

THE SITE

Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposals for Briary Lane, Royston to the local community. We are proposing a residential development of approximately 120 homes, together with new open space and planting.

The purpose of this public consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with North Hertfordshire District Council.

Site Description

The site is located to the south-west of Royston adjoining the site along its northern boundary. The site extends to 8.85 hectares and comprises two arable field compartments bound by hedgerows. The site is extensively bound by mature hedgerows and trees and hedgerow associated with the field parcels comprising the site run north to south through the site. Briary Lane, a bridleway defines the site's western boundary. A further bridleway extends perpendicular to Briary Lane, running parallel with the site's southern boundary. Existing residential dwellings and associated boundary vegetation bounds the site along its northern and eastern boundary. Wicker Hall is located to the north-west of the site on Brairy Lane. An existing reservoir adjoins the site to the south-west.

Planning Context

The North Hertfordshire Local Plan was adopted in April 1996 and was prepared under the Town and Country Planning Act 1990. The Local Plan covers a period up to 2007. However, a number of policies were saved beyond this date.

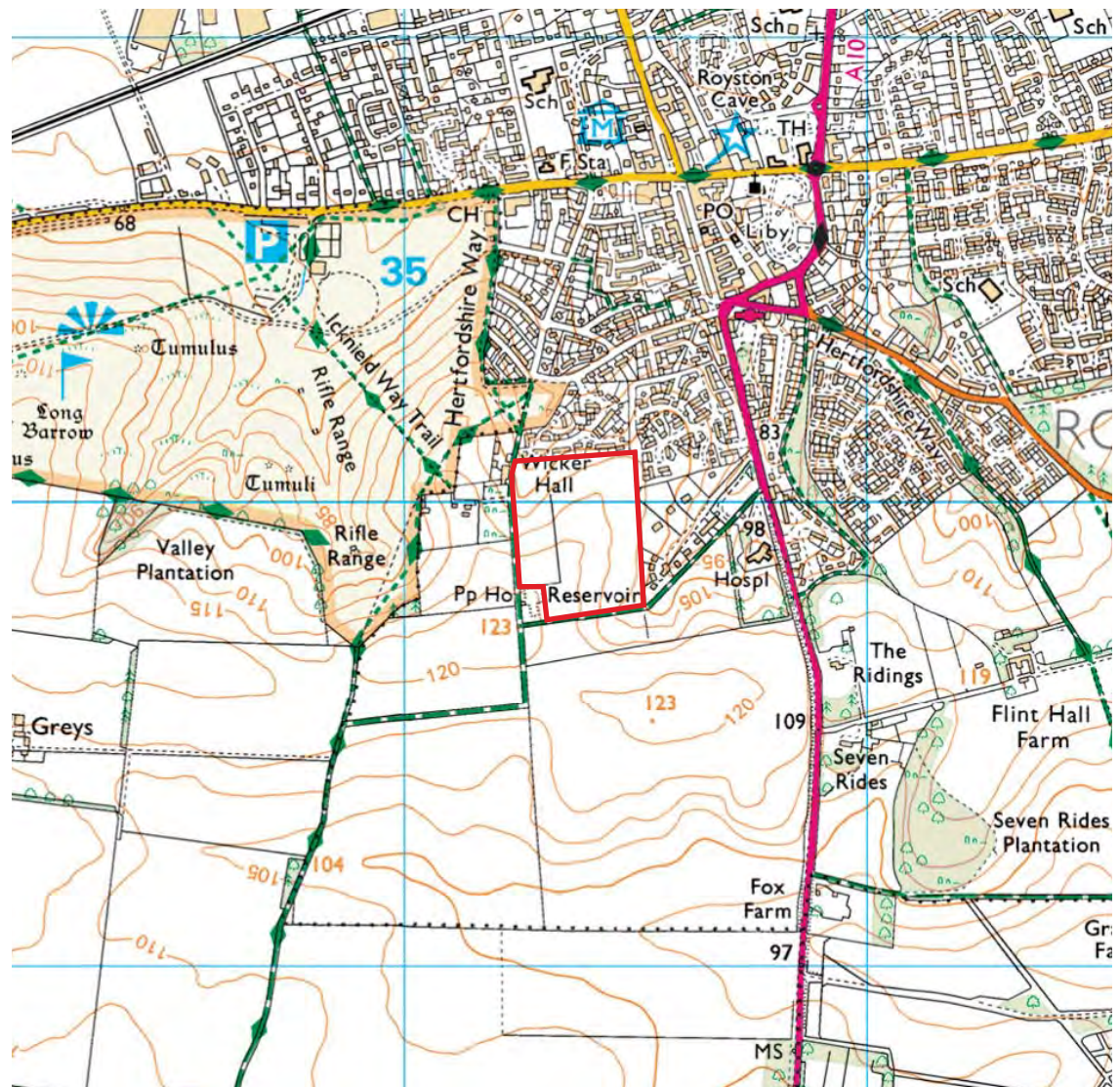
The Council is currently preparing a new plan which will set out how the future development of the district should be shaped. This emerging Local Plan states that there is a requirement for 14,200 homes between 2011 and 2031, equating to an annual requirement of 710 homes. Until the new plan is adopted (anticipated in Spring 2018), development proposals will be assessed against the National Planning Policy Framework.

The Need for New Housing

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in light of a 'presumption in favour of sustainable development'. North Hertfordshire District Council currently has an out of date local plan and does not have the required supply of housing to meet the present needs of the community. Approval of this scheme will make a significant contribution in addressing this housing shortfall.

Why is the site suitable for development?

The proposed development of the site would form a logical extension to the south-west of the town and a good range of local services and facilities are located nearby. The site is well connected by road to Cambridge in the north via the A10 and to Luton, Letchworth, Stevenage and London to the south via A1(M). There are good rail connections to Cambridge, Kings Lynn, Hitchin and Letchworth via Royston and London Train Station.



Site Location Plan

THE APPLICATION

Application Type & Submission Date

Gladman Developments Ltd intends on submitting an outline application for approximately 120 new homes to North Hertfordshire District Council in the summer of 2017. This would establish the principle of development and determine the access arrangements. All other details would form part of subsequent applications if planning approval is given.

Development Proposals

- Approximately 120 new homes;
- Proposed new access point via Briary Lane along the site's western boundary;
- Provision of new Public Open Space and ;
- New footpath/ cycle links across the site improving connectivity to the wider footpath network including the Icknield Way Trail that runs through Therfield Heath to the west of the site before travelling south / south-west as well as north-east through the town centre;
- Retention and improvement of landscaping to enhance the site and its boundaries;
- Provision of attenuation basins.

HISTORIC MAPS

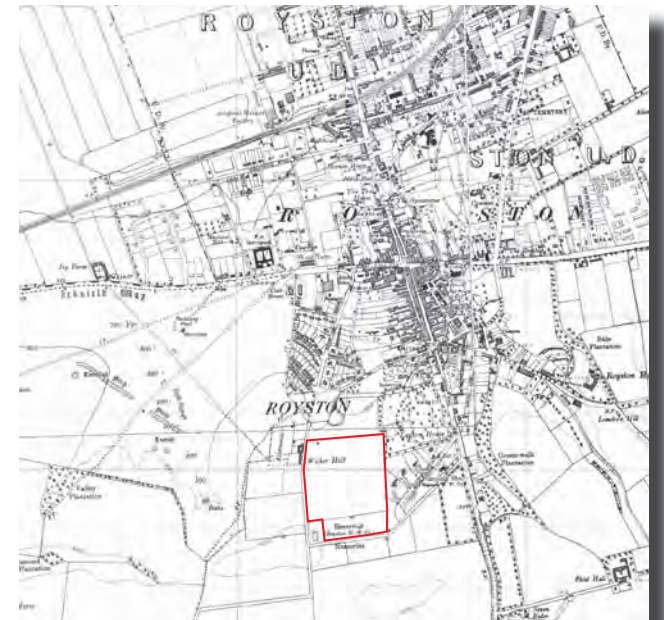
Royston is situated at the crossroads of two ancient routes: the pre-Roman Icknield Way and the Roman Ermine Street, running between London and York. The town grew around a monastery built on the site of the Priory Park alongside which a market town grew during the Middle Ages. The original location of the market place between High Street/ Kneesworth Street and Upper King Street/ Lower King Street are evident in the pattern of narrow streets still evident in the town centre. The town expanded considerably in the 15th and 16th centuries, owing to its trade in corn and the growth of the maltings industry also serving as a stopping point for coaches. The Railway arrived in 1850 and The Gas and Water Company were founded in 1837 and 1859, respectively. The polycentric layout of the town evolved around the historic core and the railway station, separated by lower density residential infill developments although previously separated by industry. Development and household expansion continued after the First World War, and at a greater pace in recent decades. Growth was located in fragmented sections around the two earlier centres, constrained in the south by the East Anglian Heights, and to the north by the construction of the A505. The mapping below spans a period of 131 years and traces the growth of the town during the later part of 19th century to present day. In general, the field pattern and configuration of roads has remained unchanged with residential development gradually expanding along the main road axes through the town. The Conservation Area comprising the historic core, remains as a prominent feature throughout the mapping period as does the railway which is present from the earliest mapping shown. The hospital off London Road is evident from the 1956-60. Schools, recreation grounds and the cricket ground in Therfield Heath (former pavillion and paddling pool) emerge from 1979-82 mapping onwards. Residential development located immediately adjacent and adjoining the site, emerges from 1979-1982 mapping onwards reflecting the general expansion of the town along its axes. The A505 emerges from 2002 mapping alongside the intensification of industry immediately to the south of the road corridor.



1886



1919-1922



1947-1948



1979-1982



2002



2017

EXISTING LOCAL CHARACTER

SITE AND LANDSCAPE

Site & Setting

The site comprises two rectangular arable field parcel extensively bound by mature hedgerow. The site exhibits a north-easterly slope from a high point along the south western boundary towards a low point along its north eastern boundary. The site is extensively enclosed by mature hedgerows and trees, a further hedgerow associated with the field compartments comprising the site runs through its interior. The site boundary to the north is defined by mature hedgerow and boundary features associated with the adjoining properties off Echo Hill and Layston Park. Agricultural land extends to the south and west of the site. Therfield Heath SSSI lies to the north-west of the site.

Visual Environment

The site is extensively bound by existing boundary vegetation including hedgerows and trees which provide a level of enclosure. However, the site is exposed to existing housing particularly those immediately adjacent to its northern and eastern boundaries. There are close proximity views of the site for users of Briary Lane bridleway which runs parallel with the site's western boundary, owing to the sloping landform comprising the site's ground plane. Similarly, there are open views of the site from along Icknield Way Trail and Hertfordshire Way recreational routes which run through Therfield Heath to the north west of the site. There are limited long distance views of the site from the network of Public Footpaths that pass through Therfield Heath within the wider landscape to the west. Distant views from the wider landscape are generally restricted through the interaction of existing intervening features such as built form associated with Royston, undulating topography, and vegetation including woodland copses and tree belts.

Local Building Styles

The town contains a wide variety of building types, ages and materials. The local vernacular is therefore characterised by a mixture of styles and uses both modern and traditional building materials. These are considered in more detail by North Hertfordshire District Council Design SPD, adopted July 2011; North Hertfordshire Urban Design Assessment: Royston September 2007; and Royston Conservation Area Townscape Analysis March 2007 include timber-framed, red brick, rendering and Arlesey white brick, including slate or clay roof tiles.



Below and left: Examples of traditional built form and materials used within the surrounding area. The proposals will seek to reflect the existing built character so as to create an appropriate and sympathetic development in keeping with the character of the site and its context.



VIEWPOINT 1: View east from Public Right of Way - Hertfordshire Way National Trail



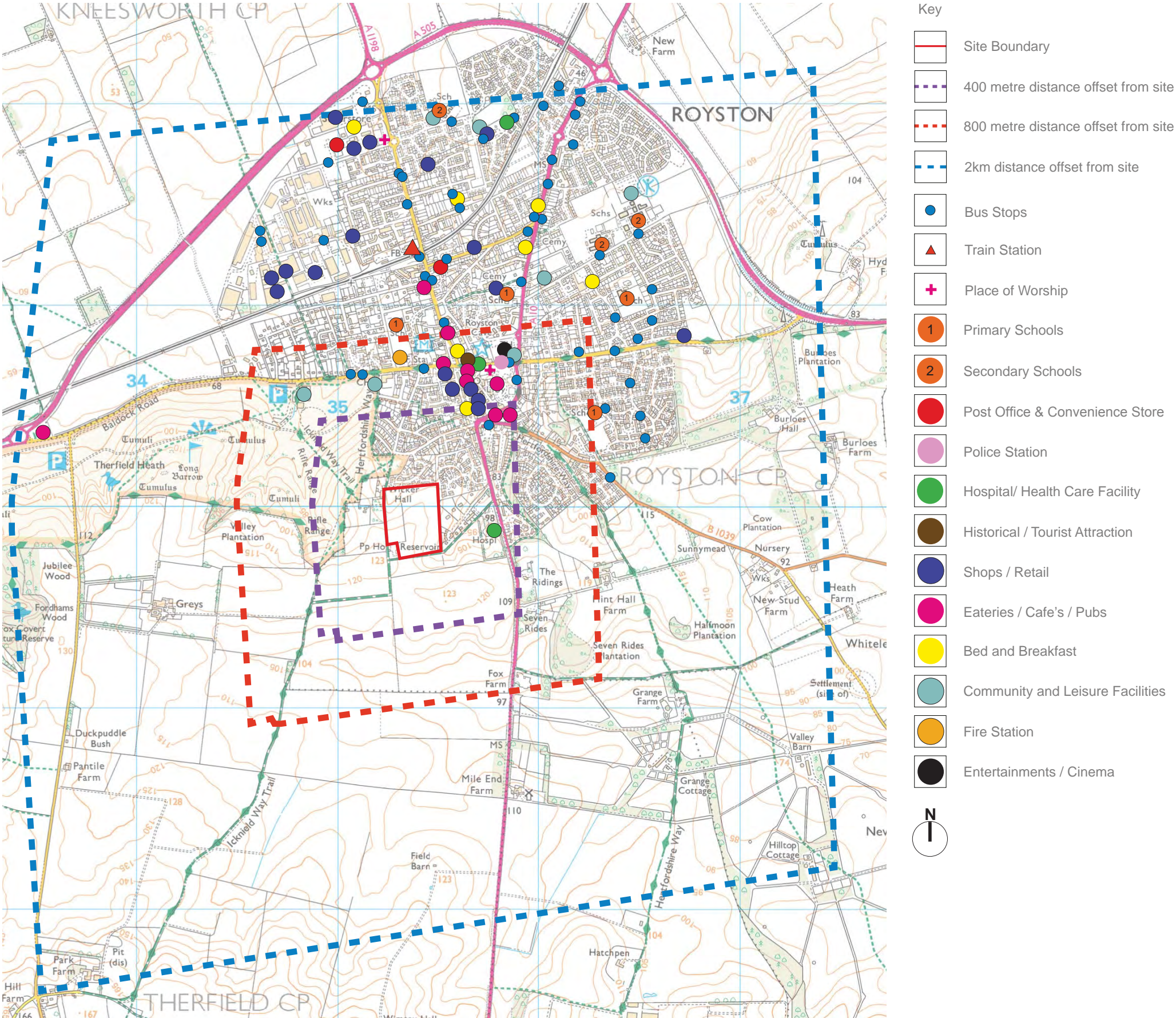
VIEWPOINT 2: View east from high point at Therfield Heath (identified as viewpoint on OS map)



VIEWPOINT 3: View north from Icknield Way Trail

LOCAL SERVICES AND FACILITIES

The site is in a sustainable location with good access to the towncentre, local services and facilities. Facilities and services within Royston include several nurseries, primary schools and secondary schools; hotels, bed and breakfasts; restaurants and cafe's; post office; industrial estate and retail; and hospital. There is one bus stop within 400m of the site, and several within 800m of the site which provide services to Cambridge, Letchworth, Hasslingfield, Ashwell, Hertford. The nearest bus stop is located on Barkway Street, approximately 395m to the north-east of the site. There is also the potential for the site to provide new pedestrian and cycling connections to the wider Public Rights of Way network, including the Icknield Way Trail footpath which runs through Therfield Heath to the west of the site before heading south-west and north-east through the town towards the open countryside. The plan and key below show a range of existing local services and facilities that are located within 400m, 800m and 2km (straight line distance) of the site.



KEY CONSIDERATIONS

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.





DESIGN PRINCIPLES

The assessment of the site and its setting has helped to inform the preparation of a Development Framework for the site. A number of design principles have influenced the development proposals for the site. These principles include:

1. Respecting local character and to retain and enhance views, including views from footpaths approaching and within the site and from adjacent housing;
2. Delivering a high quality "place" which is sustainable, safe, and attractive;
3. Providing a mix of housing - approximately 120 new dwellings, offering 2-5 bedroom properties, comprising a range of house types from linked townhouses to detached properties which can respond to local housing need;
4. Ensuring well designed development which respects the setting and appearance of Royston and adjacent buildings;
5. Establishing a legible environment, with a choice of interconnecting attractive streets and pedestrian routes which provide excellent connectivity across the site into both Royston and the surrounding countryside;
6. Proposed attenuation ponds will be located to take advantage of the natural contours of the site and the areas surrounding them, to be managed for biodiversity benefits [subject to infiltration testing];
7. Ensuring well designed pedestrian links with surrounding settlements;
8. Providing an integrated network of public open spaces.

HAVE YOUR SAY

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to North Hertfordshire District Council who will take these into account before making their decisions on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments:

Thank you for taking time to view our proposals.

Comments can be sent via:

www.your-views.co.uk/royston

How do I comment?

You can respond by email:

comments@your-views.co.uk
(using Royston as the subject line)

or by post:

Your Views - Royston
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

