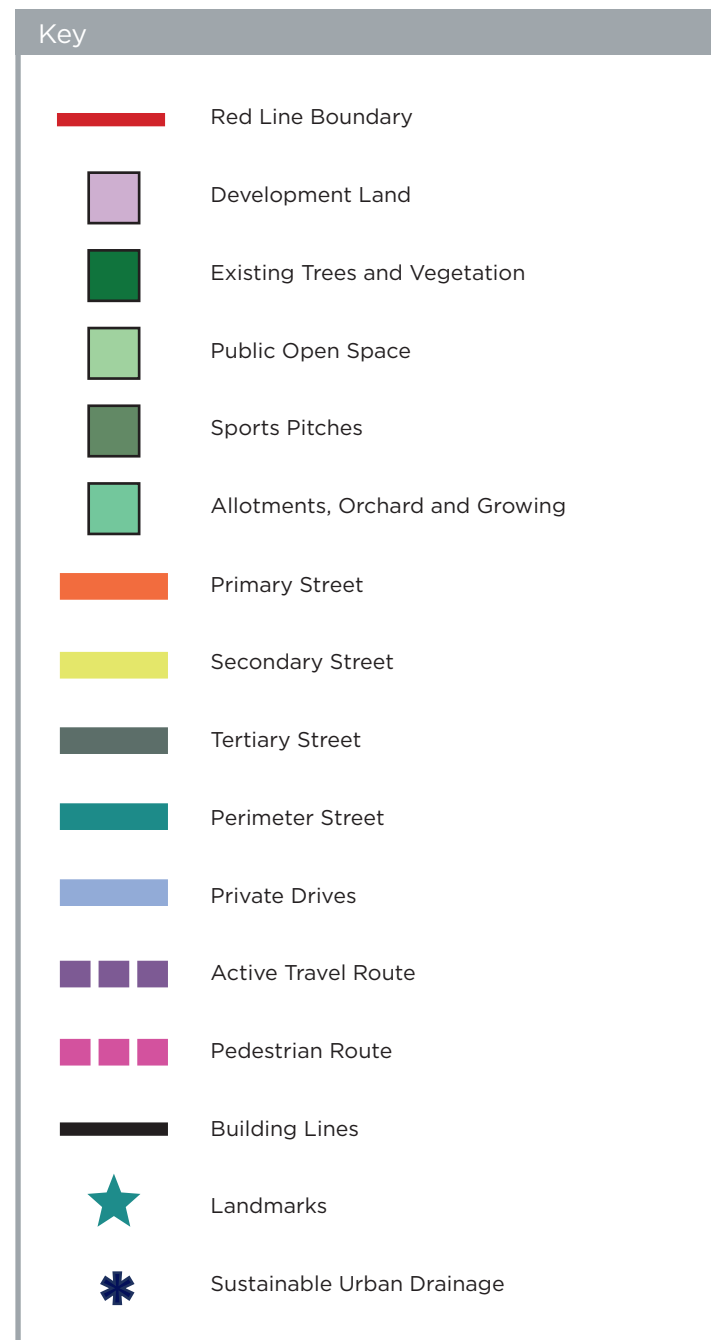
- Characterised by its higher density and central open space
- Predominance of three storey around primary streets and the central opens space
- Strong and consistent building enclosure along Greenbelt edge, with dwellings set back with generous planting
- Primary Street characterised by front hedgerow and shrub planting with dwellings set back
- Green corridor runs along Primary Street and up towards allotments
- Potential for bungalows opposite Porters Hill Park, strong building enclosure with consistent building lines
- Average density 40-45dph



03.27 Block Principle Plan - Batford Point

Batford Point forms the heart of the site, where the majority of non-residential uses are situated, taking advantage of the relatively flat topography and larger land requirements.

The area provides ample, flexible space for sports pitches and associated facilities, which are well-integrated with active travel routes and benefit from direct vehicular access.



Batford Point Character Area

Land Use



Storey Heights



Green Infrastructure



Access and Movement



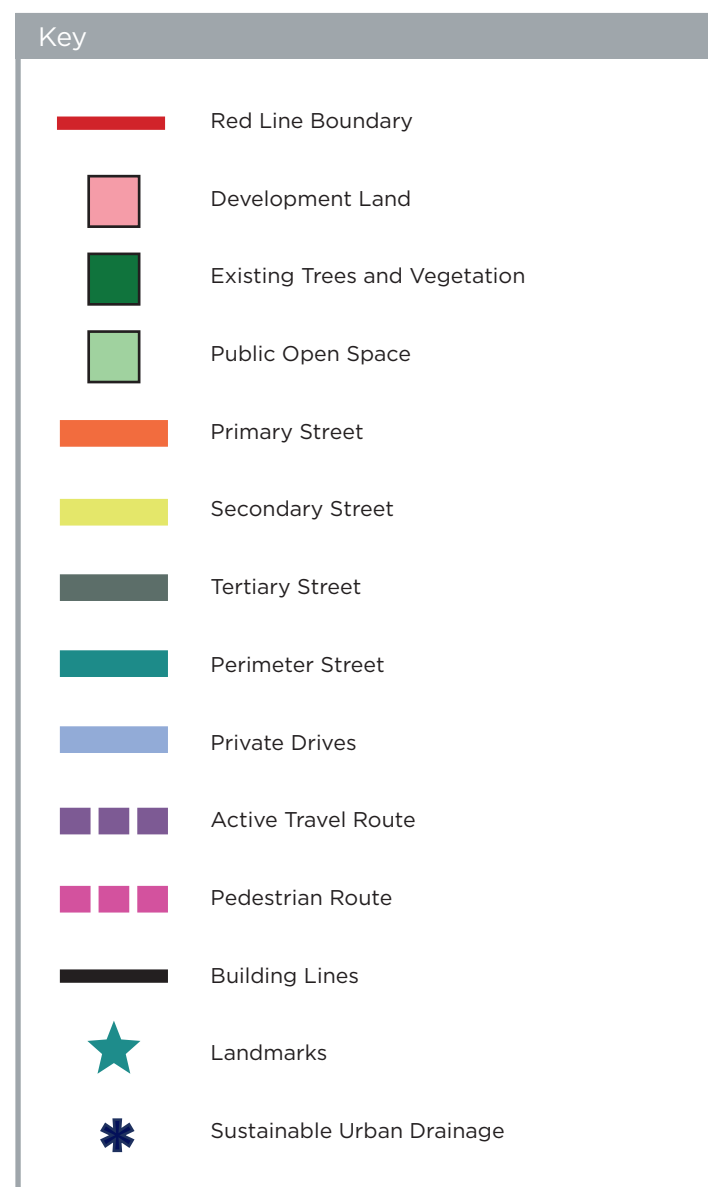
- Contains Extra-care buildings, Local Centre and Primary school with dwellings bounding one edge
- Extra care facing the Greenbelt edge with south facing communal garden to the rear with staff and visitor parking
- Local Centre to be pavilion buildings with parking in between and a pedestrian route through to the school from the Primary Street
- School building to bound the Greenbelt and street side, a small plaza/meeting point to be designed around the school entrance
- Residential dwellings bounding on to the school site also form an edge to the central park, these should be 3 storey in height



03.28 Block Principle Plan - Sauncey View

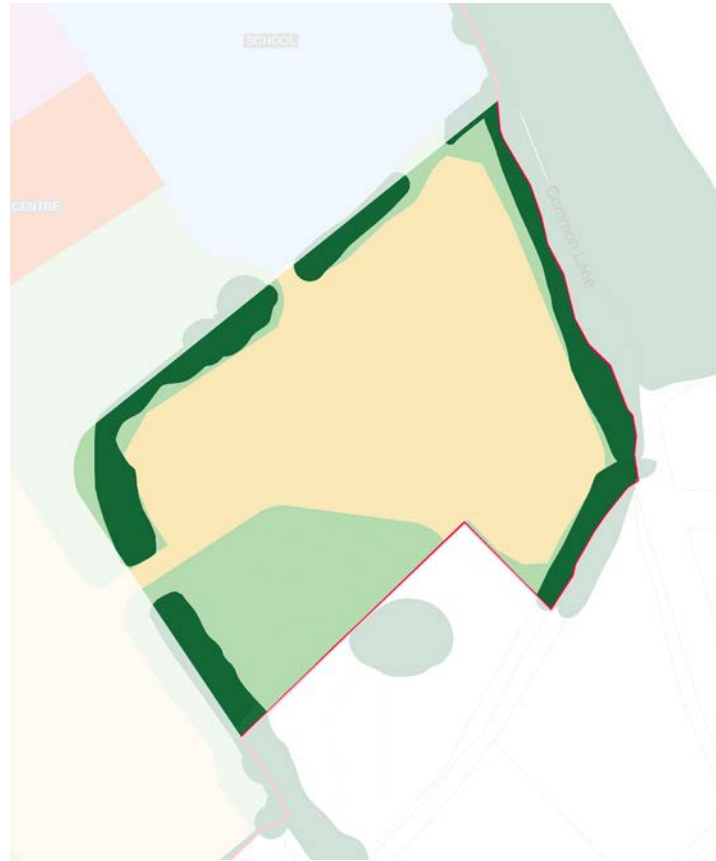
Sauncey View is a part of the site that is naturally enclosed by existing trees and hedgerows, creating a more secluded setting suitable for lower-density development.

A parallel active travel route to Common Lane has been proposed, offering a safe and well-overlooked path for pedestrians and cyclists.

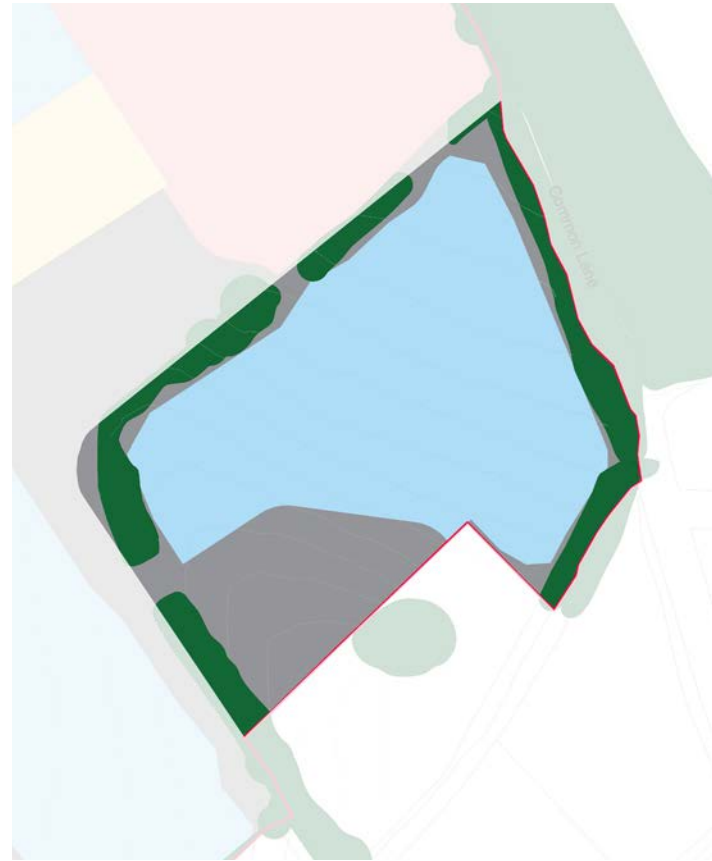


Sauncey View Character Area

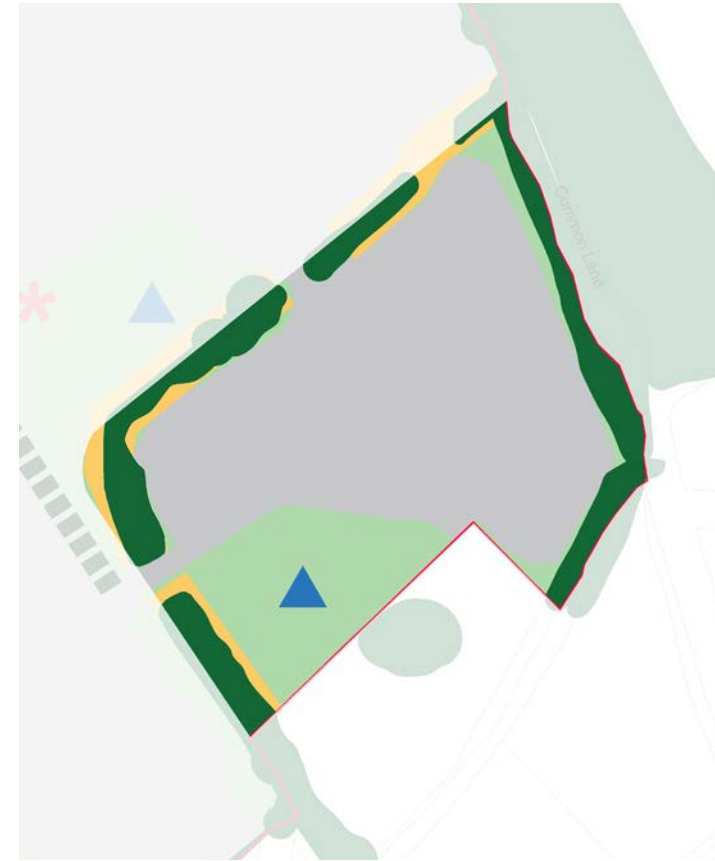
Land Use



Storey Heights



Green Infrastructure



Access and Movement



- Characterised by its secluded setting with existing trees and planting forming three of its edges.
- Mixture of semi and detached dwellings
- Building lines allowed to become more irregular through subtle orientation changes, allowing for a more sub-urban feeling
- Generally two storey with some two and a half dwelling heights
- Average density of 35-40dph



03.29 Open Space Standards & Provisions

Draft Local Plan Policy NEB12 - Requirements

The development proposals for North East Harpenden will deliver over 14ha of public open space (including outdoor sport) equating to approximately 100m2 of green space per person.

Following pre-application discussions with St Albans City and District Council (SADC) it was agreed the Proposed Development use open space standards and guidance set out in the **Draft Local Plan 2041 Regulation 19 Publication (September 2024), Policy NEB12 - Green Space Standards and New Green Space Provision**. The adjacent plan and table provides an indicative breakdown of open space typologies to demonstrate policy compliance.

The table (on opposite page) outlines the open space requirements for a population of 1,200 residents (500 dwellings x 2.4 persons per-dwelling average occupancy rate). The landscape framework for North East Harpenden is required to deliver a minimum of 7.45 hectares of open space on Site to meet Local Plan policy NEB12.

Current adopted SADC Local Plan policy 70 (xi) advises 1.2ha total open space per 1,000 persons (0.8ha children's play and 0.4ha amenity space). These standards are considered out of date and those outlined in the draft Local Plan (policy NEB12) align more closely with National benchmark standards set by Fields in Trust (FiT).

Key

PROPOSED

 Indicative SuDS Basin

 Primary School

 Development Area

EXISTING

 Trees, woodland & vegetation

 Porters Hill Park

Existing facilities include -
NEAP /LEAP/MUGA & Allotments
(c.1.7ha accessible green space)

Indicative Distribution of Open Space Types

104 Land at Lower Luton Road, Harpenden | Design & Access Statement

weareidp.com

Open space typologies, distribution and quantum of the Proposed Development

TYPE OF GREENSPACE	QUANTITY STANDARD (SQM /PERSON)	QUANTITY STANDARD AS PER 500 HOMES (SQM/HA BASED ON 1,200 PEOPLE*)	PROPOSED DEVELOPMENT (SQM & HA)	PROVISION COMPLIANCE (+/-)
Amenity Green Space	15.3 sqm	18,360 sqm 1.84 ha	24,127 sqm 2.41 ha	+ 5,767sqm + 0.57 ha
Natural/Semi Natural	34.6 sqm	41,520 sqm 4.15 ha	83,077 sqm 8.31 ha	+ 41,557 sqm + 4.15 ha
Parks & Gardens	7.1 sqm	8,520 sqm 0.85 ha	9,321 sqm 0.93 ha	+ 801sqm + 0.08 ha
Allotments, Community Gardens & Orchards	4.5 sqm	5,400 sqm 0.54 ha	5,510 sqm 0.55 ha	+ 110 sqm + 0.01 ha
Children's Play Areas  	0.6 sqm	720 sqm 0.072 ha	1,500 sqm 0.15 ha	+780 sqm + 0.08 ha
Outdoor Sports Facilities	To accord with Sports England Playing Pitch Calculator	Adult, youth and mini football grass pitches**	26,000 sqm 2.6 ha	The detail / layout of the pitches will be determined under a future RMA
TOTAL OPEN SPACE	62.1 SQM 0.00621 HA	74,520 SQM*** 7.45 HA	123,535 SQM*** 12.35 HA	+49,015 SQM*** + 4.90 HA

- The Landscape Framework for North East Harpenden will:
- exceed open space policy requirements and standard for all types of greenspace
 - take account of the baseline landscape assets, local policy guidance and standards to ensure provision of extensive, high-quality public open space.
 - provide residents with access to formal and informal green space, play and sports facilities.
 - provide a new substantial area of natural and semi natural parkland to the north of the Site.
 - provide a variety of types of greenspace close to peoples homes

Notes

* Based on standard occupancy ratio of 2.4 persons per dwelling to estimate the population (500 unit scheme x 2.4 = 1,200 people)

** Based on Sports England Playing Pitch Calculator Output - 738 dwellings and 1771 population . Based on estimated demand and costs for new pitches (matches and training demand) and ancillary provision total number of natural grass pitches was highlighted by Sports England to be 3.45

*** Total Open Space quantum does not include outdoor sports provision

03.30 Play Strategy

Play quantum and distribution

A complementary arrangement of play spaces and play opportunities will be distributed across the Site, to meet local open space and play standards and to provide an engaging, inspiring landscape. This will include formal equipped areas for play as well as more informal 'landscaped' areas based on 'natural play' principles.

A variety of play and recreation opportunities will be provided through a range of facilities and environments.

The play strategy takes account of Fields in Trust (FiT) recommended benchmark standards and sets out a balanced list of play provision. The proposed play facilities offer a range of new play spaces within the Site, located within recommended walking distances.

Further informal and natural play opportunities will be identified and detailed within Development Parcels as part of future Reserved Matters Applications (RMAs).

The Site is within and covered by the recommended FiT walking distance (1000m) from Porters Hill park, which features a combined NEAP / LEAP and MUGA.

Key

PROPOSED

Pedestrian access points

Local Equipped Area of Play (LEAP)

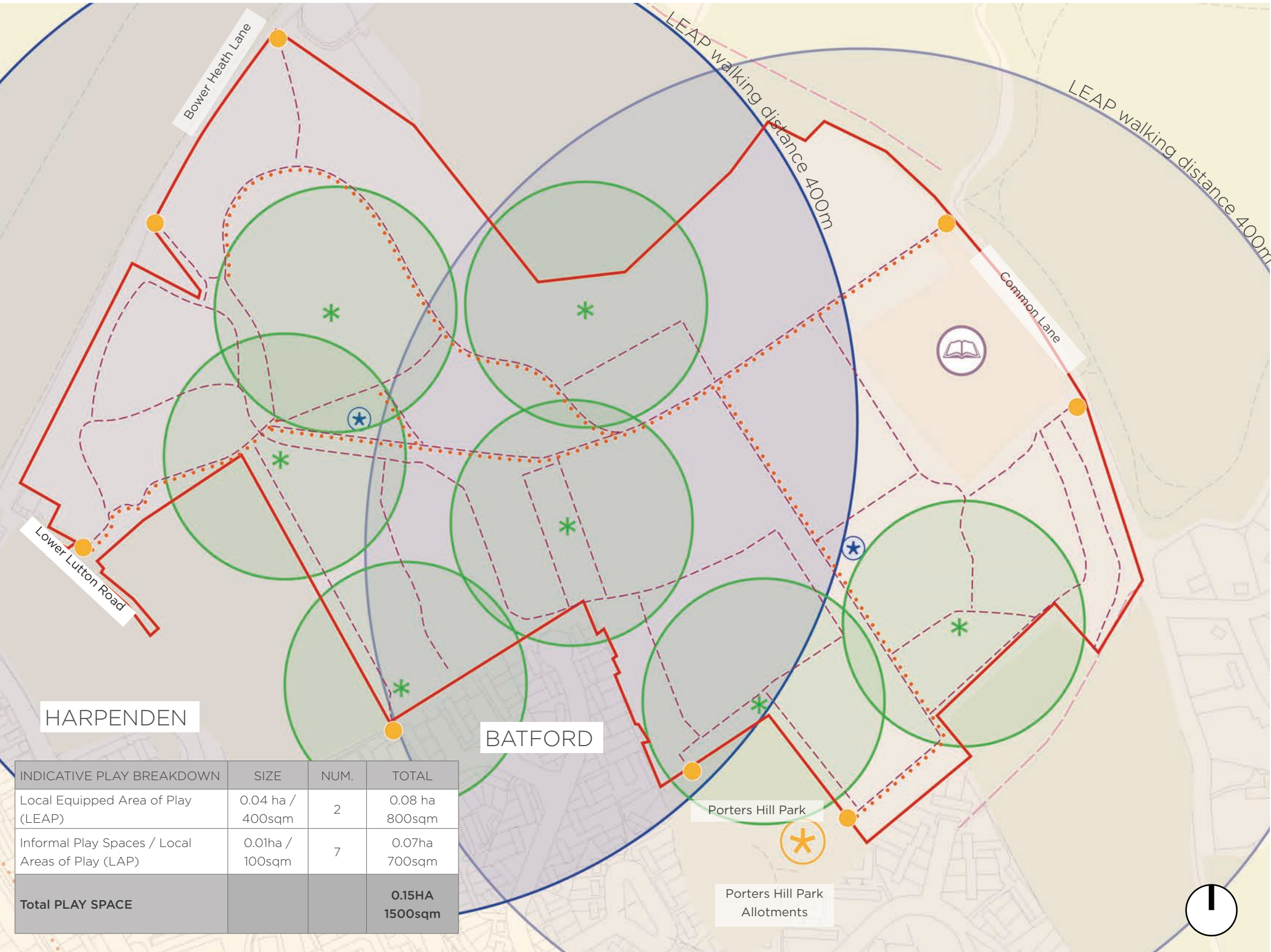
Informal Play Spaces / Local Areas of Play (LAP)

Pedestrian routes

Active Travel route

EXISTING

Existing facilities at Porters Hill Park
(NEAP /LEAP & MUGA - c.1.7ha accessible green space)



Indicative Distribution of Play

03.31 Sports Strategy

Illustrative Options for Sports Pitch Layout

In accordance with local planning policy, and further consultation during pre application stages with the local authority and Sports England, formal outdoor community sports facilities will be provided as part of the new parkland in the northern part of the Site. The parameter plans provide an area of c. 2.6 hectares, that allows for different configurations of grass pitches and courts (as illustrated opposite).

The diagrams opposite demonstrates illustratively how the pitches could be arranged and laid out. Dimensions are in accordance with Sports England guidance and includes the recommended run off distances.

The detailed layout of the sports pitches, car parking and sports pavilion will be determined under a future RMA.

The lighting strategy is to be established at reserve matters application (RMA) stage and to be informed by assessment, which will look at the appropriateness of flood lighting in relation to adjacent residents and existing habitats.

The off-site sports facilities provision will be secured, where appropriate, via Community Infrastructure Levy (CIL) and/or via planning obligation payments secured by a Section 106 Legal Agreement for the Development, as agree with St Albans City and District Council.

Key

1

Senior Natural Grass Football Pitch
(70 x106m - including 3m run off)

2

U9/U10 Natural Grass Football Pitch
(42 x60m)

3

U7/U8 Natural Grass Football Pitch
(33 x43m)

4

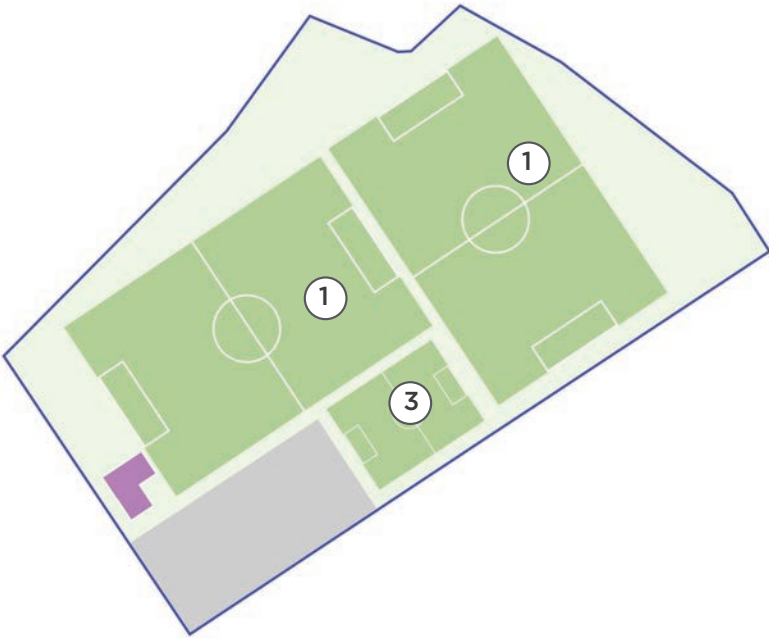
Single Tennis Court

5

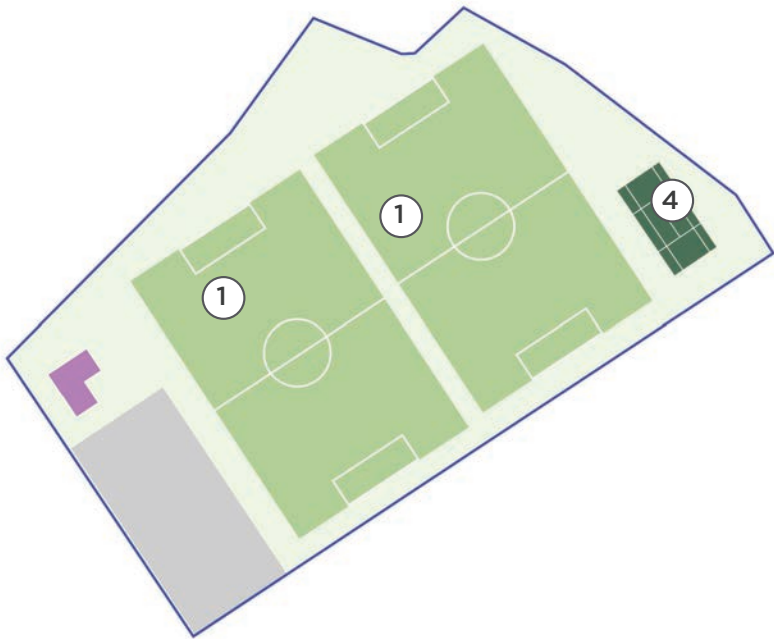
Double Tennis Court

Car Parking

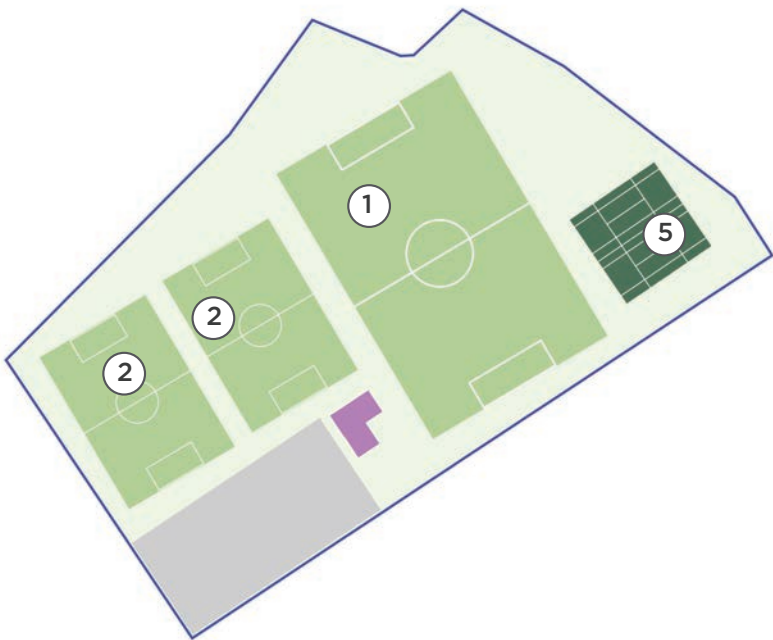
Sports Pavilion Building
(including changing facilities)



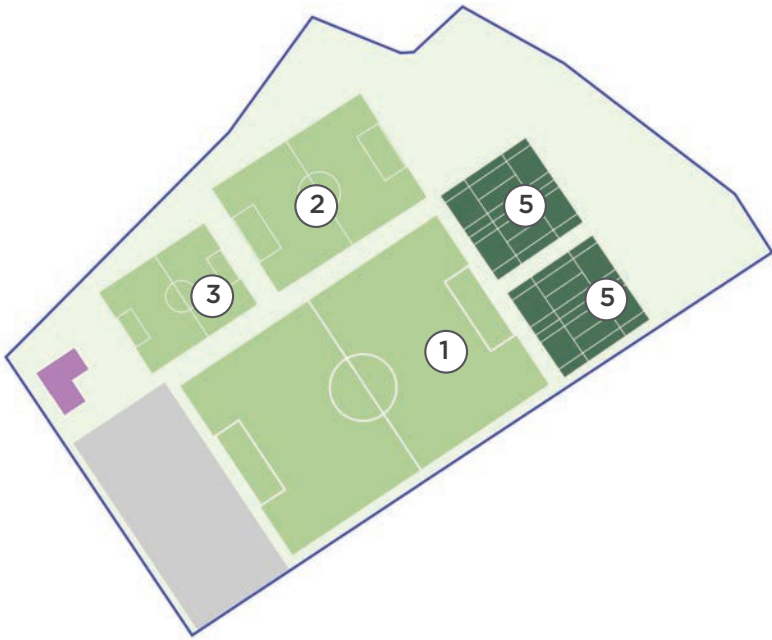
Sports Layout Option 1



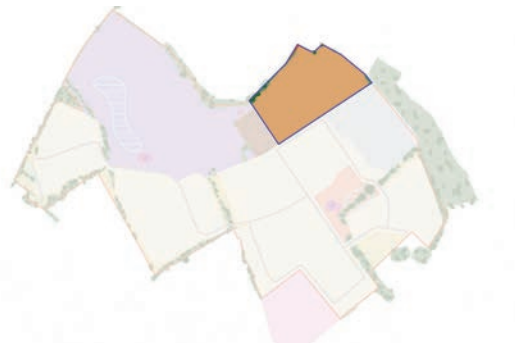
Sports Layout Option 2



Sports Layout Option 3



Sports Layout Option 4



Formal Outdoor Sport Location - 2.6 ha

03.32 Active Travel Routes

Active Travel Routes

The active travel route aims to deliver fully accessible pathways across the site, creating a viable alternative to the primary vehicular route. It identifies key movement corridors that connect residents to community facilities and surrounding areas.

Active travel routes are envisioned to integrate natural elements, including trees, hedgerow and woodland planting, sustainable urban drainage features, and opportunities for incidental play. These enhancements aim to deliver attractive, engaging spaces that support community wellbeing and promote local pride.



Key

Red Line Boundary

Active Travel Routes

Connecting Routes

Active Travel Routes



1. Raised crossing



2. large spacious friendly walking distances



3. Attenuation basin



4. Wildflowers



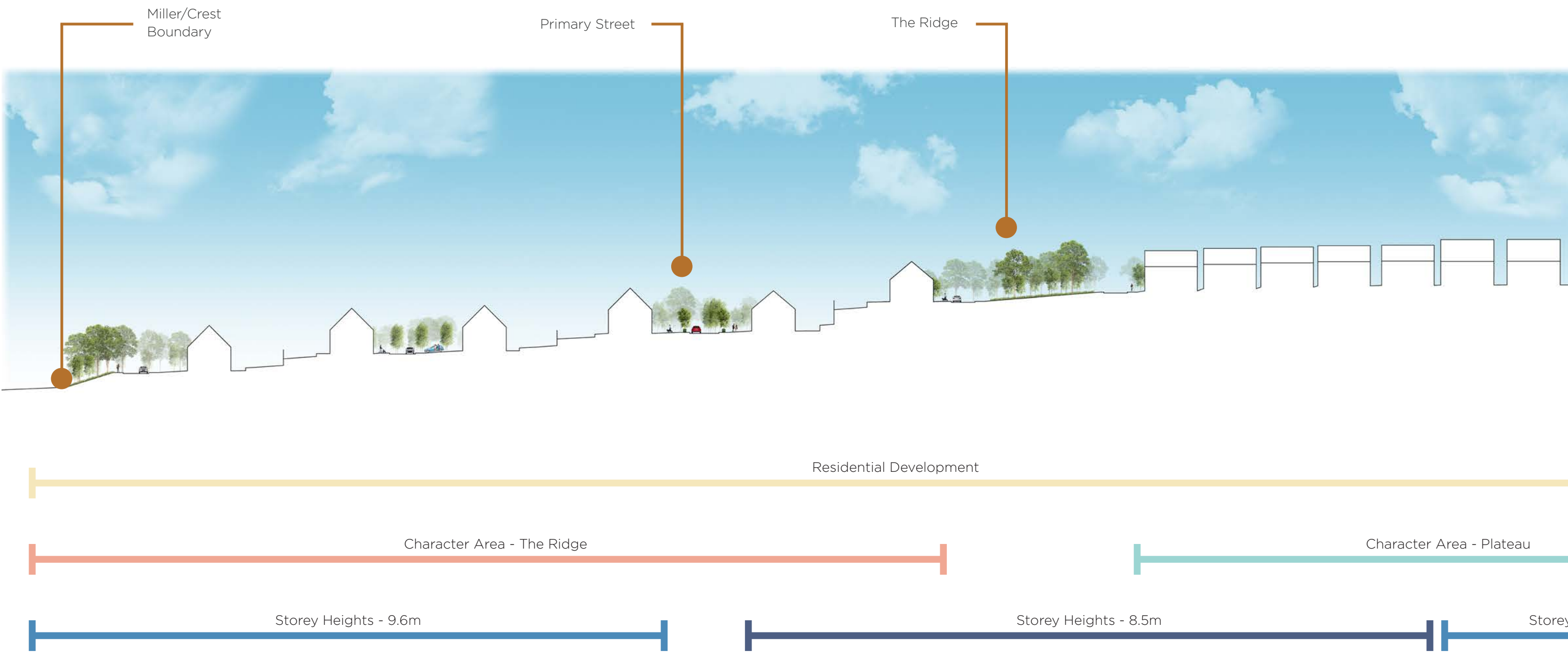
5. Places to sit and enjoy the views

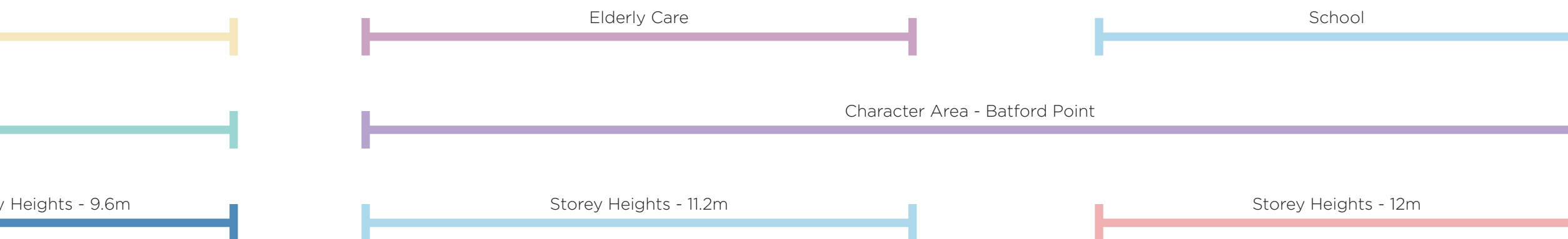


6. Recreational paths along existing boundaries.

03.33 Section 1

Section One extends south-west to north-east, illustrating the change in levels from the red line boundary along the Miller interface to the apartments located by the existing track. Please note that all development has been showed at maximum ridge heights based off the storey heights parameter plan.





03.34 Section 1 - Close Up

The section identifies a significant gradient up to the ridge and indicates how these level variations can be accommodated within rear garden arrangements. Please note that all development has been showed at maximum ridge heights based off the storey heights parameter plan.

