

Gilston Park Estate Village 6
Community Working Group 2
April 2026



Context and brief



SLMP vision



Circa 1300 homes



Primary school and nursery



Village Centre



Village park and neighbourhood greens



Village playground and neighbourhood play spaces

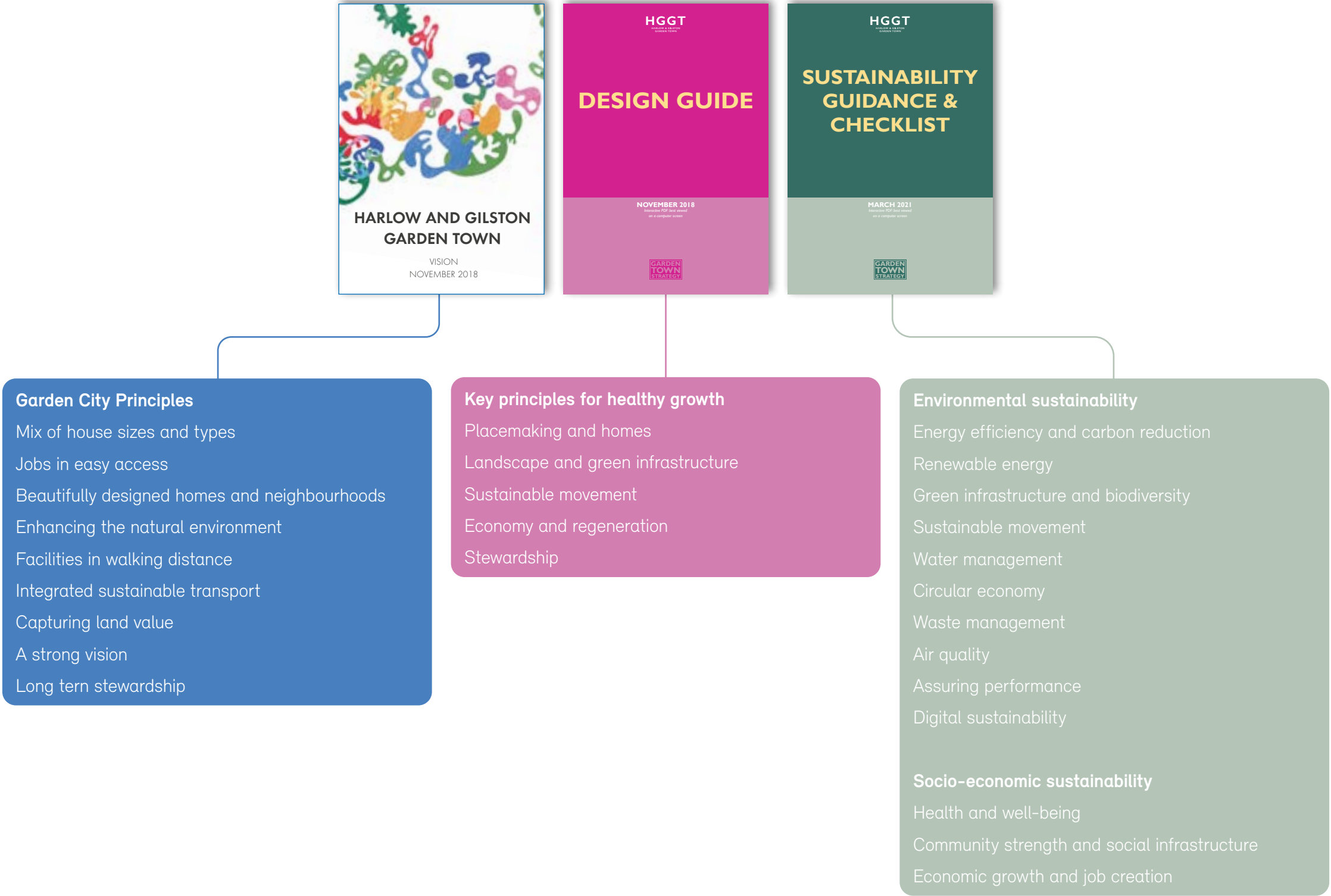


Travelling Showpeople Site and Emergency Services Hub



View from Village 6 towards Harlow

“Pronounced and distinctive topography defines the location of village 6 on a promontory with a series of micro valleys with views south to the Stort and Harlow beyond.”





Hunsdon House

Gilston House

VILLAGE

Home Wood &
Gibson's Shaw

Village 5

Village 1

Village 7

Village 6

Eastwick

Stort Valley

Central Stort
Crossing

Terling
Park

Constraints

Topography

Slopes Table			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOUR
1	0.00%	2.50%	Light Green
2	2.50%	5.00%	Green
3	5.00%	7.50%	Light Red
4	7.50%	10.00%	Red
5	10.00%	500.00%	Dark Red



Key

Hedgerows (excl. buffer)

Woodland (incl. buffer)

Scheduled monument

Listed buildings

Veteran trees (excl. buffer)

Steep slopes

Noise from A414

PROW (existing)

Zone for Sustainable transport corridor

Main site access

Sensitive development area

Ecological buffer

3rd party land with access and views from Eastwick



Opportunities



Access and movement

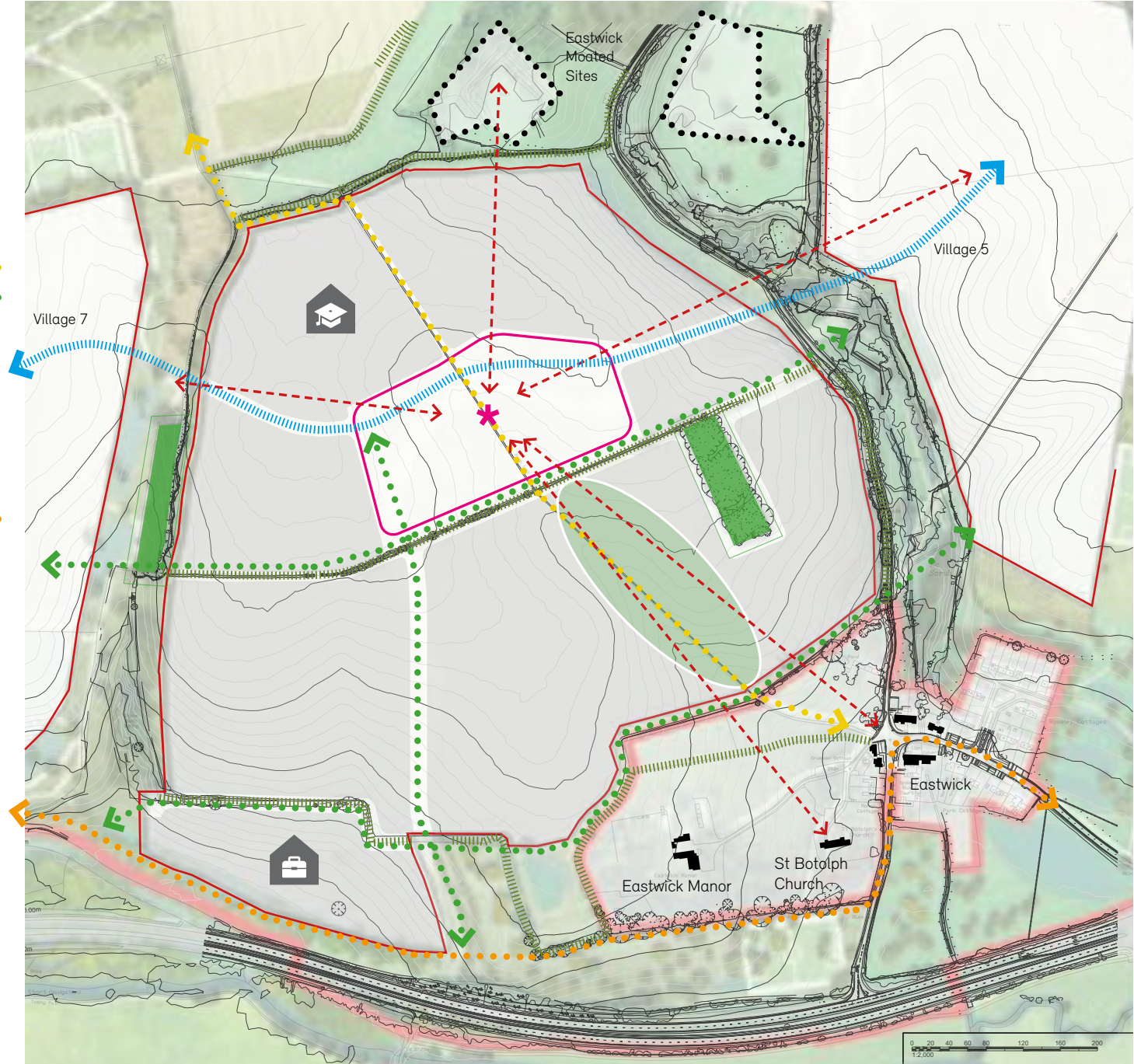


Principal land uses



Maximum building heights

- Key**
- Hedgerows
 - Woodland
 - Scheduled monument
 - Listed buildings
 - Key views
 - PROW (adjusted)
 - Green / active travel routes
 - Sustainable transport corridor
 - Village centre
 - Developable area
 - Village park
 - Primary school
 - Employment use
 - V7 - V1 temporary walking route

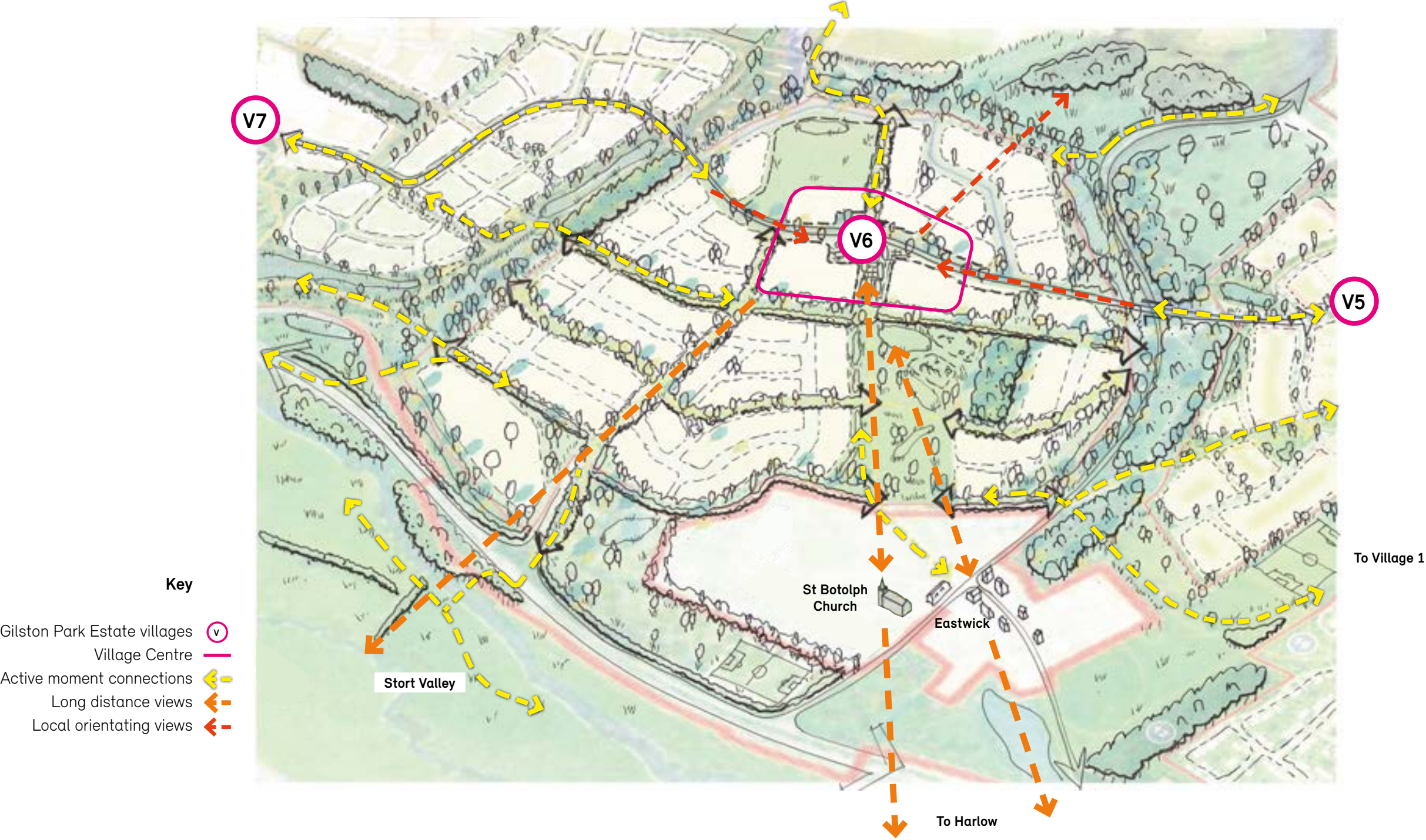


Vision

A nature recovery neighbourhood



Vision
A connected neighbourhood



Engagement

Programme



Technical Working Group 01

December 2025

Community Working Group 01

February 2026

Technical Working Group 02

March 2026

Quality Review Panel

March 2026

Community Working Group 02

April 2026

Public Consultation

April 2026

Technical Working Group 03

May 2026

Community Working Group 03

June 2026

Public Exhibition

June 2026

Submission

August 2026

Technical Working Group 01/02



Allow the contours to shape the masterplan and consider views in and out of the village.



Green and blue infrastructure should deliver biodiversity, amenity and place-making benefits.



Movement strategy to prioritise sustainable travel and consider users of different ages and abilities.



Develop the village's identity to inform the masterplan, its character, and scale and function of village centre.



Design for all age groups and ensure social infrastructure is accessible and inclusive.



Ensure the Design Code is sufficiently detailed to be deliverable, while providing flexibility for the future.

Community Working Group 01



Shaping the masterplan



Access and movement



Principal land uses



Maximum building heights

- Key**
- Contours (5m intervals) —
 - Flat leisure routes —
 - Key view corridor —
 - Sustainable transport corridor —
 - Village Centre *
- Uses**
- Residential —
 - Mixed-use —
 - Education —
 - Employment —



Key views and screening

LVIA Verified views - GPE OPP
Environmental Statement



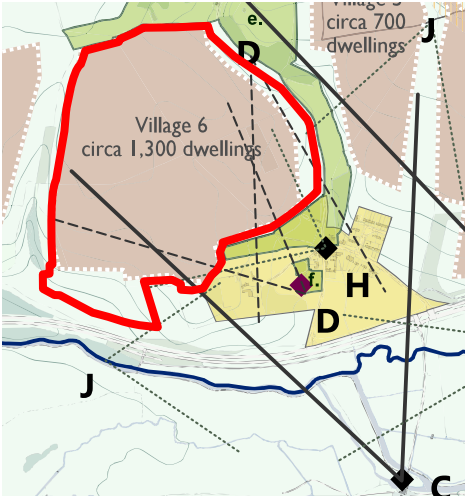
– Consideration to the visual effects of the Development on the Site and its surroundings

Key Heritage views
GPE OPP Development Specification

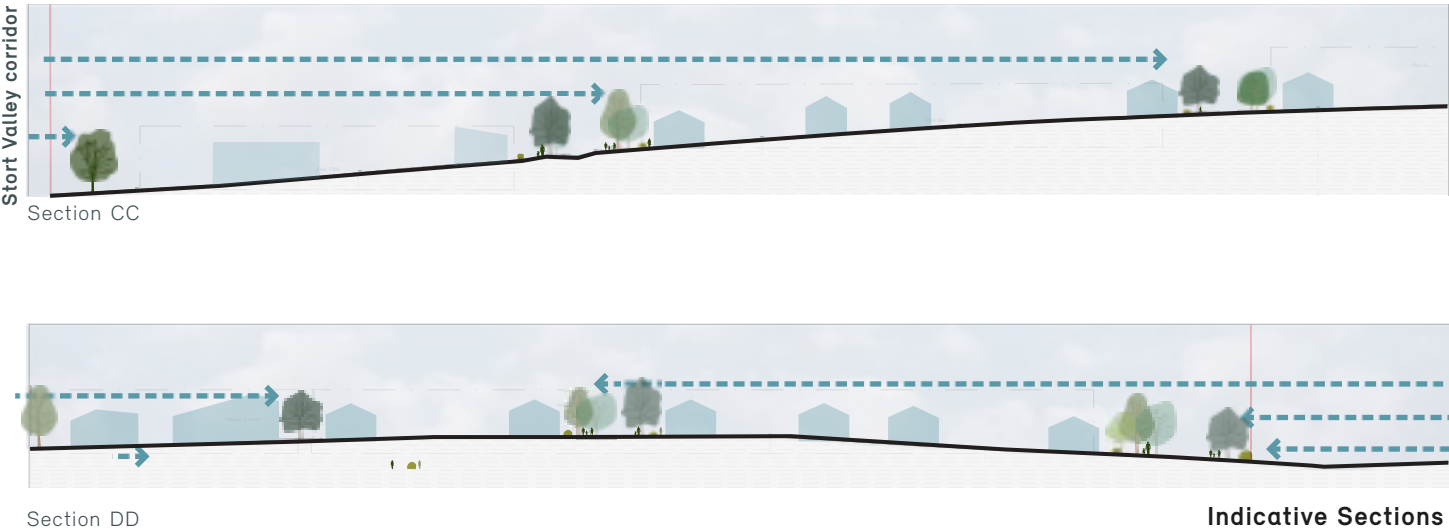


– Retain and enhance views to and from the Scheduled Monuments from the surrounding area, including the Sensitive Development Area.

Locally Cherished Views
Gilston Area Neighbourhood Plan



– Consideration should be given to the development's response to Locally Cherished Views



Blue green infrastructure

Blue Green Infrastructure Strategy

- Work with the existing contours to maintain the character of the Landscape and assist with accessibility
- Delivering greenspace with wider community benefits
- Creating ecological corridors through the site, linking to surrounding habitats
- Green Corridors that promote healthy lifestyles and social cohesion with Active Travel and access to nature
- SuDS attenuation utilised for the creation of wetlands, ponds and marginal habitats, adding amenity value
- Establishing a climate resilient landscape, safeguarding the enjoyment of future generations
- Green infrastructure that connects into the adjoining SLMP Village Green Corridors

Key	
GREEN INFRASTRUCTURE	
Village Park	
Neighbourhood Parks	
Green Corridors	
Landscape Edge Buffer spaces	
Existing trees and vegetation	
BLUE INFRASTRUCTURE	
Linear SuDS within Green Corridors	
SuDS to STC (raingardens)	
Attenuation in parkland setting	
Attenuation in edge landscape spaces	
SuDS incorporated into streets	
SuDS conveyance features in edge landscape	
Raingardens in Village	



Space for Village events



Active Travel corridors



Water within the landscape (as SuDS)



Green Corridor leisure routes including play opportunities



Supporting new ecological habitats

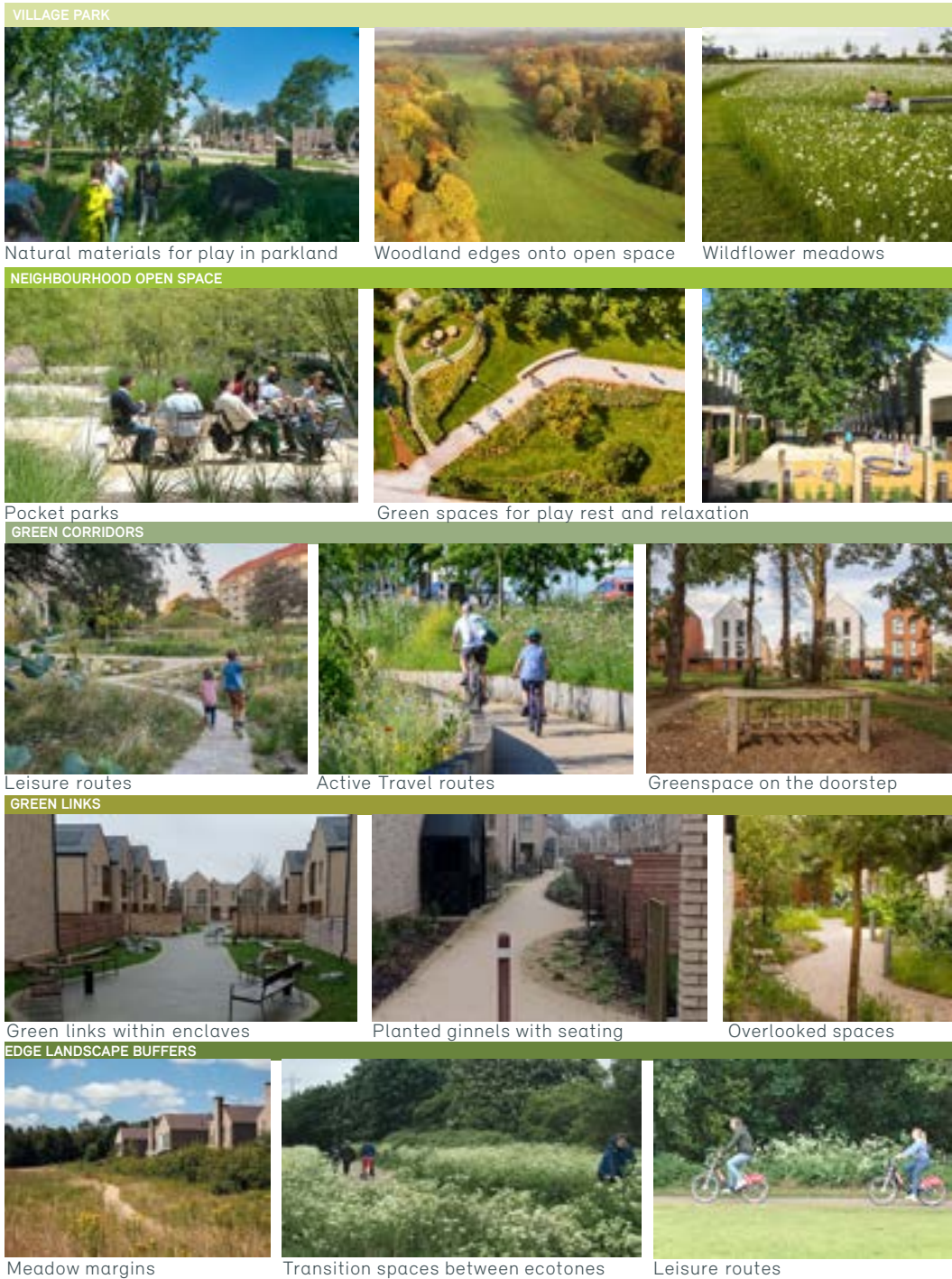


Productive landscapes



Public open space

A network of interconnected spaces that provide for varying use and activity.



Key

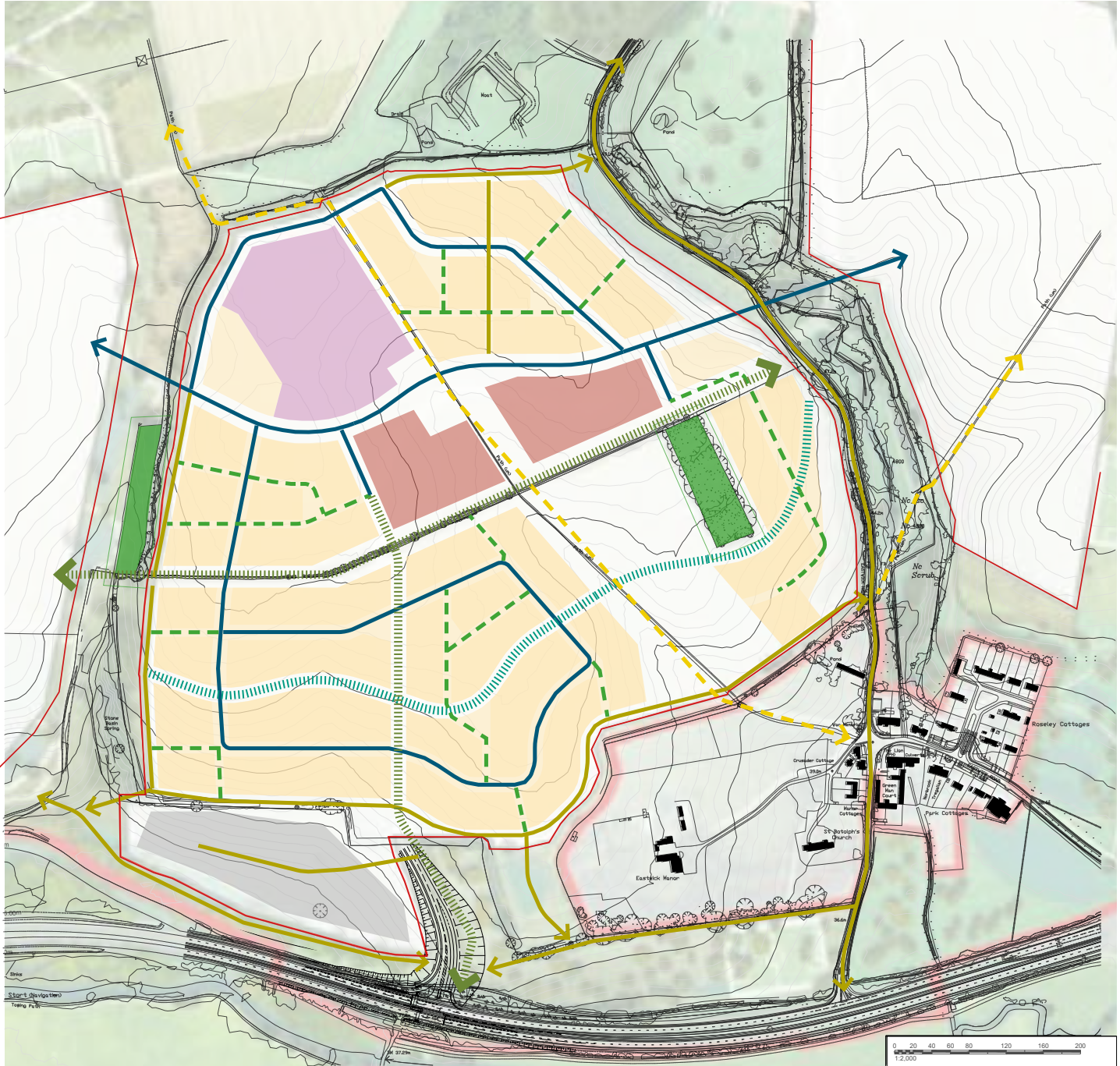
- Village Park
- Neighbourhood Parks
- Green Corridors
- Landscape Edge Spaces
- Central Civic Space
- Incidental Open Spaces
- Existing trees and vegetation
- Village Play
- Neighbourhood Play
- Play in SLMP Corridors



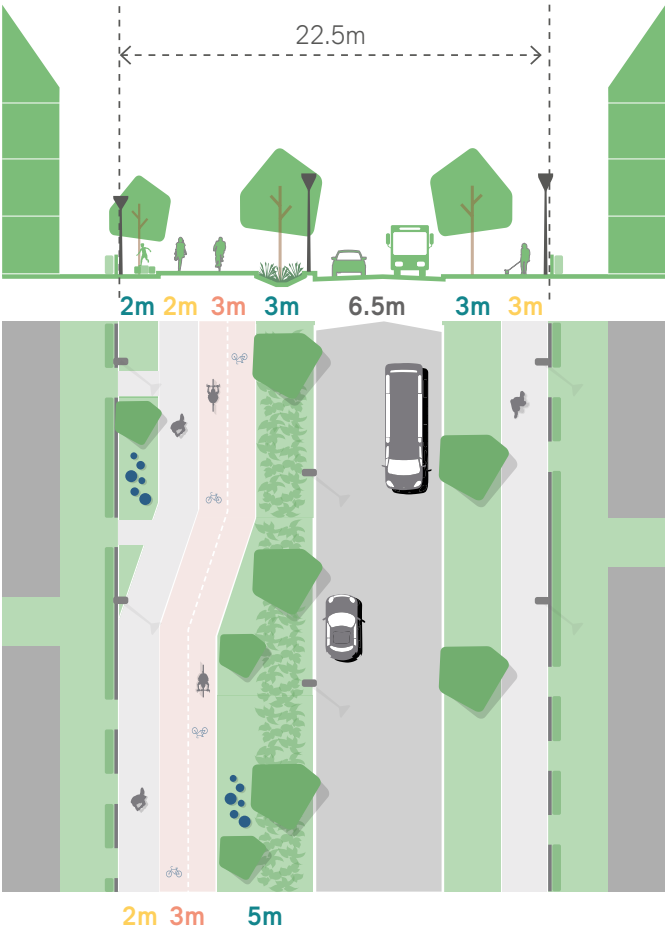
Active routes



- Key**
- PROW (vehicle free) ———
 - Active travel corridor (vehicle free) ———
 - Streets with dedicated foot and cycle paths ———
 - Leisure route (vehicle free, separate foot and cycle) ———
 - Leisure route (vehicle free, combined foot and cycle) ———
 - Connecting routes (within parcel) ———



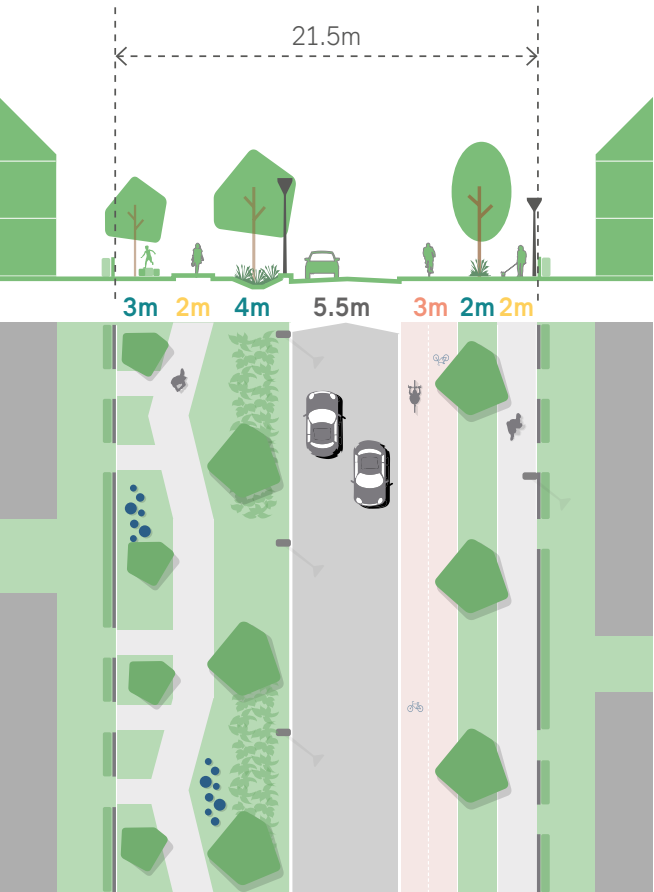
Vehicle routes Type B - STC (all modes)



- Key**
- TYPE A - STC (sustainable modes only) |||||
 - TYPE B - STC (all modes) —
 - TYPE C - Primary (all modes) —
 - TYPE D - Secondary street —
 - TYPE E - Tertiary street —
 - Employment parcel access —



Vehicle routes
Type C - Primary



- Key**
- TYPE A - STC (sustainable modes only)
 - TYPE B - STC (all modes)
 - TYPE C - Primary (all modes)
 - TYPE D - Secondary street
 - TYPE E - Tertiary street
 - Employment parcel access

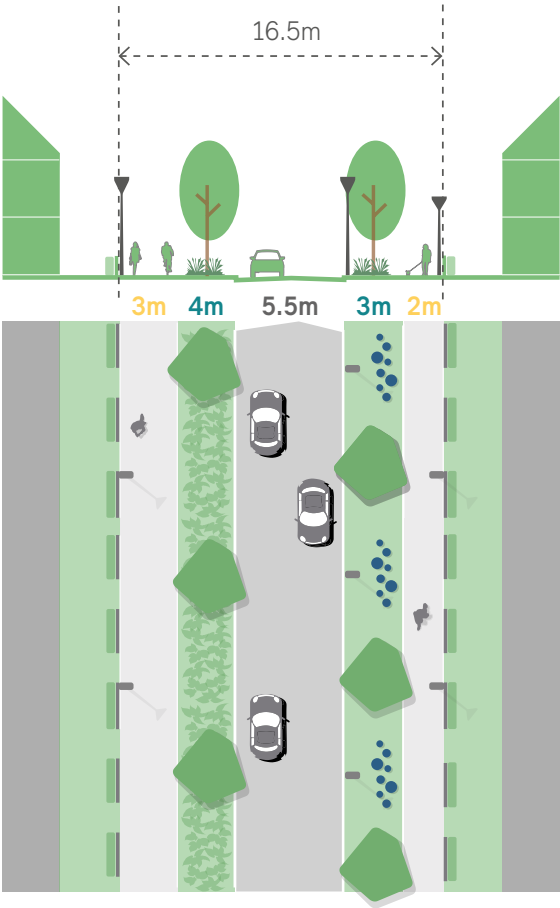


Vehicle routes Type D - Secondary

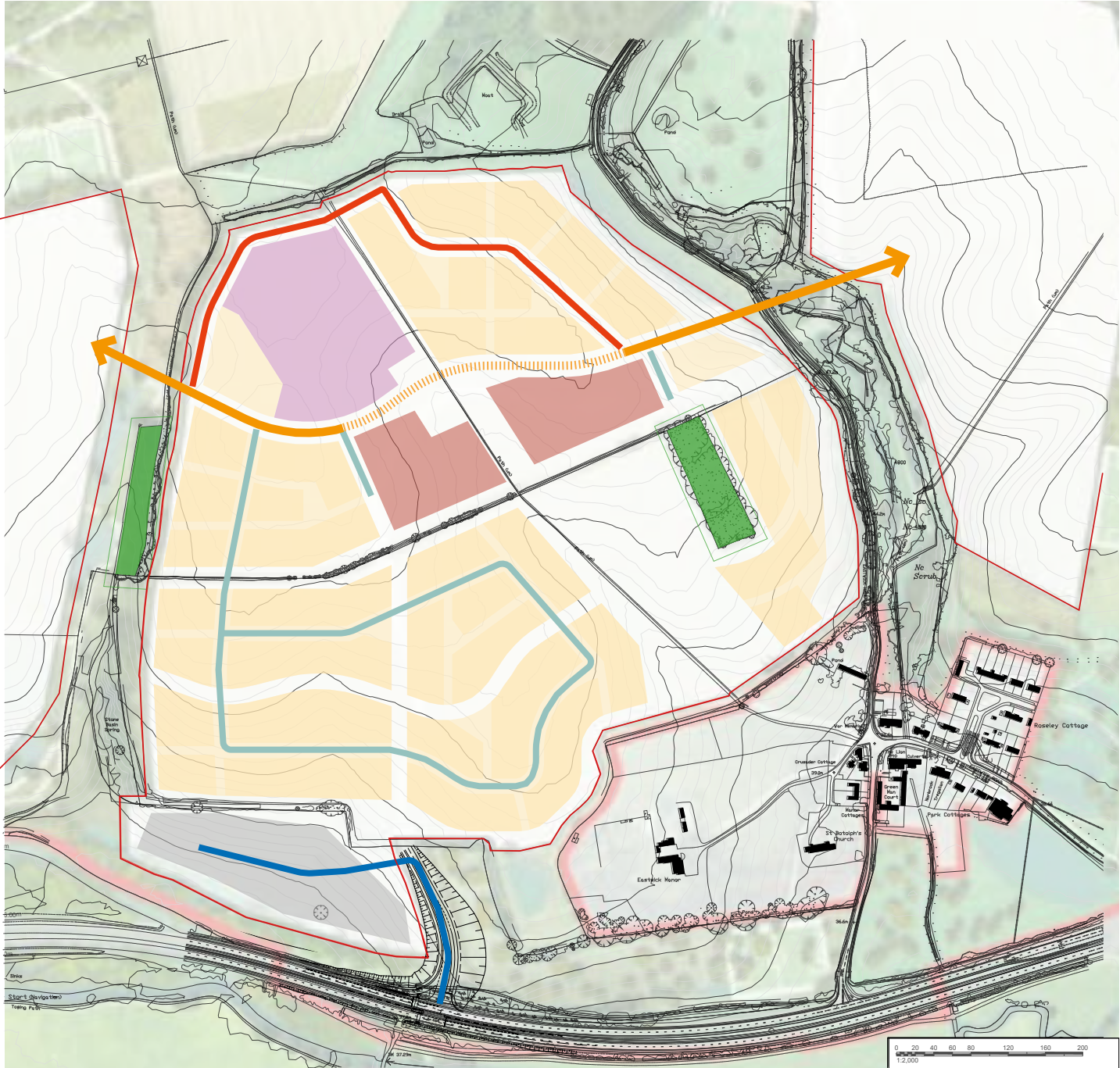
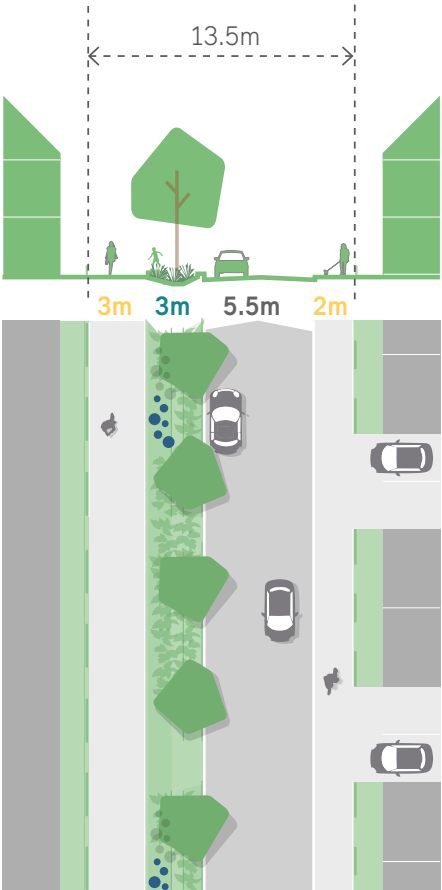


- Key
- TYPE A - STC (sustainable modes only)
 - TYPE B - STC (all modes)
 - TYPE C - Primary (all modes)
 - TYPE D - Secondary street
 - TYPE E - Tertiary street
 - Employment parcel access

Type D - 1



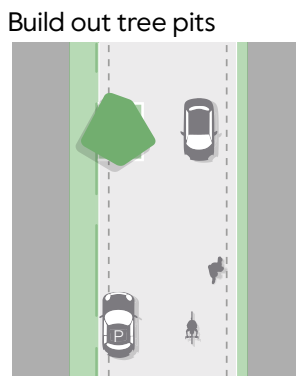
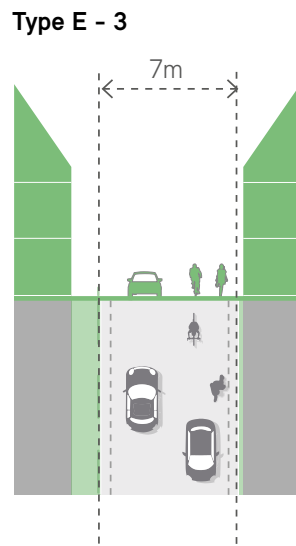
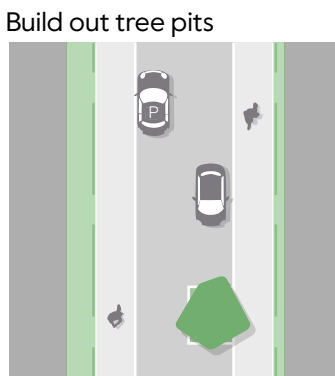
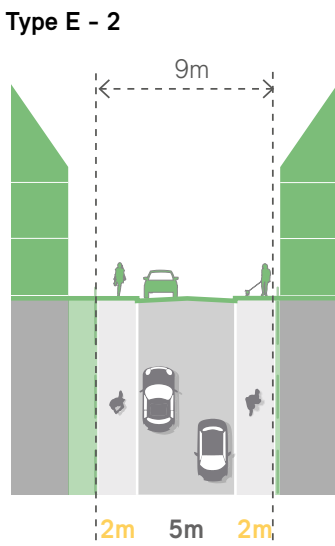
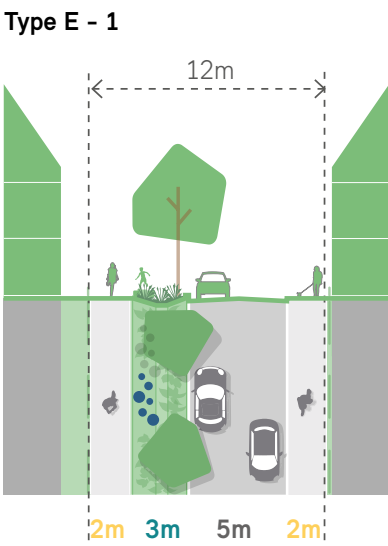
Type D - 2



Vehicle routes
Type E - Tertiary



- Key**
- TYPE A - STC (sustainable modes only)
 - TYPE B - STC (all modes)
 - TYPE C - Primary (all modes)
 - TYPE D - Secondary street
 - TYPE E - Tertiary street
 - Employment parcel access



Mobility hubs

Village 1 accommodates the strategic Gilston Estate Mobility Hub ('Primary Hub') located centrally within the village square.

106 agreement assumes local mobility hubs within each village.

Local centre

'Secondary Hub'

Bus Services - STC

Micro-Mobility Parking and Hire

Small Area of Parking (P&R) / Pick Up/Drop Off area

Car Club

Taxi

Sheltered Waiting Area with Comfort Facilities

Real Time Information

Way Finding

Refreshment kiosk

Digital pillar (ticketing / local services)

Freight Logistics Hub

Package delivery lockers

Wi-Fi / phone charging

Residential hubs

On Demand Bus Service – On street bay, Tertiary Street)

Micro-Mobility Parking and hire ('pocket park')

Car Club (on-street bay, Tertiary Street)

Real Time Information

Way Finding

EV Chargepoints

Enhanced Bus shelter

Bike repair stand/pump

Park / Urban Realm

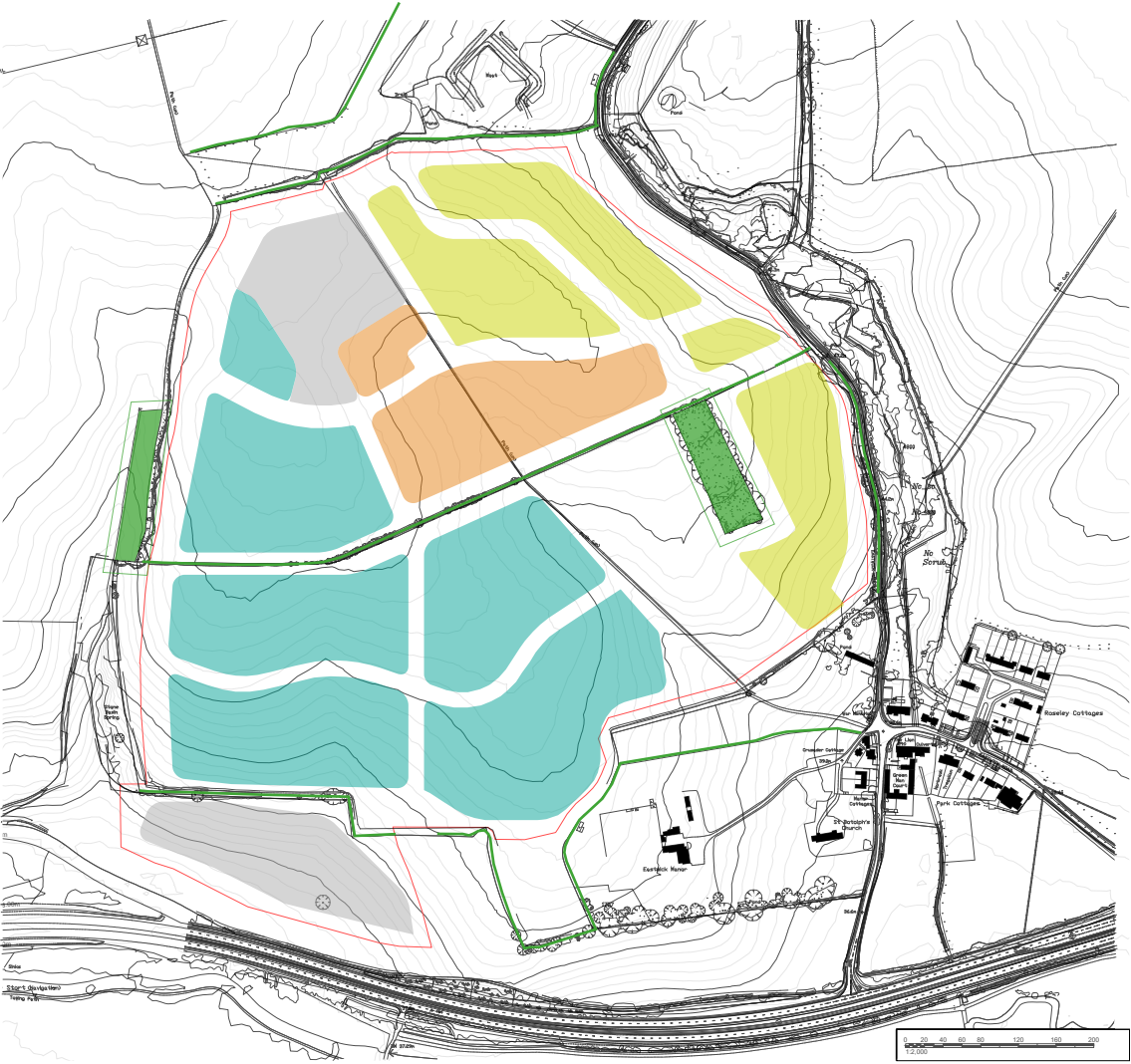
Located at crossing points

Community exercise equipment

21

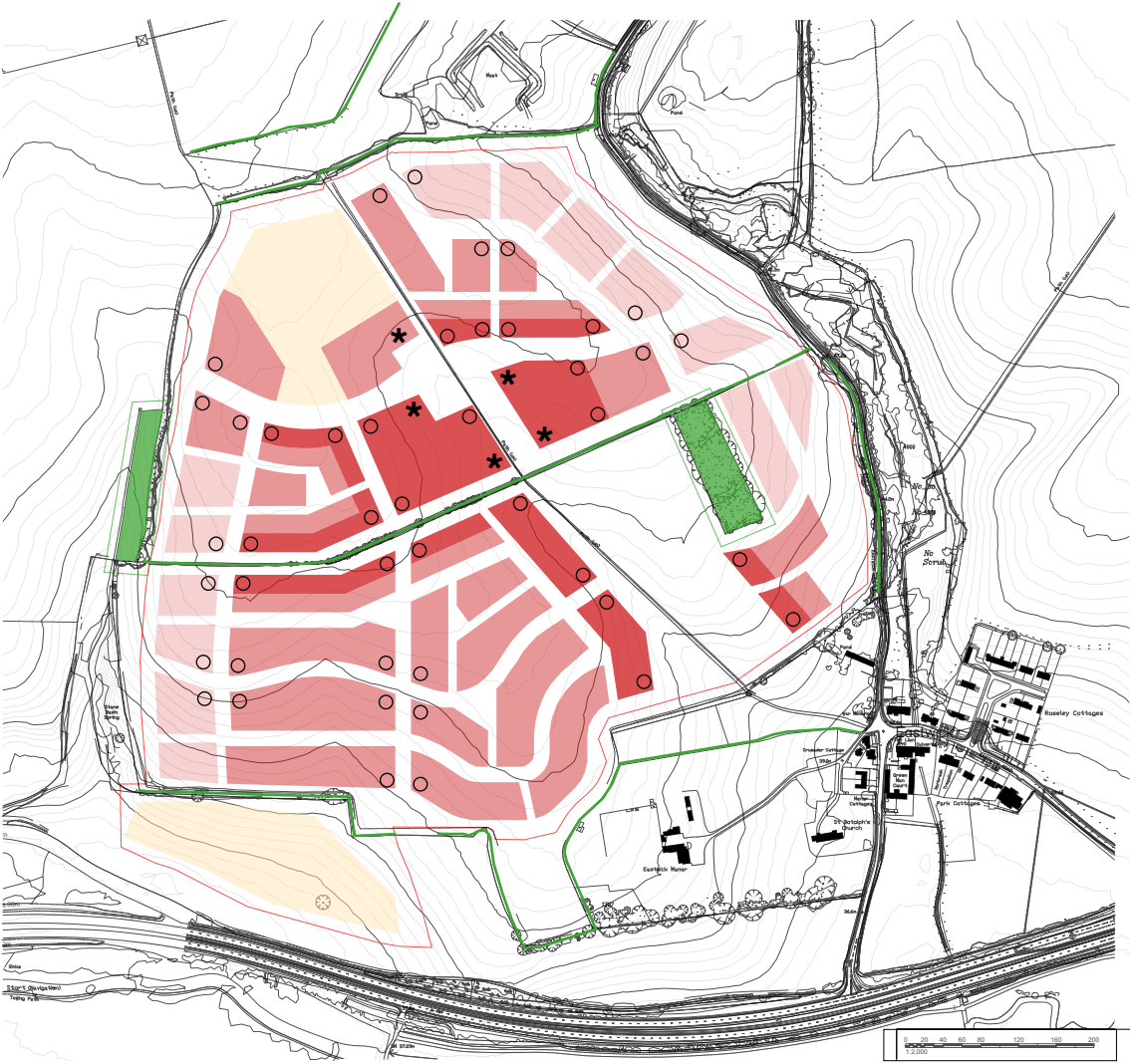
Character

Character Areas



Density

- Key**
- Lower density
 - Medium density
 - Higher density
 - Marker building
 - Landmark building



Village park

- Parkland with Active Travel and leisure routes
- SuDS features as part of amenity and character
- Village Play close to Village Centre
- Vista's across the Stort Valley
- Green Corridor connections
- Places to stop, meet and relax
- New tree planting
- Wildflower meadows and fenland creation



Wildflower meadows



Wetland habitats



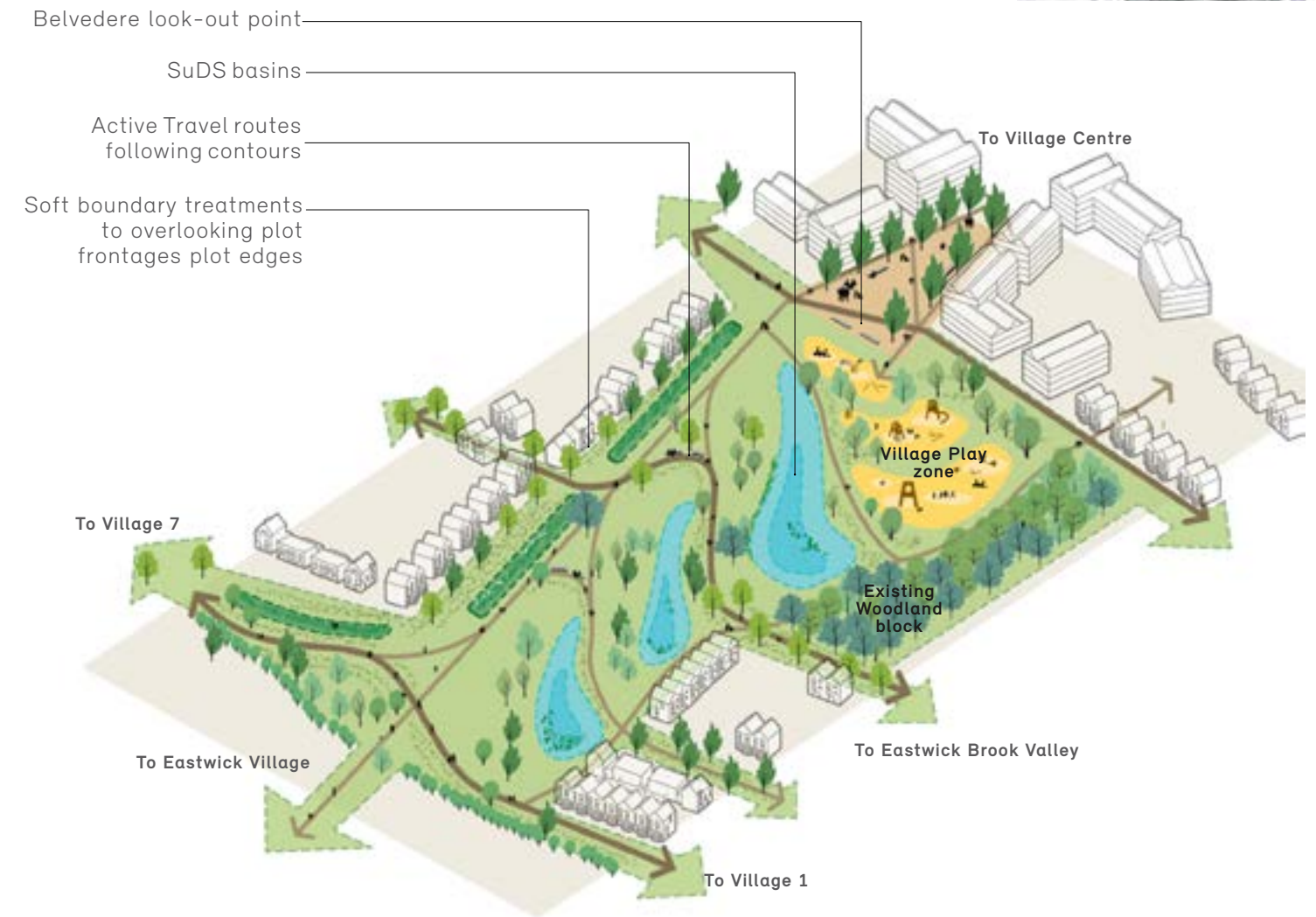
Parkland views



Natural play in parkland



Woodland edges and open space



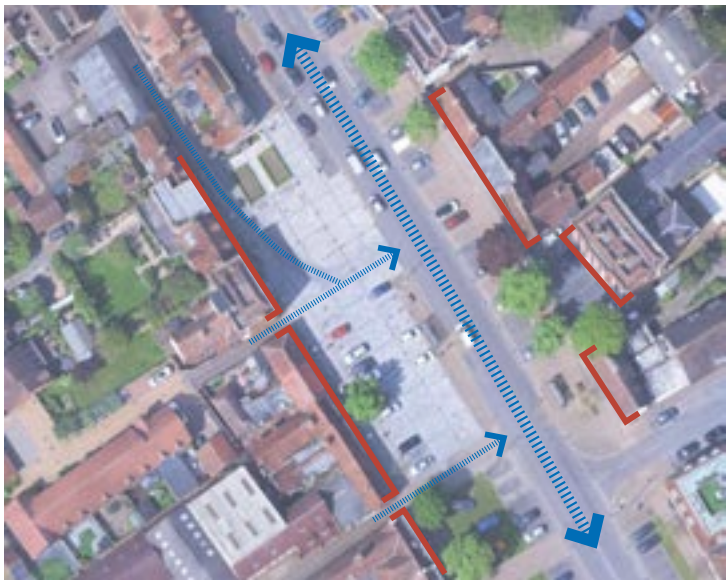
Village Centre



Long distance views across the Stort Valley to Harlow



Proposed view of Village Park and Village Centre



Baldock

Linear space fronted on two sides, with planting and parking integrated. The space continues south with a softer character of grass and mature trees.
25 x 70m (1,750sqm)



Hitchin

Square space enclosed in built form, wrapped on three sides in carriageway, with mature trees. Cobbled streets, one-way routes, and boom gates contribute to traffic calming.
45 x 35m (1,575sqm)

Village Centre

Non-residential uses to be located at key frontages and corners to the Village Square.

3-5 storey blocks make use of the height parameters and create a dense Village Centre, with variety in building height, and gap for landscape.

Most corners within the Village Centre act as marker or landmark buildings, defining space and thresholds, and aiding way-finding.

They have been considered in relation to views and vistas along approach routes.

Homes overlooking green space have been maximised, with shared amenity for apartments located with southerly aspect.

The local centre mobility hub is located adjacent to the STC, but set-back to allow a taller block to mark the corner. Landscaped routes to connect the hub to the Village Centre and Village Park.



View of Village Square and school



Flexible village square for community events



Central hub for commercial and community uses



School activating the village centre

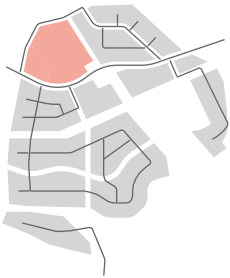
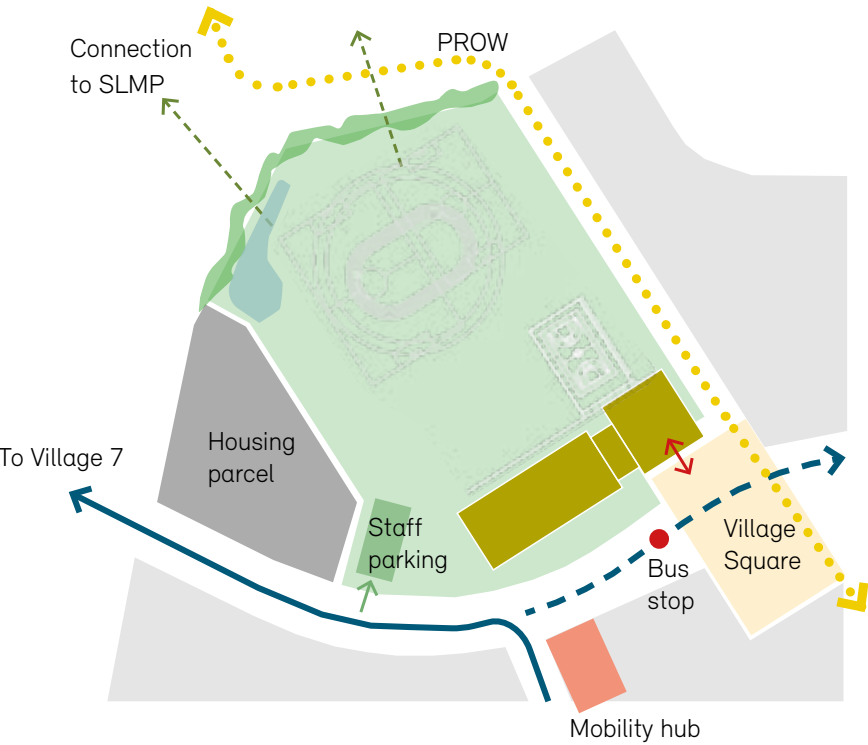


Transition between Village Park and Village Square

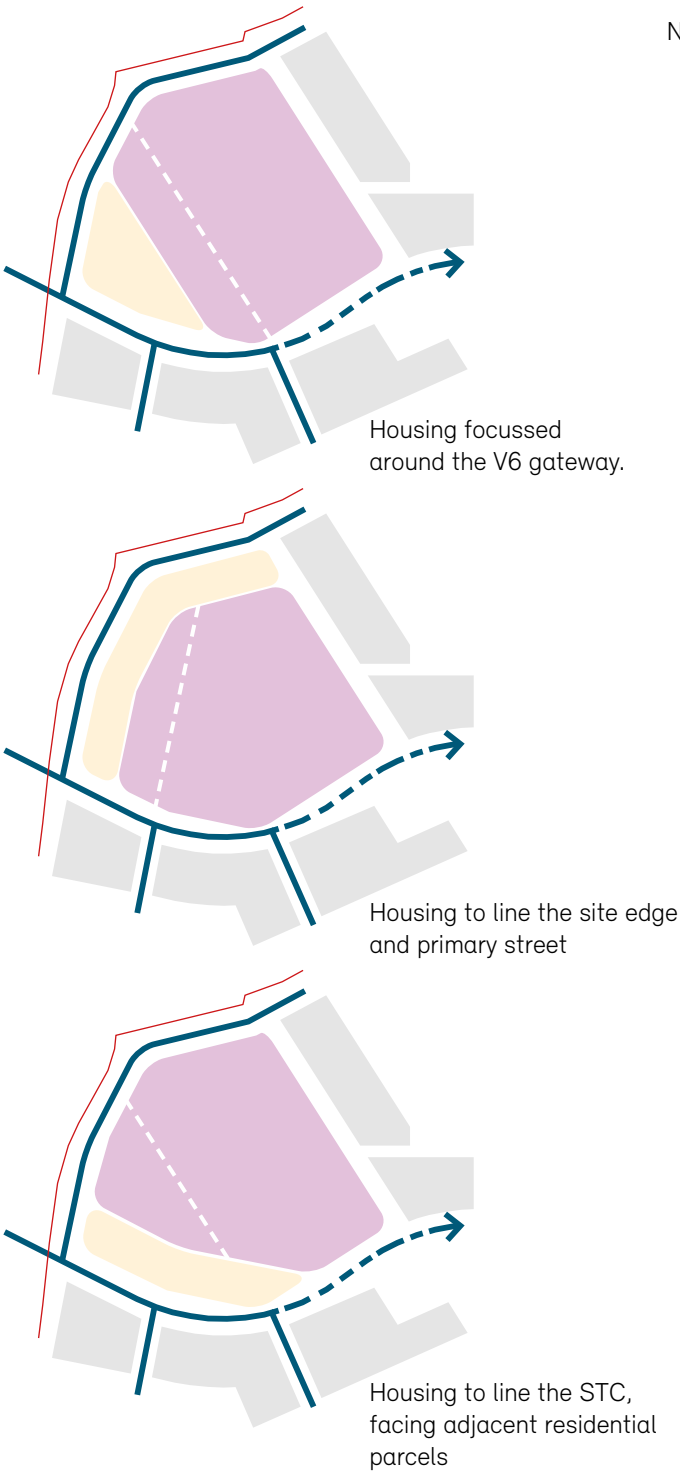
Primary school

Village 6 provides a new primary school up to 3-FE, and its location is determined by the parameter plans.

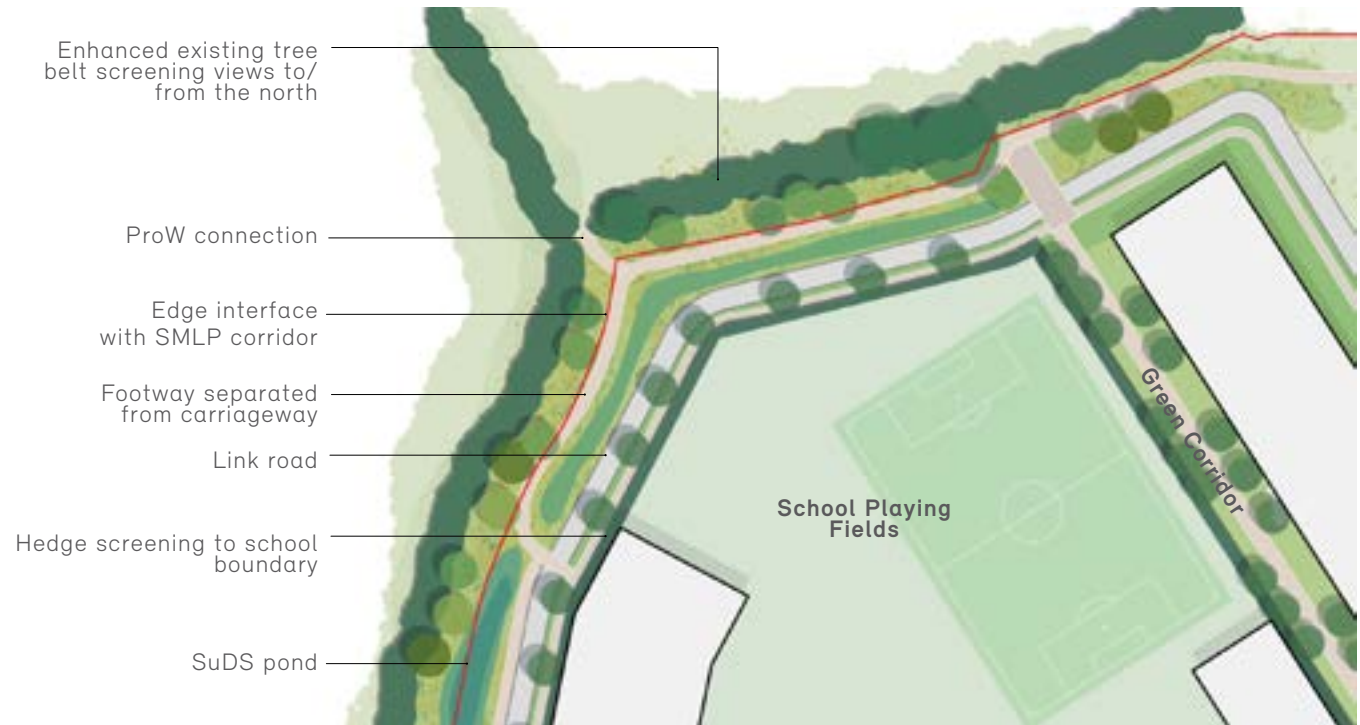
- Key considerations in the design of the school parcel:
- Provide 2.6ha school area (including playing fields),
 - Create a housing parcel to form built edge and street frontage,
 - School buildings to activate the Village Square,
 - Potential for hall use by community out-of-hours,
 - School accessed from sustainable modes STC only,
 - Connection to SLMP (Hunsdon Green Community Park)



Key plan



Northern boundary



V6 NW Edge Condition - sketch proposal



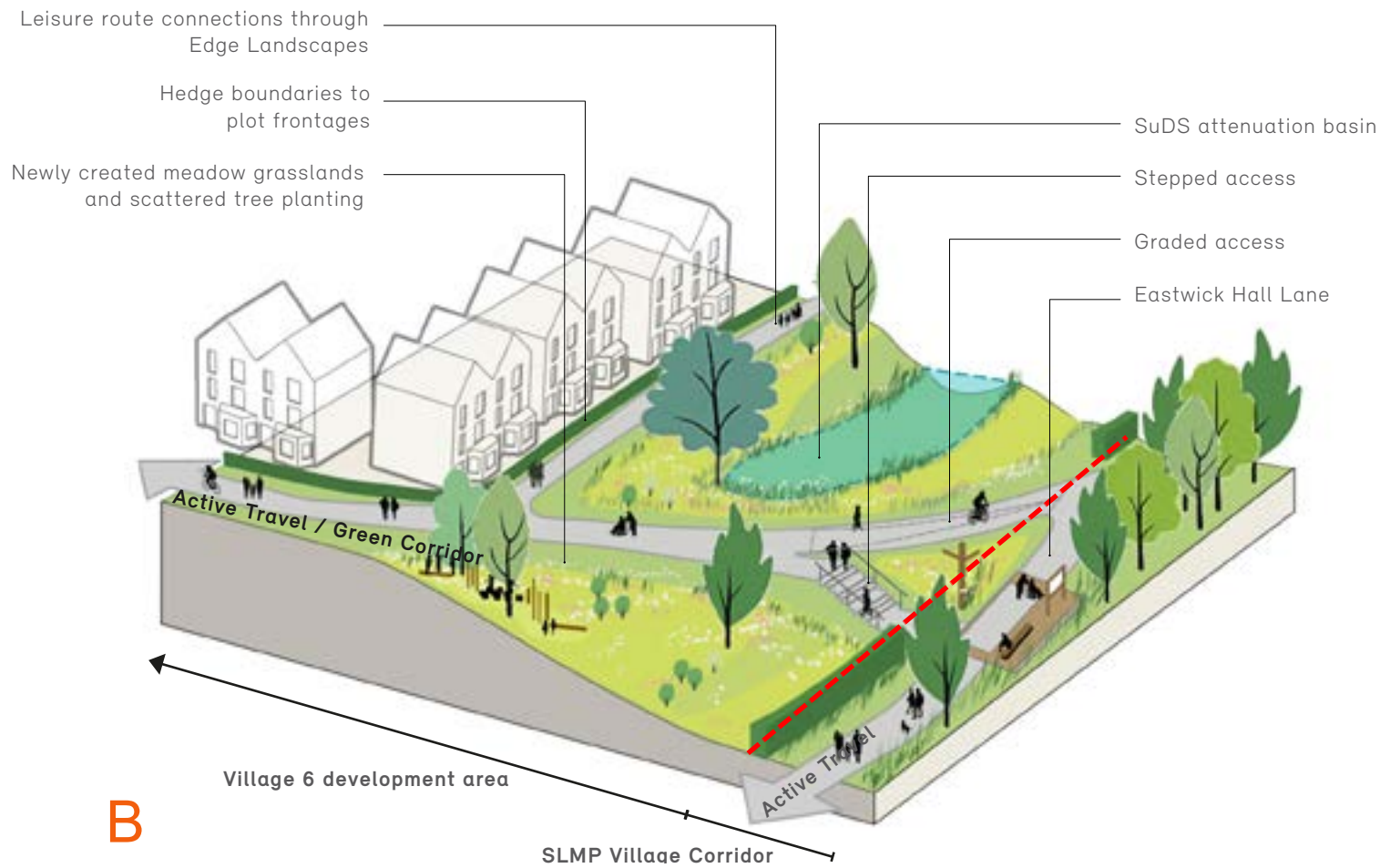
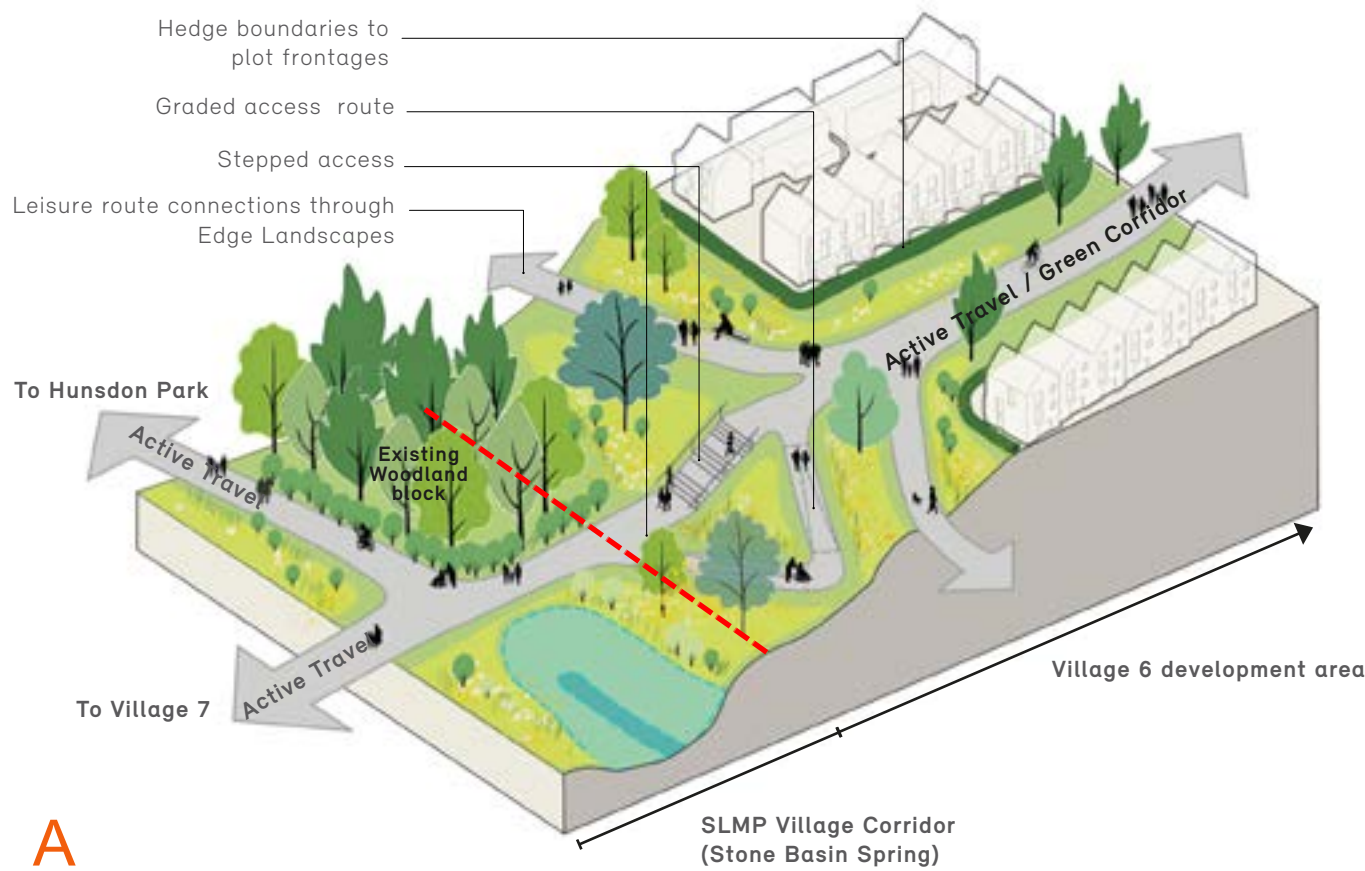
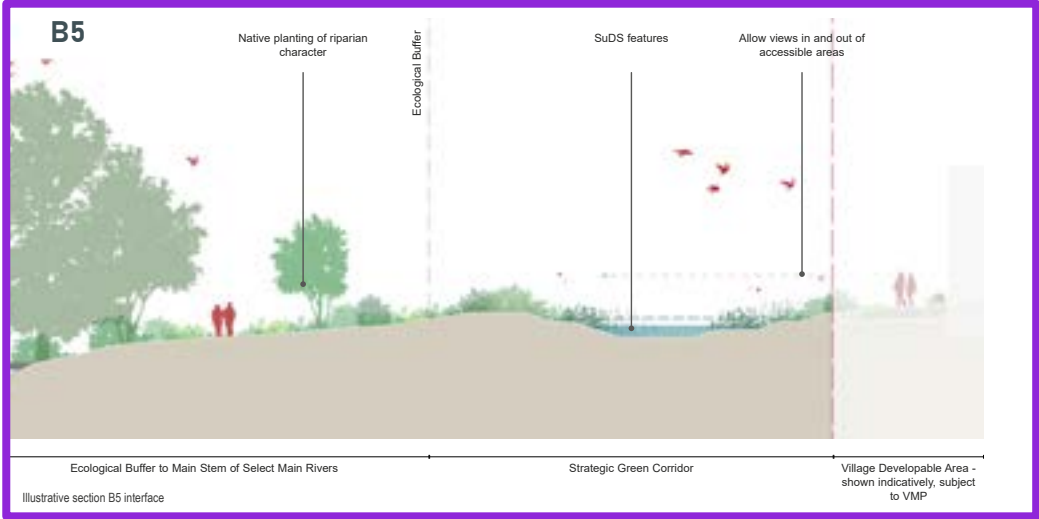
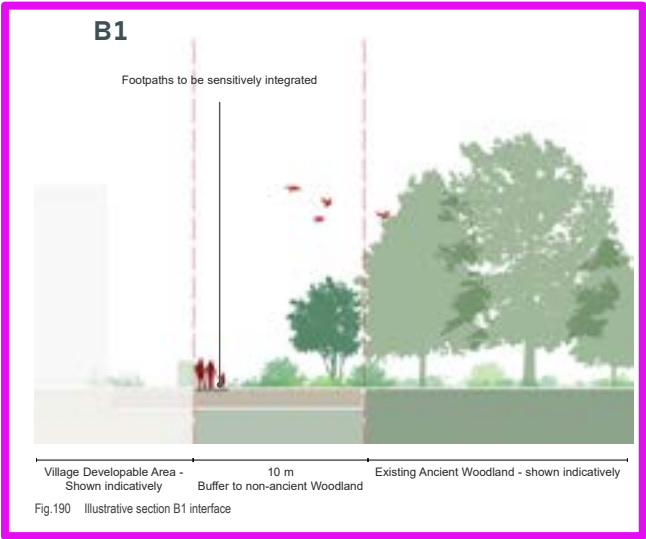
Swailes to road edge



Mounding and trees planting
Informal parking prevention measures

Edge conditions

- Landscape edges facilitate the interface between the development and SMLP green infrastructure
- Accommodate meandering leisure routes and active travel connections
- Natural surveillance from properties
- Opportunity for SuDS features
- BNG contribution with wildflower meadows and new habitat planting



Eastwick Woodland

This sensitive development area is characterised by larger detached houses with views into landscape. Embedded within a woodland, the northern and eastern edges are more organic in form.

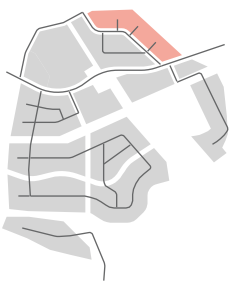
A permeable edge provides access to the woodland and wetland edge to the Moated Site and Eastwick Hall Lane.

Tree planting is brought up into the Village Centre through a wooded pedestrian route.

Vehicle crossovers are minimised off the Primary street.

Density slowly increases towards the south as it approaches the Village Centre, where larger terraced houses fronting the STC.

Parking is either on plot or through courts, which are overlooked and provide primary access for some homes.



Key plan



View of detached houses from woodland edge



Hunsdon Road farmsteads



Precedent



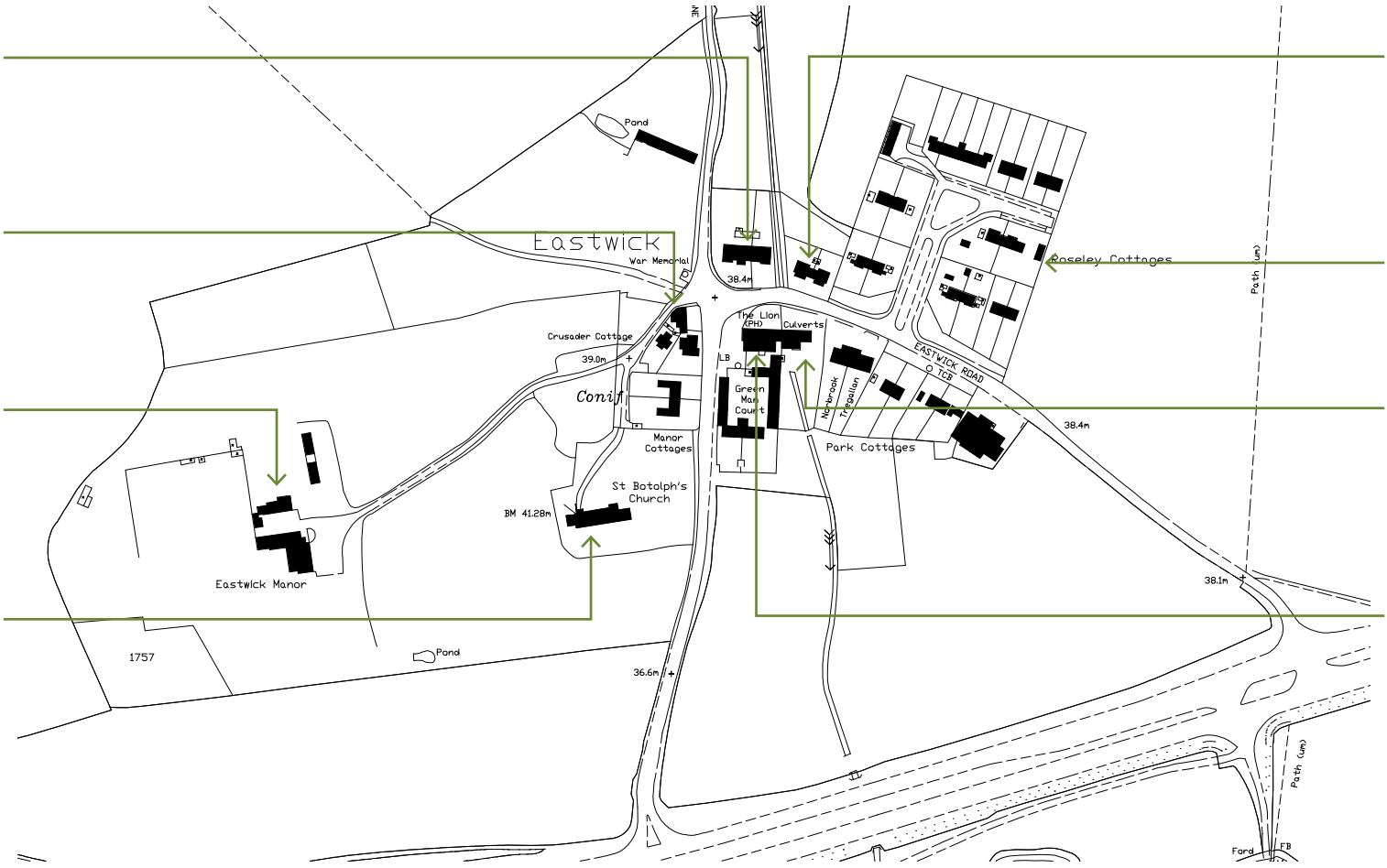
Local vernacular

Almshouses
Grade II Listed
1890
Picturesque block of 5 former estate alms houses (now 3 houses) designed to give the appearance of a larger medieval hall house

Crusader Cottages
Grade II Listed
1872
Built by John Hodgson, owner of Gilston Estate. A picturesque pair of white brick Gothic estate houses, little altered.

Eastwick Manor
Grade II Listed
1826
A fine classical Rectory, little altered and original interior. Forms an interesting hillside group with its stables and is important as part of the landscaped setting of the church.

St Botolph’s Church
Grade II* Listed
1872-3
Parish church. Rebuilt 1872-3 by A W Blomfield incorporating old tower and C13 chancel arch. A landmark and centre of the village group



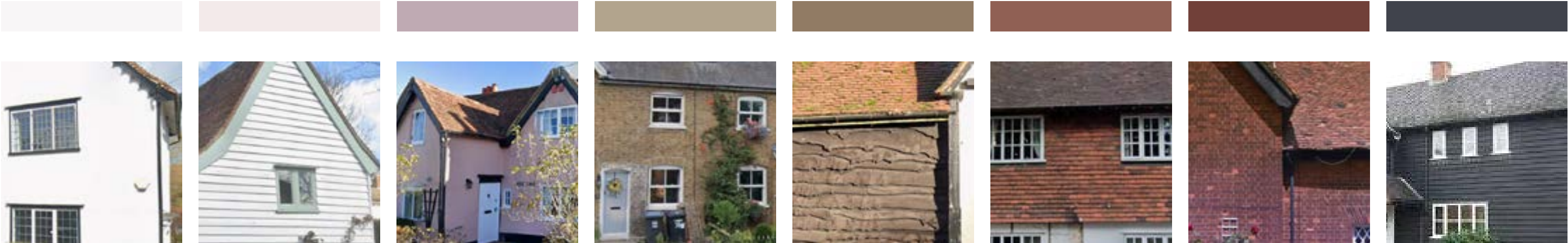
76-77 Eastwick Road
Grade II Listed
1861
A picturesque pair of red brick Gothic estate houses, little changed. Part of picturesque group in centre of village, for John Hodgson.

Roseley Cottages
From 1947
Semi-detached houses plus two bungalows built following WWII damage to the village.

Culverts
Grade II Listed
Circa 1700
An impressively urbane large brick house, with a culvert carrying a brook below it. Part of picturesque group in the middle of the village.

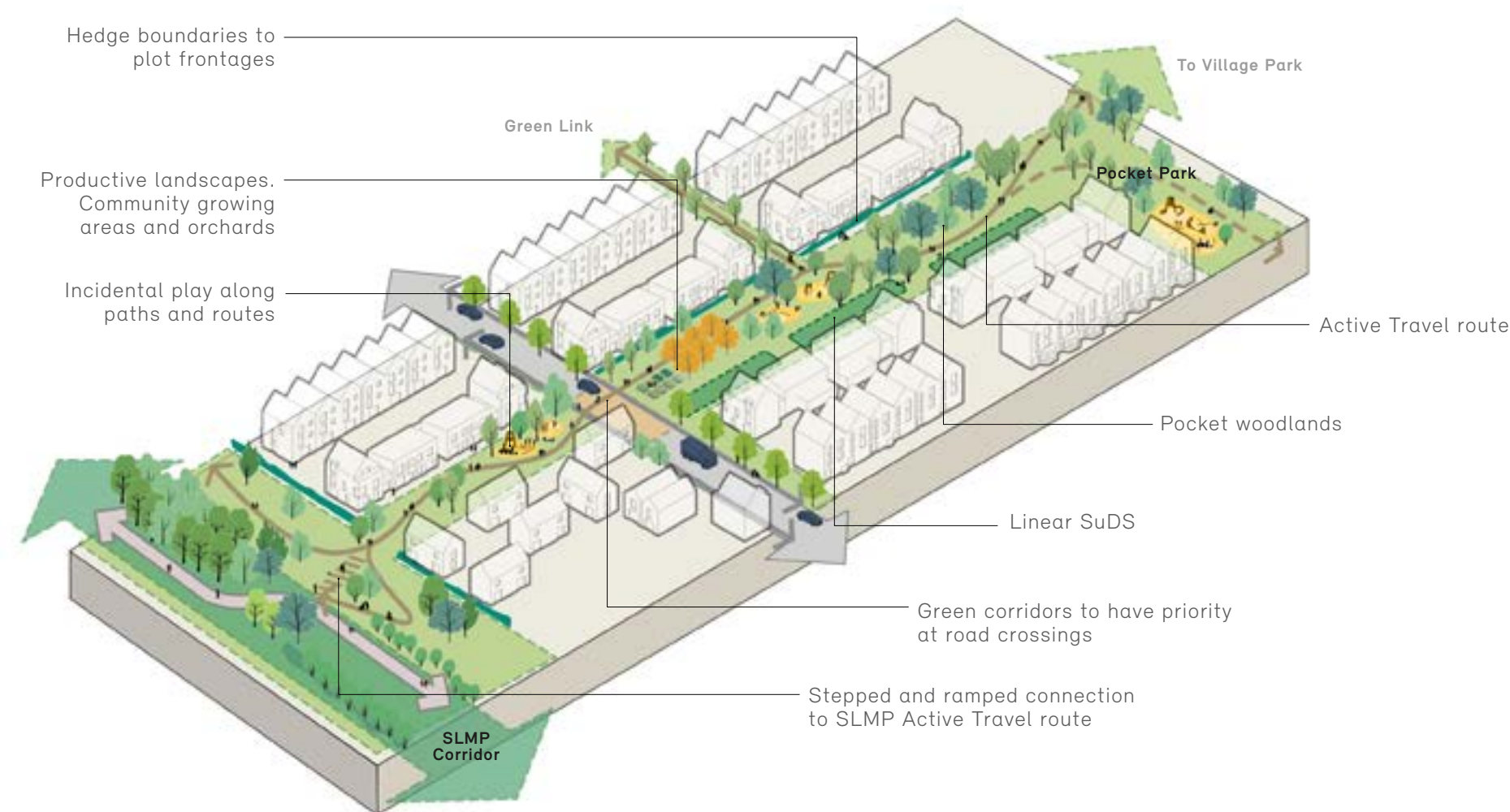
The Lion Public House
Grade II Listed
1852
An impressive red brick Gothic estate farmhouse (now a public house), little altered. Built by John Hodgson to model design.

Descriptions taken from Historic England list entries and Eastwick & Gilston Community website.



Green corridors

- Active travel and service route studies
- Active travel route through green corridor
- Car free development plot frontages with access paths
- Opportunities to accommodate play on the way, trim trails and activity nodes
- Raised table crossings and links through to streets
- Space to accommodate SuDS swale features



Accessible green spaces



Natural surveillance



Pocket parks located sporadically



Leisure routes



Existing hedge incorporated

Stort Rise

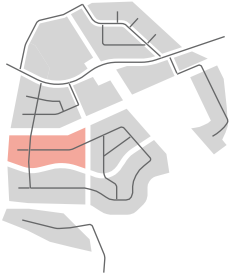
Perimeter carriageways are to be avoided, particularly to green edges.

The secondary street provides access to parking, with front doors to the greener routes.

Terrace houses optimise plot density and align to the contours to optimise buildability.

Semi-detached houses to north-south streets to step along the contours.

The western plots could provide detached houses overlooking green space, arranged around communal parking courts.



Key plan



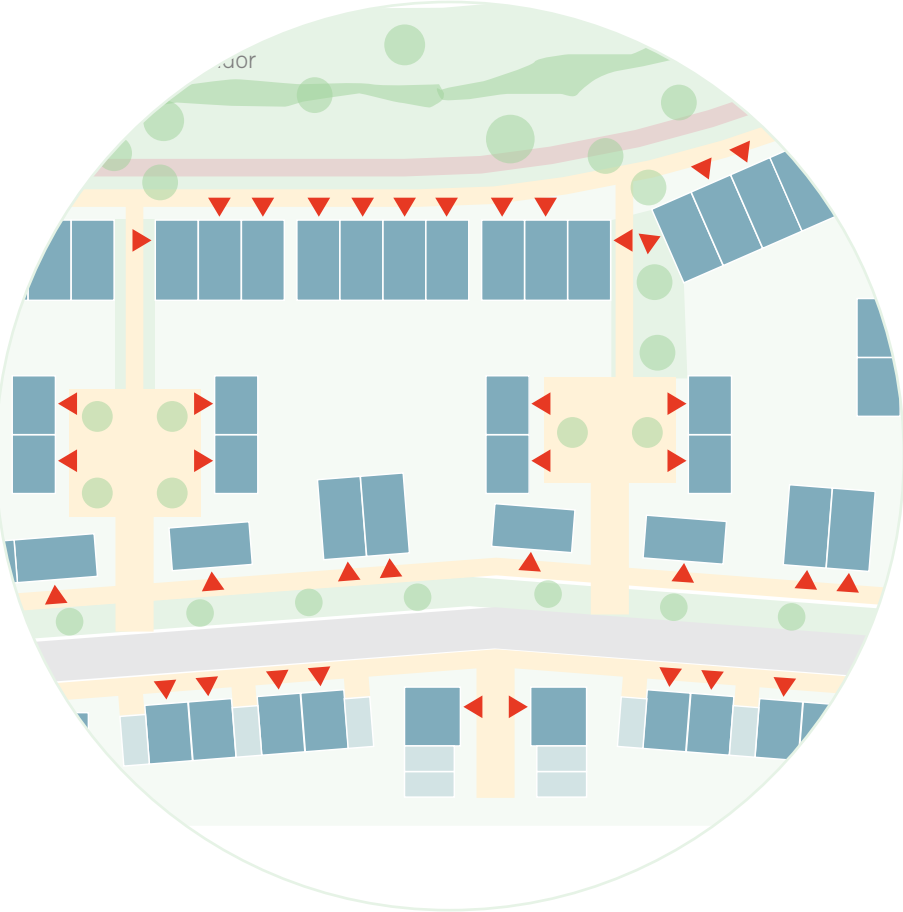
View of homes fronting green corridor



Precedent

Access and servicing

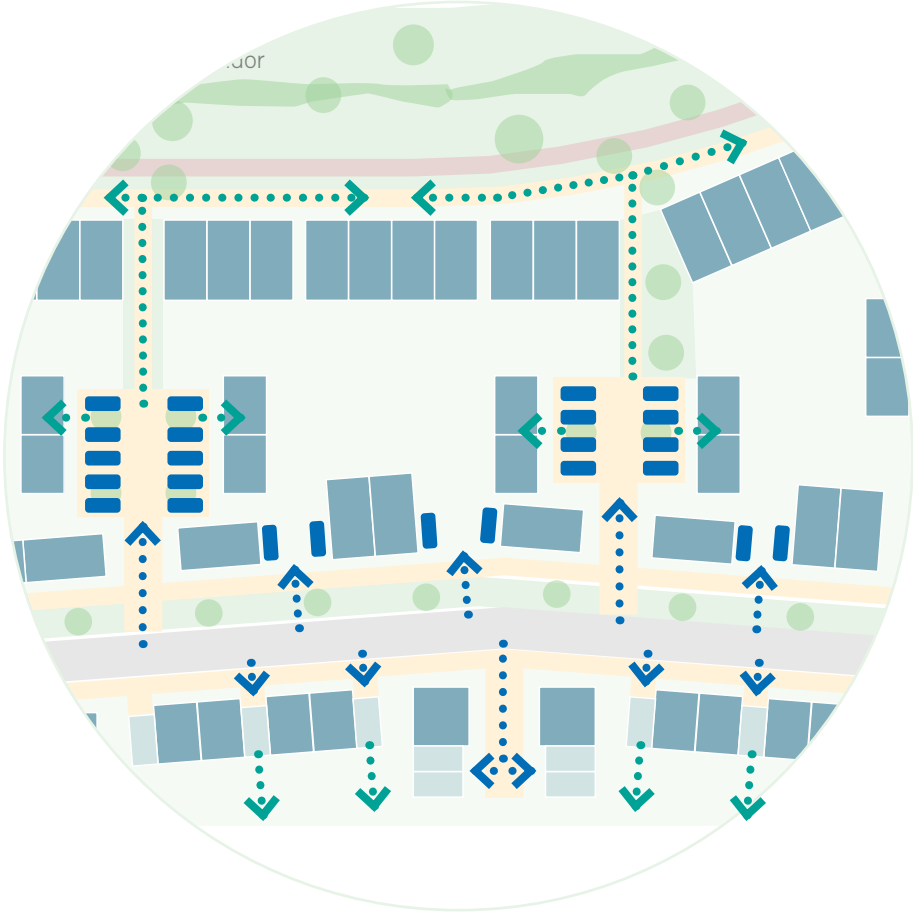
Access / fronts and backs



Key

▼ Front doors

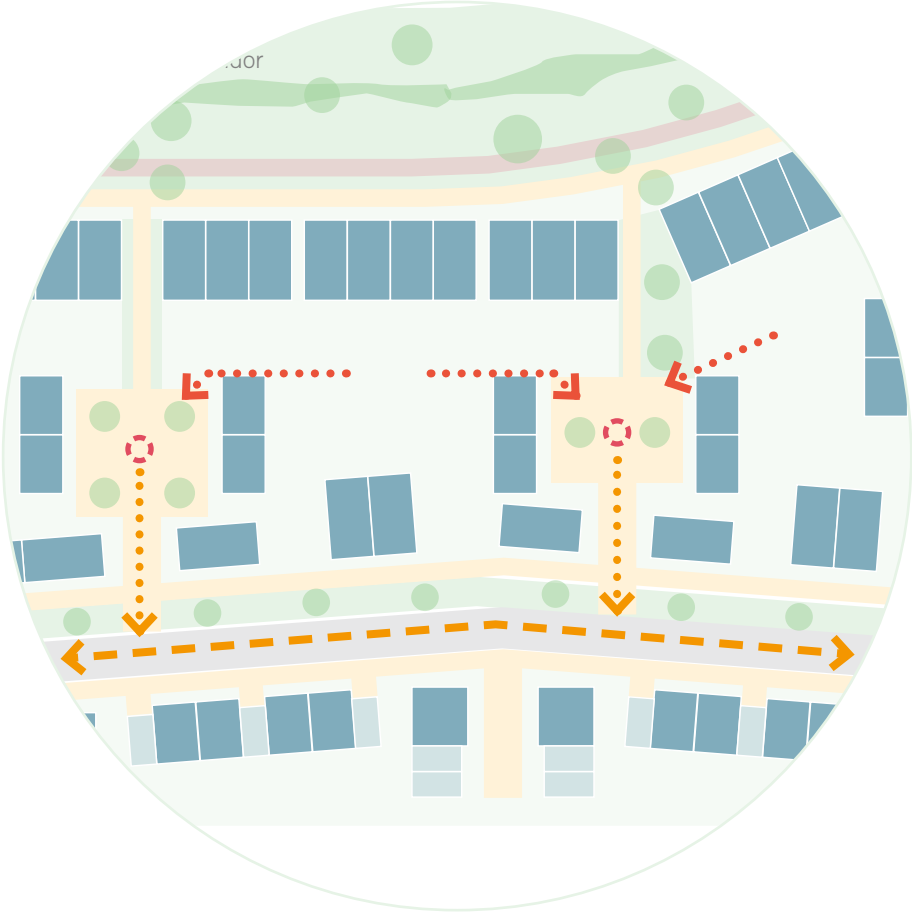
Parking



Key

↔ Private vehicle access
↔ Route to front doors

Servicing



Key

↔ Refuse vehicle route
○ Central collection point
↔ Resident drag route

Employment parcel

The southern parcel of the masterplan is to accommodate:

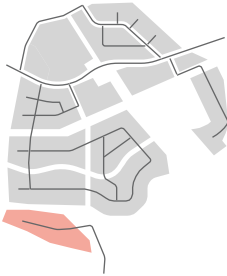
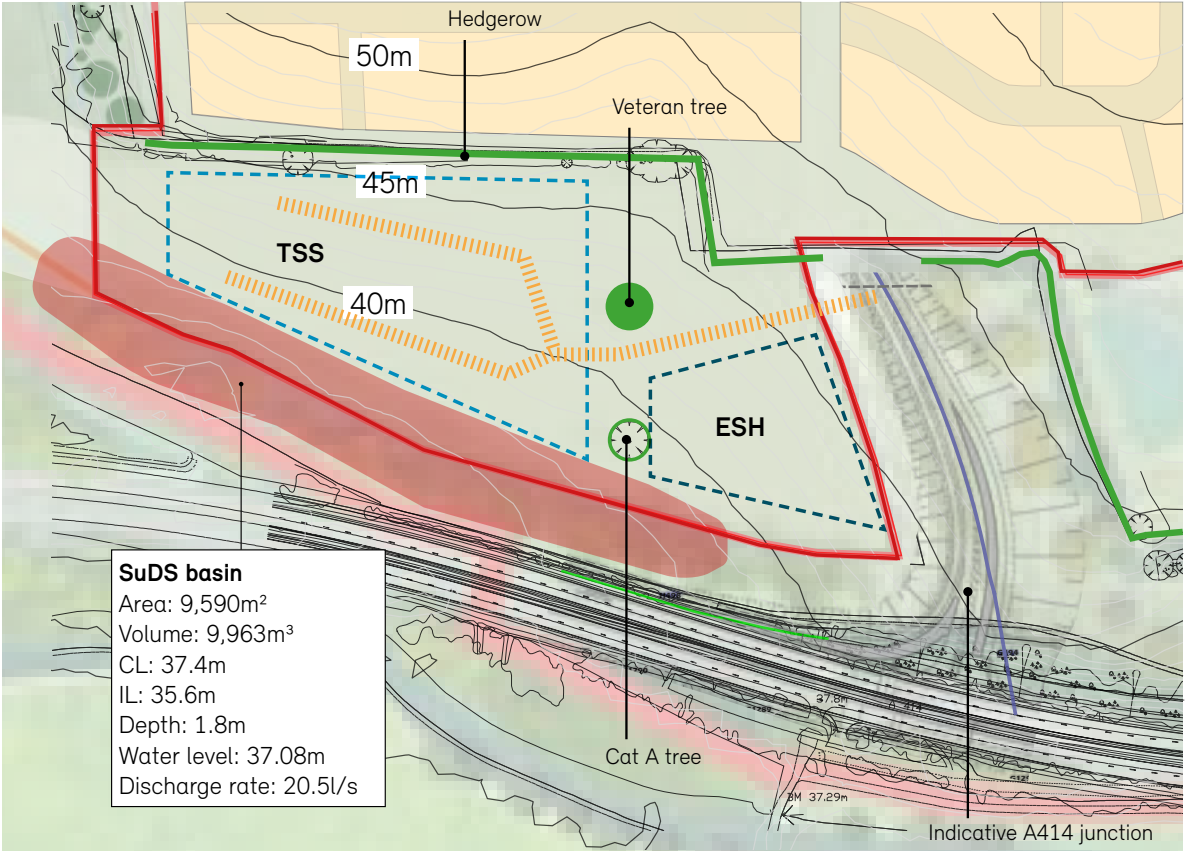
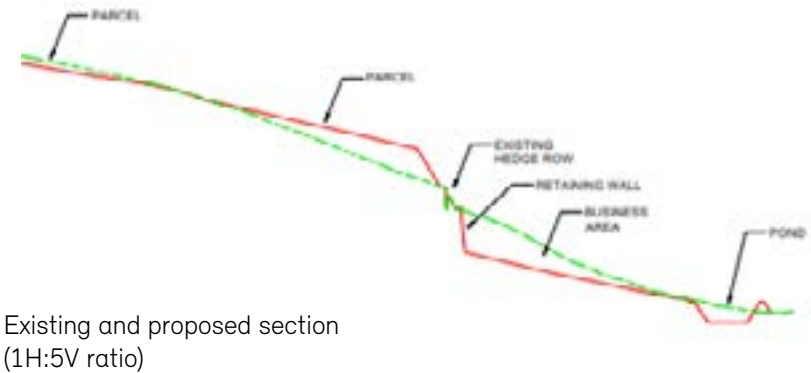
Travelling Showpeople Site (TSS) - S106 requires up to 8 plots with a minimum area of 1,875sqm per plot (up to 1.5ha),

Emergency Services Hub (ESH, or 'Blue Light Centre') - 0.6ha,

Additional employment uses.

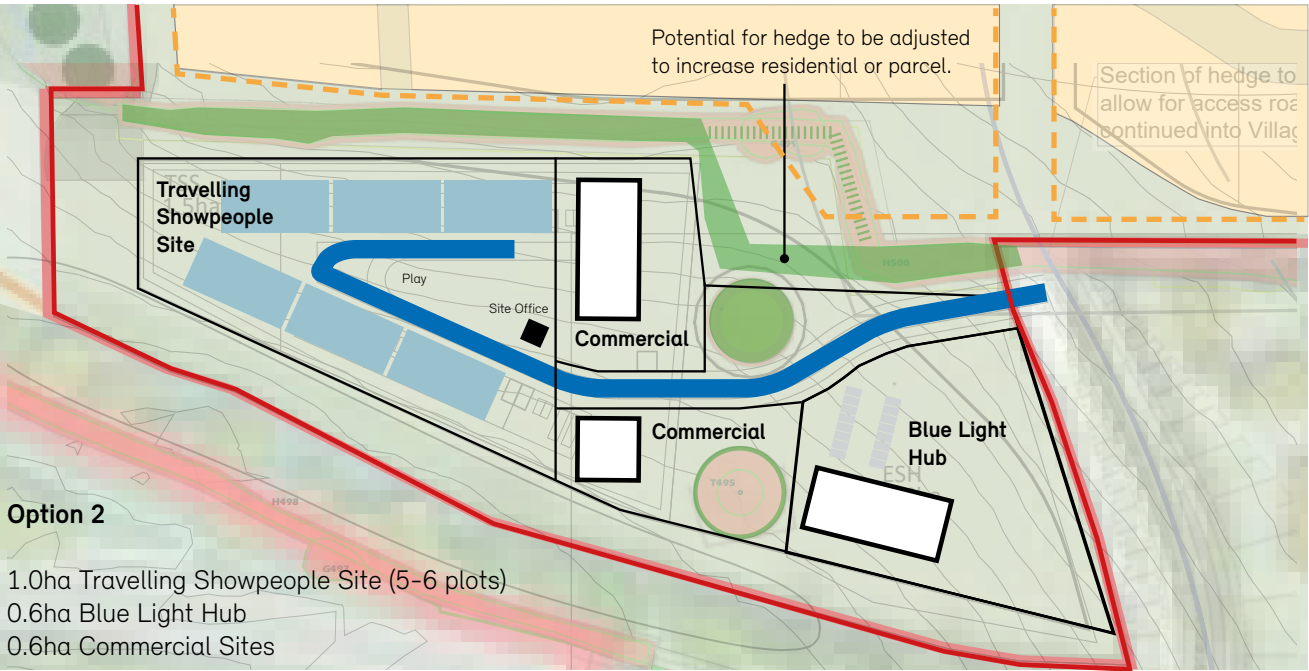
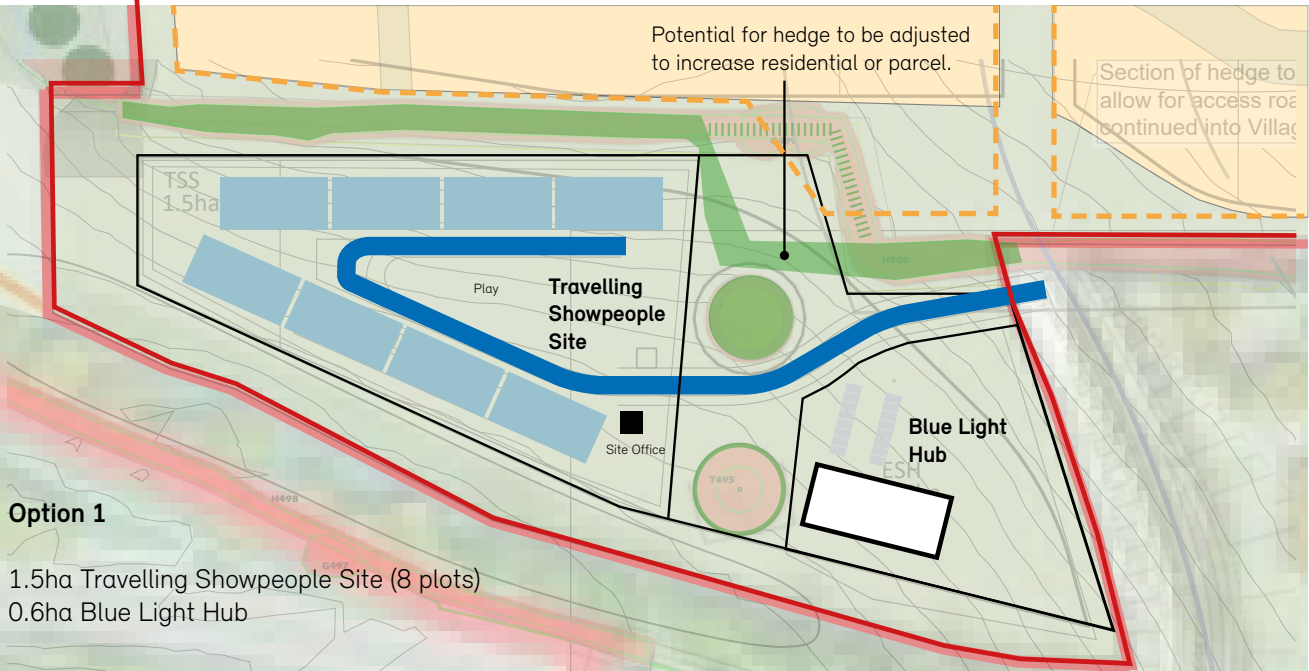
The site is heavily constrained:

- Steep slope and likely retention needed
- 1 x veteran tree and 1 x Cat A tree
- Existing hedgerow
- Single point of vehicle access
- Requirement for SuDS basin



Key plan

Site analysis





Parameters

Village 6 is controlled by these Parameter Plans approved as part of the outline planning application.



Existing vegetation and buildings



Village corridors, constraints and developable areas



Green infrastructure and open space



Access and movement



Principal land uses



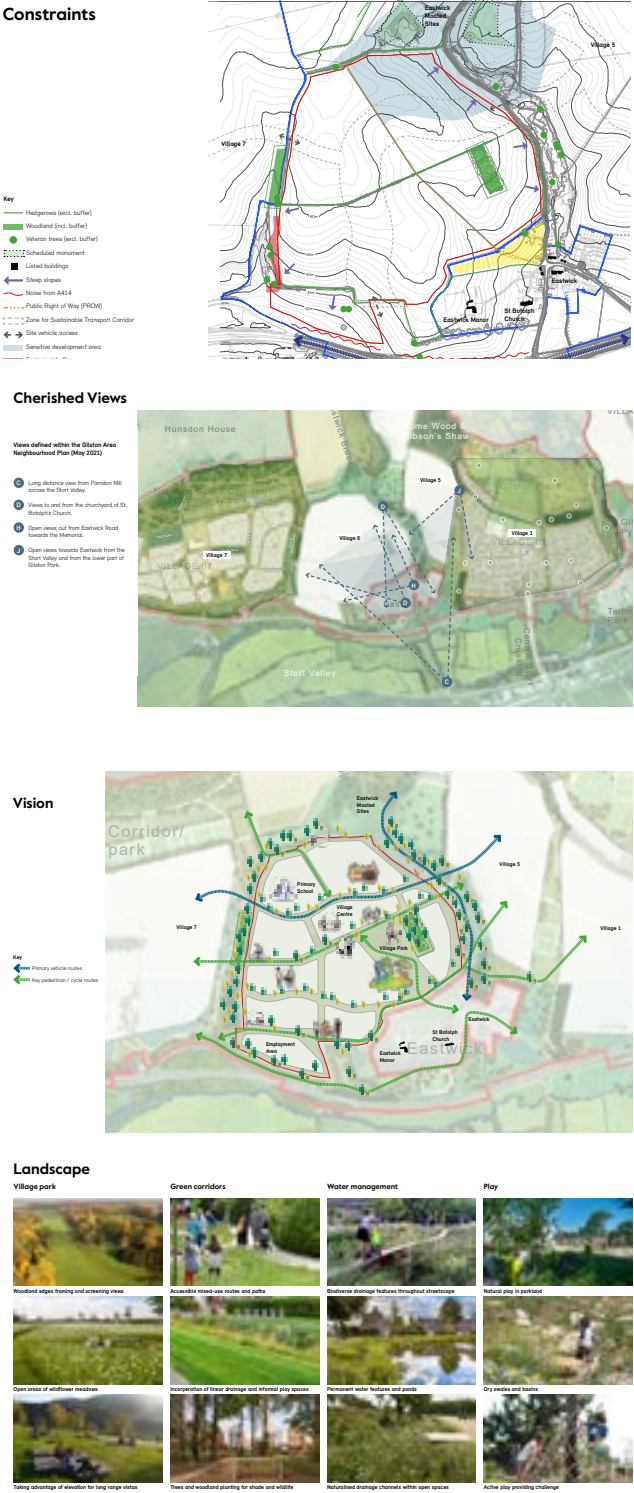
Maximum building heights

Community Working Group

The first community working group allowed the project team to introduce the early thinking towards the vision and proposals for V5 and V6 Masterplan, inviting feedback and discussion before the plans evolve further.

The event was held at Parndon Mill on Thursday 5 February 2026, from 6pm–8.30pm. In total 23 members attended the session:

- East Herts District Council ward member
- East Herts District Council
- Harlow Council
- Hunsdon Parish Council
- Hunsdon, Eastwick & Gilston Neighbourhood Planning Group
- Eastwick and Gilston Parish Council
- Parndon Mill
- Harlow Arts Trust
- The Parenthood
- Streets 2 Homes Homeless Project
- Community alliance, Broxbourne and East Herts
- St. Mary’s Church
- St. Andrew’s Methodist Church, Harlow
- Deanery for Harlow



Summary of feedback

Community & Inclusivity

Inclusive Living for All Ages
A balanced mix of affordable homes, later-living and care provision, and accessible housing (including lift-enabled and adaptable homes) supports lifelong residency. Intergenerational living is embedded to foster connection and reduce social isolation.

Social Infrastructure & Everyday Support
A village centre designed for all ages, with a centrally located primary school, safe walking routes, and facilities such as a village hall, pop-up shops, food banks, and affordable spaces for charities, enterprises, and local groups. Safety – particularly for women and girls – is embedded in the design.

Long-Term Belonging & Cohesion
Community facilities and rented spaces are designed to be affordable and reflective of all ages, encouraging interaction, stability, and long-term belonging.

Green Infrastructure

Landscape-Led Identity
Water views, protected vistas, informal green spaces, a large village park, and green bridge connections establish a strong natural character. Fewer roads and more landscaping reinforce this approach.

Biodiversity & Environmental Stewardship
Hedgerows designed for biodiversity, a ban on plastic grass, noise-sensitive planning, and long-term land management strategies ensure environmental resilience.

Nature, Play & Food Growing
Allotments, orchards, and communal growing spaces support wellbeing and local food production. A nature-integrated primary school and forest school embed environmental learning and curriculum opportunities on-site.

Culture

Commercially Sustainable Centre
A viable village centre that complements rather than competes with existing assets, with amenities delivered in time for incoming residents to maintain vitality.

Arts & Cultural Integration
Performing arts, open theatre, outdoor cinema, and events are integrated across the village. Partnerships with cultural organisations and engagement with youth and creative groups strengthen identity.

Retention, Leisure & Employment
Employment zones (including blue light uses and traveller pitches), leisure provision (potentially including a swimming pool), and consideration of secondary education help create a place where people stay long term.

Movement

Phasing & Infrastructure Delivery
Clear employment zone planning, acknowledgement of site constraints, realistic delivery timescales, and mechanisms to ensure roads, landscaping and schools are delivered alongside growth.

Connected & Balanced Transport
A hierarchy of routes – walking, cycling, vehicular and informal paths – supported by safe crossings, pedestrian lighting, viable bus services, and strong external connections (including across the A414 and to the River Stort towpath).

Future-Proofed Mobility
Realistic car ownership assumptions, adequate and adaptable parking (including for autonomous vehicles), road impact management, and controls on future home alterations to maintain design integrity.

Village 6 Context
Existing Site Features

Landscape Character and Existing Site Features

- Pronounced topography of an exposed hilltop
- Long distance views to the north and south
- Wooded watercourse valleys to the east and west edges
- Existing woodland plantation towards centre of site
- Existing hedgerows spanning E-W across the site
- Eastwick Moated Sites SAMs to the north
- Overlooking Eastwick village, St Botolph’s church and Eastwick Manor to the south.



Parameter plan - Green infrastructure and open space



1. Views south



2. Views North



3. Existing woodland block



4. Existing hedgerow- varying condition



4. Openings in existing hedgerow



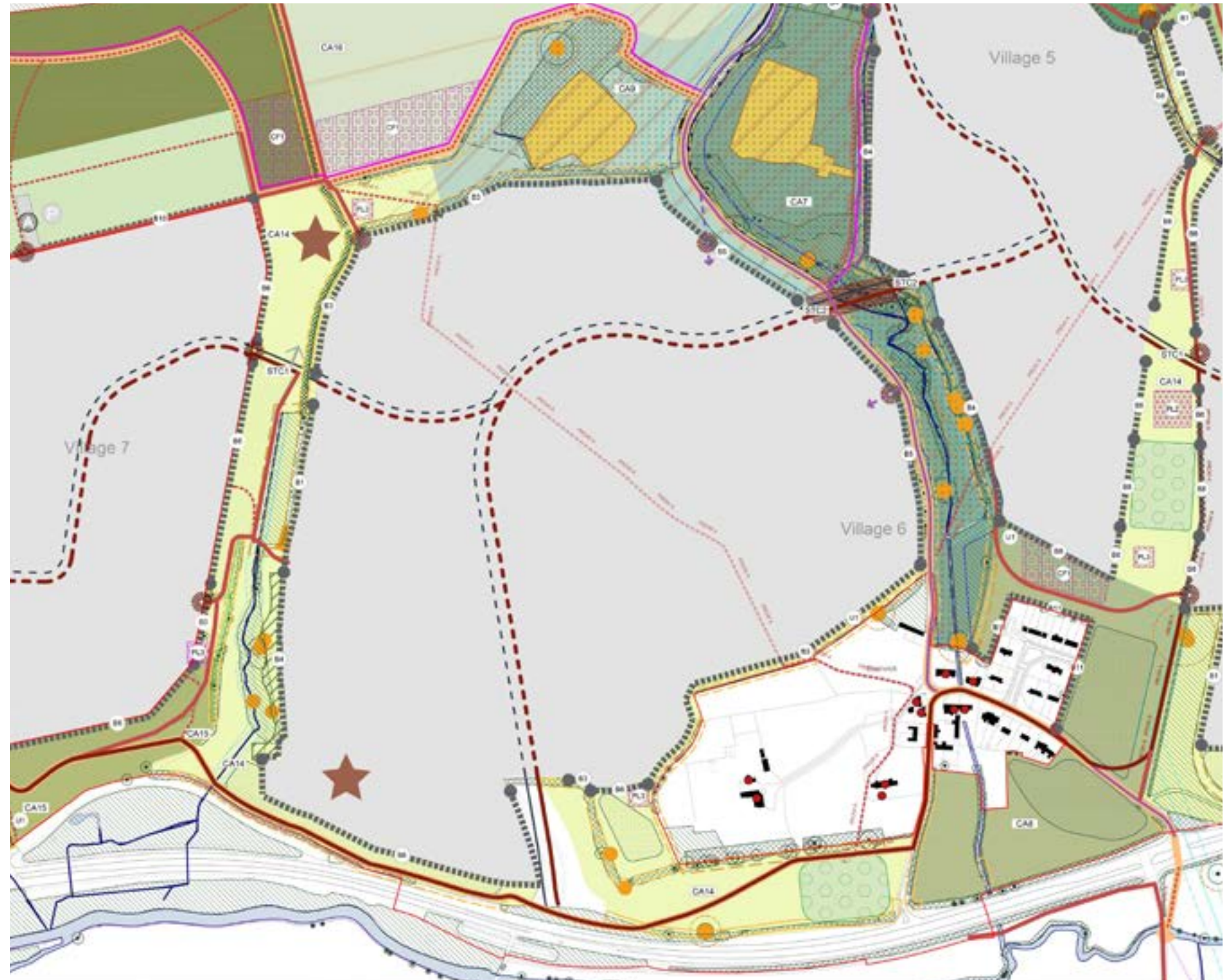
Woodland Block edge



5. Eastwick Manor Hall and hedge boundary

Village 6 Context
Interface with SLMP

SLMP Regulatory Plan



SLMP Regulatory Plan - Sheet 10 of 11

Street Hierarchy Summary of Component Parts

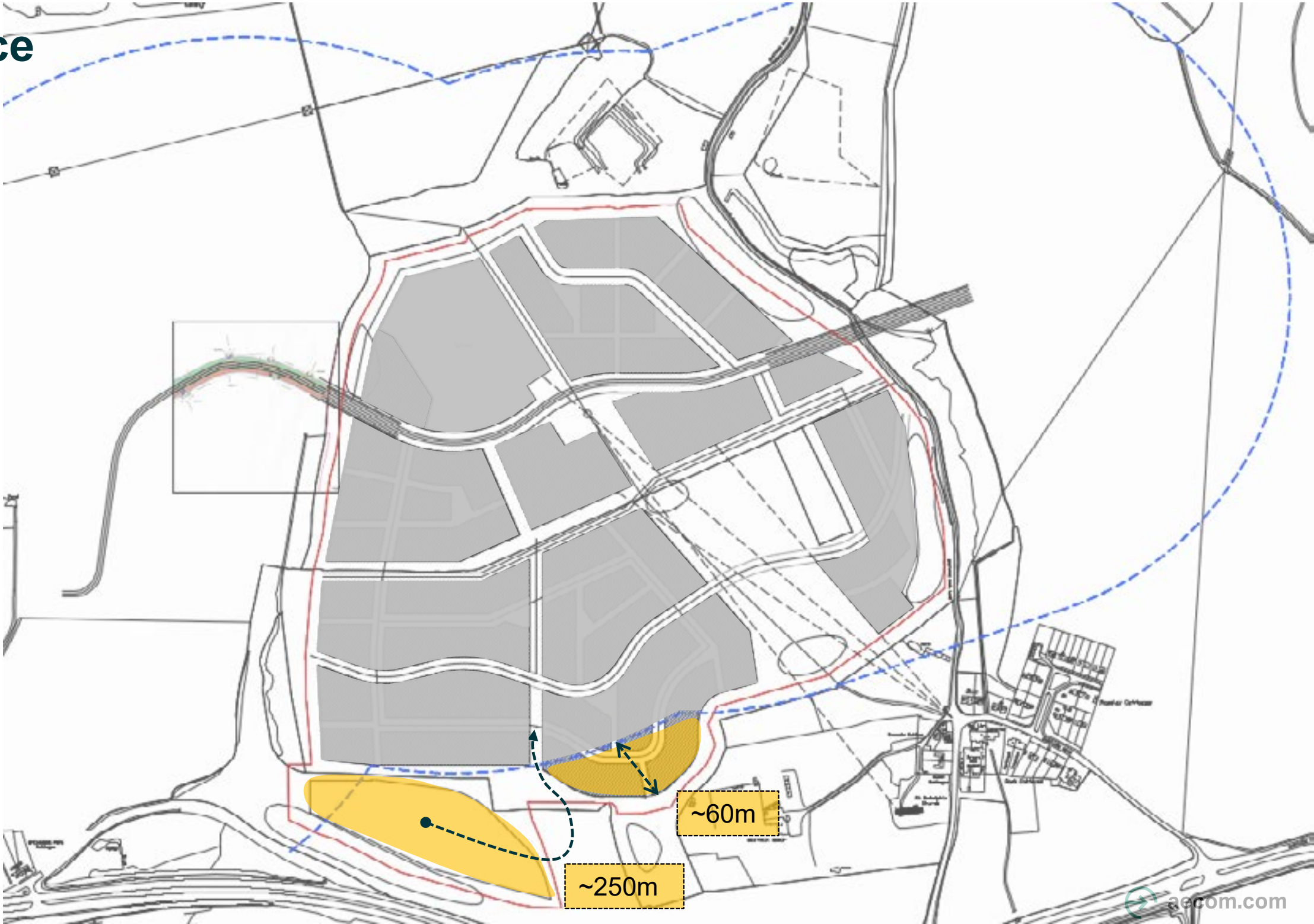
Street Type	STC	Primary	Secondary	Tertiary
Function	❖ Direct route to, through and within the village and connection to adjoining Villages. ❖ All mode sections. ❖ Public Transport / Active modes only sections.	❖ Circuitous route in relation to STC. ❖ Private vehicles and active modes. ❖ Service vehicle Access / Refuse collection.	❖ Main Streets providing access to Residential areas. ❖ Private vehicles and active modes. ❖ Service vehicle Access / Refuse collection.	❖ Residential Streets / access. ❖ Private vehicles and active modes. ❖ Service vehicle Access / Refuse collection.
Vehicles	❖ All mode sections. ❖ Public Transport / Active modes only sections. ❖ Service vehicle Access / Refuse collection.	❖ Private vehicles and active modes. ❖ Service vehicle Access / Refuse collection.	❖ Private vehicles and active modes. ❖ Service vehicle Access / Refuse collection.	❖ Private vehicles and active modes. ❖ Service vehicle Access / Refuse collection.
Speed	20mph	20mph	20mph	< 20mph (10mph)
Total Width	23.5m (less at bridge structures)	16.5m to 13.5m	15.8m to 12.8m	9.8m to 9.1m
Vehicular carriageway width	6.5m	5.5m	5.5m	4.8m
Active Modes provision	❖ 5.0m segregated cycle/footway one side. LTN/120 compliant ❖ 2.0m footway other side.	❖ 3.0m segregated cycle/footway one side (children / parents etc off road). ❖ 2.0m footway other side.	❖ 3.0m segregated cycle/footway one side (children / parents etc off road). ❖ 2.0m footway other side.	❖ 2.0m footway, one side or both sides. ❖ Cycling in carriageway.
Landscape provision	Up to 5.0m both sides ❖ Landscape. ❖ Suds. ❖ Trees. ❖ bus stops / shelter.	Up to 3.0m both or one side ❖ Landscape. ❖ Suds. ❖ Trees.	Up to 3.0m both or one side ❖ Landscape. ❖ Suds. ❖ Trees.	3.0m one side ❖ Planting / on-street parking, servicing bays. ❖ On demand bus set down / pick up bay.

400m Walk Distance Isochrone

400m Walk Distance Isochrone from STC

Areas outside of walk distance (~50 dwellings & employment Zone on A141).

Additional Walk Distance



Concept

Active modes only

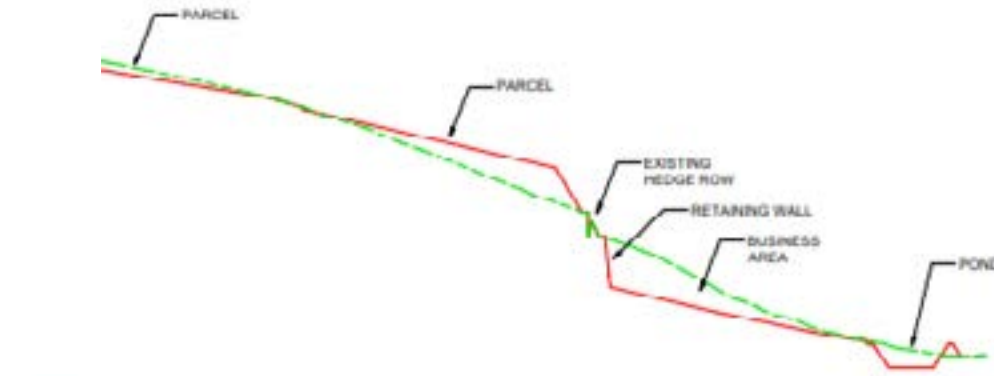
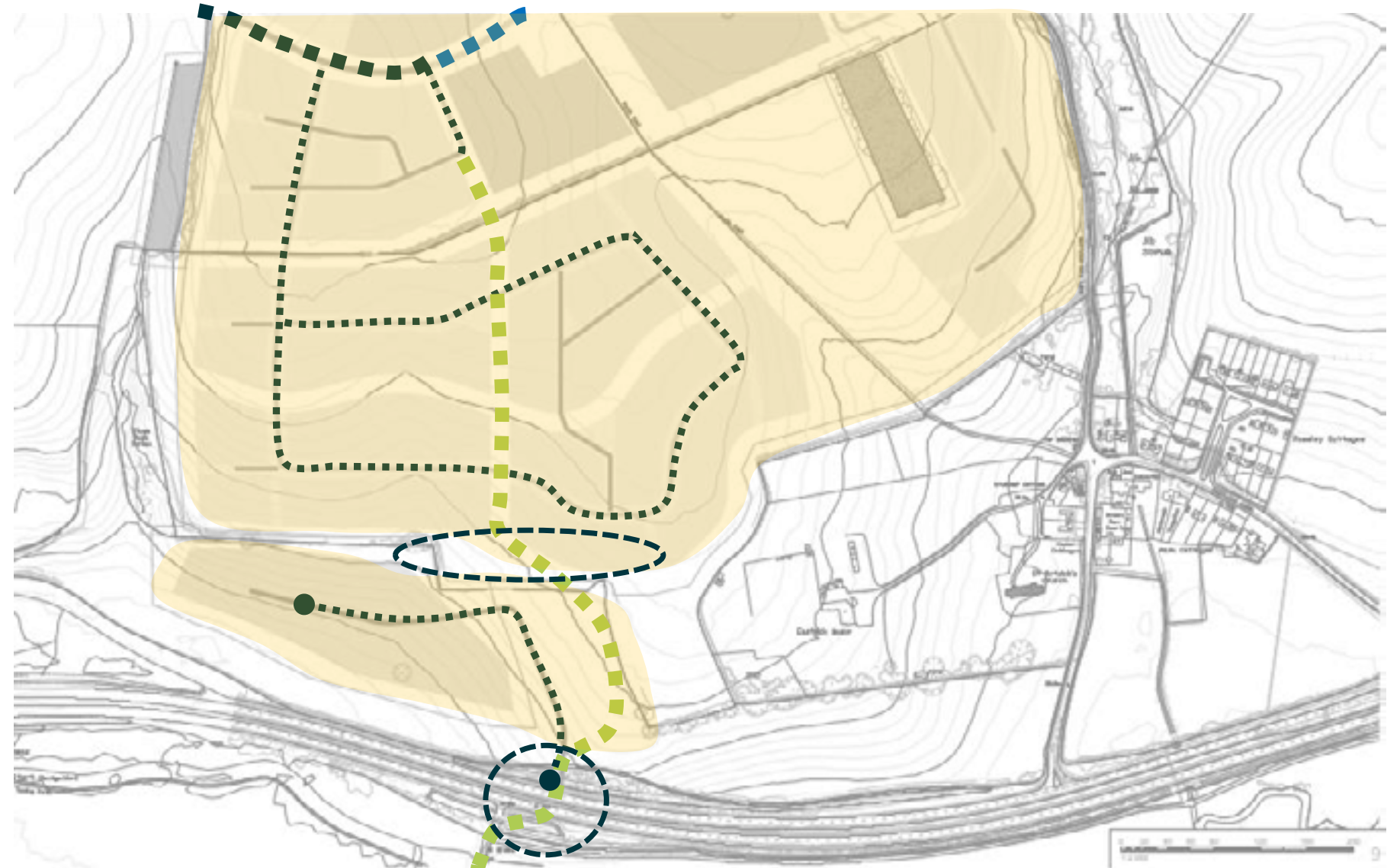
STC (all modes)

STC (PT/active modes only)

Street (all modes)

STC (PT/active modes only)

Street (all modes)



- ❖ Given gradients – sloping north to south – create two ~level developable areas.
- ❖ No vehicular access between – connected by active modes only.
- ❖ Independent access from A414 to employment zone – reduced OPP junction form.
- ❖ Independent active modes connection up slope from A414 using slope / contours / landscaping to achieve a DDA compliant route.

Village 6 Design Strategies

Key Views

LVIA Views Review

View 7

- The view faces due south across towards Village 6.
- The development would sit beyond Open Farmland and the pylons
- and the existing vegetation , with much of it falling into the valley below out of sight.



Extract from LVIA

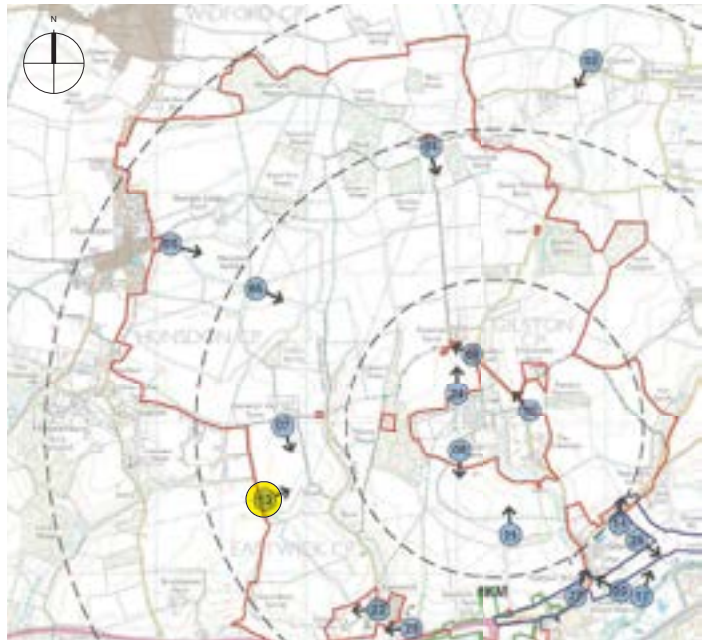


Existing View (Summer)



View 13

- The view faces away from the development and across Eastwick valley towards Village 5.
- The northern edge of the development would sit on the right hand side of the view beyond the overhead wires.



Extract from LVIA



Existing View (Summer)



Village 6 Design Strategies

Key Views

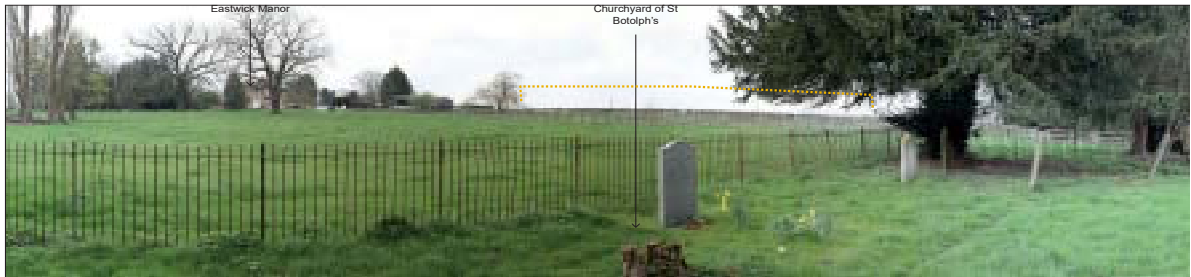
LVIA Views Review

View 22

- The view faces towards existing structures and trees, The topography beyond slopes away
- The development would be visible to the right hand side of the image. The village park would make up much of this.



Extract from LVIA

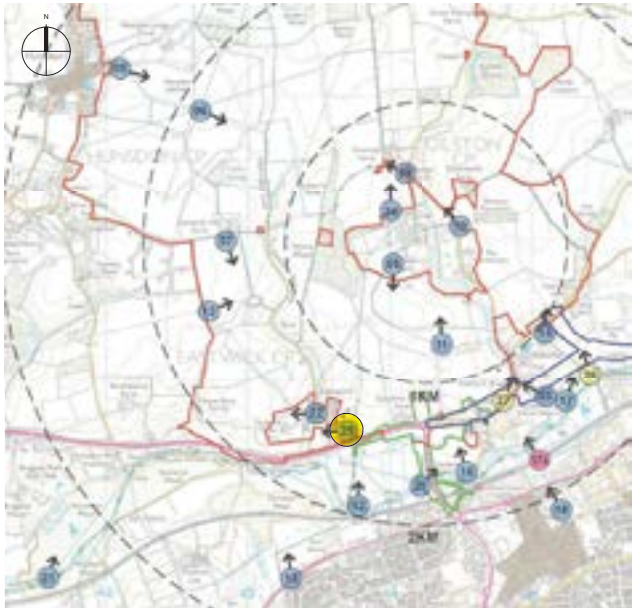


Existing View (Summer)



View 29

- The view faces down towards Eastwick and faces the southern portion of the development which would be only partially visible during winter through the existing trees.



Extract from LVIA



Existing View (Summer)



Village 6 Design Strategies
Key Views

LVIA Views Review

View 12

- There are existing trees and hedgerow vegetation along the Stort which create a dense green screen in summer and substantial height through winter.
- The development would be to the right of the view towards Eastwick Lodge Farm
- The viewpoint is low in relation to the site



Extract from LVIA



Existing View (Summer)

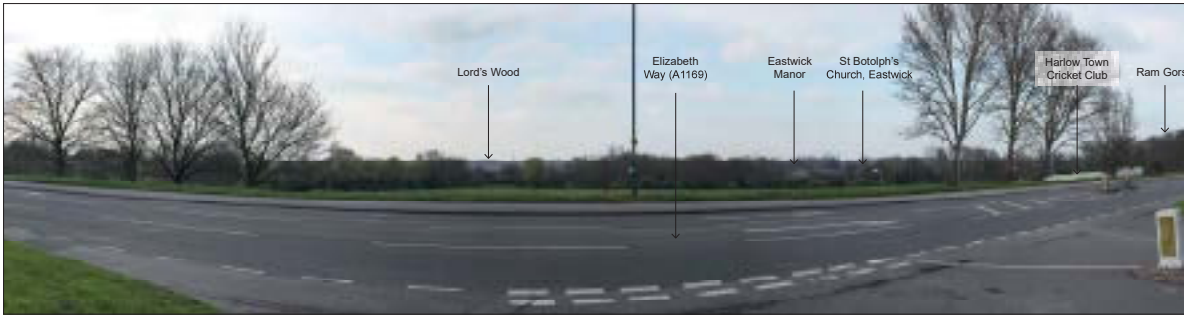


View 15

- The view faces north towards Village 6 but is set back from the site and A414 with the hill of Lord's Wood in the far distance rising over the existing tree line.
- The existing tree line creates a dense green screen in summer.



Extract from LVIA



Existing View (Summer)



Ecology and biodiversity

Hertfordshire Nature Recovery

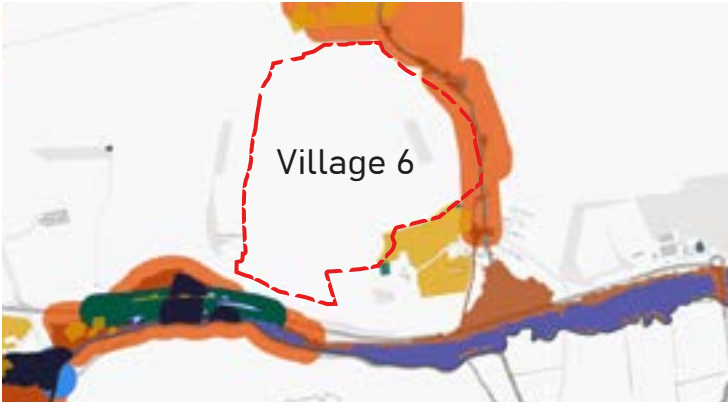
<https://www.hertfordshire.gov.uk/about-the-council/how-the-council-works/partnerships/herts-nature-recovery-partnership/local-nature->

LNRS key actions

- Increase the amount of woodland cover across the county,
- Connecting existing fragmented woodland habitat to make a more resilience and biodiverse woodland habitat
- Preserving and enhancing the genetic diversity of trees and related habitats
- To retain, restore and extend grassland habitat to create a high-quality network of connected neutral grasslands.
- Make a nature-rich built environment by making more space for nature in our cities, towns and villages
- Integrating nature into the fabric of our buildings and public spaces

Ecological and Biodiversity Strategy

- ✿ Enhanced existing vegetation to create robust managed woodland and hedgerows
- ✿ New native hedgerows to provide a network of ecological corridors into the site
- ✿ Extended woodlands to create a more connected network of woodlands
- ✿ Manage wildflower meadows in open spaces and green corridors to provide expanses of nectar rich native flowers and ecological habitats
- ✿ Introduce grasslands to landscape edges and slopes to provide a linking tapestry of habitats
- ✿ A SuDS strategy that supports the creation of new ecological habitats with fenland grasslands, marginal and raingarden planting
- ✿ Planting new orchards to sustain the diversity and heritage of fruit trees
- ✿ Tree planting that builds on the native mix to provide diversity and climate resilience
- ✿ Green streets and planted verges to provide a nature rich network through the development plots



HRNP mapping



Local species

KEY

- Existing woodland
- Extended woodland
- Existing hedgerow
- Screening belts
- Wetland fenland grassland
- Meadow grassland
- Orchard meadow
- Veteran Tree



Biodiversity Strategy Plan

Play strategy

Alignment with GPE Play Strategy

Village 6 play strategy will act as part of a wide network of play provision across the villages and green infrastructure corridors.

The Village 6 Play strategy must include 3 key components:

- Village Play Space
- Neighbourhood Play Space
- Incidental Play

Village Play Space



- Key main space to cater for all ages in Village park
- Min. 2,000 sqm
- 2-11 yrs, 12+
- Within Village Park
- Located adjacent to a primary walking and cycling route and include provision for convenient and secure cycle parking facilities.
- Play and socialising opportunities for children and young adults
- Should include active recreation/ informal sports area, e.g. basketball court and/or five-a-side football, skate park, pump track or climbing/ bouldering facilities

Neighbourhood Play Spaces

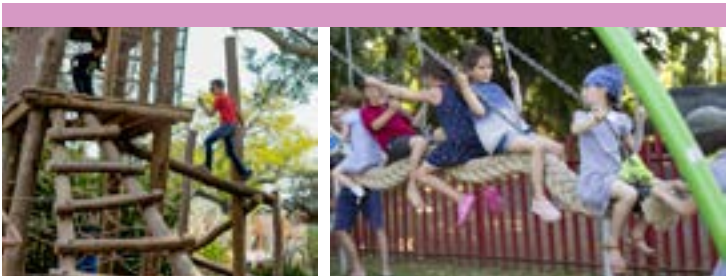


- Minimum 625 sqm within 2000 sqm
- 5-11 yrs,
- Include a wide range and variety of play elements, including a multi-functional play structure.
- Designed primarily for younger children, (2-11 years old)
- Accessible from nearby cycle route
- Located at a safe and reasonable distance from roads,
- Include recognisable boundaries preferably not fencing
- Signage indicating that dogs are to be kept on a lead
- Within 250m walking distance from homes
- Linked to green corridor with active travel routes for surveillance and ease of access
- Consideration to play provision within SMLP corridors

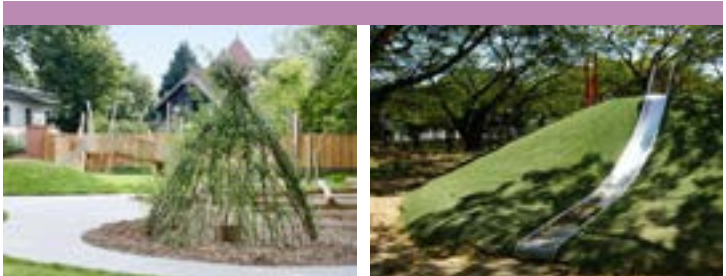
Incidental Play



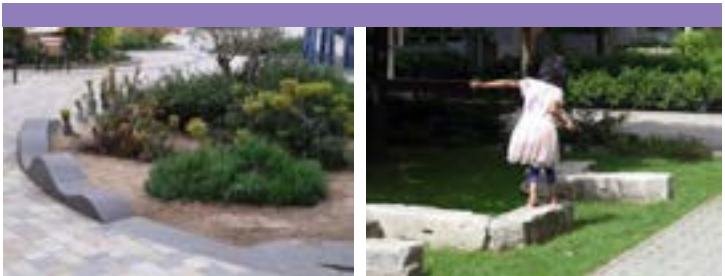
- 2-11 yrs
- Designed to encourage informal play and social interaction
- Overlooked to allow for improved passive surveillance
- Located at a safe and reasonable distance from vehicular areas
- Incorporated into key pedestrian and cycle routes
- Provide opportunities for imaginative, inventive and or incidental play through the provision of natural elements
- Interventions along green corridors, streets and in local open space
- Along routes or tied into rest stops
- Coding to suggest distances between
-



Range of facilities offering play challenges for all



Active and imaginative play set in green spaces



Low key interventions set into landscape

SLMP tree species coordination

- Trees meet the Forestry Diversity Rule of 10:20:30
- High percentage of native species
- Consideration given to further diversifying the species for greater biodiversity and climate resilience
- Trees species introduced for use as landmark trees and for the creation of character areas within Village 6
- Use of trees within Village Centre to be developed

Within Villages	To be defined through Village Masterplans	<i>Quercus robur/petraea</i> *, <i>Carpinus betulus</i> , <i>Fagus sylvatica</i> , <i>Acer campestre</i> 'Elaeji', <i>Ulmus New Horizon</i> *, <i>Ostrya carpinifolia</i> , <i>Corylus colurna</i> *, <i>Liriodendron tulipifera</i> *, <i>Crataegus x laevifolia</i> *, <i>Prunus avium</i> 'Kordia'	<i>Malus troyana</i> *, <i>Malus hupehensis</i> *, <i>Acer campestre</i> 'Elaeji', <i>Cornus mas</i> *, <i>Corylus colurna</i> *, <i>Acer Platanoides</i> *, <i>Pinus nigra</i> *, <i>Acer monspessulanum</i> *	<i>Tilia cordata</i> 'Winter Orange', <i>Tilia tomentosa</i> 'Bretani', <i>Acer campestre</i> 'Elaeji', <i>Aesculus indica</i> *, <i>Parrotia persica</i> *, <i>Paulownia tomentosa</i> *, <i>Quercus rubra</i> *, <i>Platanus x hispanica</i> *, <i>Nothofagus antarctica</i> *	<i>Alnus incana</i> 'Laciniata', <i>Alnus glutinosa</i> , <i>Alnus cordata</i> *, <i>Betula nigra</i> *, <i>Acer campestre</i> 'Elaeji', <i>Alnus x spaethii</i> *, <i>Elaeagnus angustifolia</i> *, <i>Maytenus boaria</i> *, <i>Ulmus New Horizon</i> *, <i>Salix x sepulcralis</i> *, <i>Acer saccharinum</i> *
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Extract from SMLP design code

Tree species	UK Native	Village park	Green corridors	Green streets	Edge interfaces	Play areas
<i>Acer campestre</i>	/					
<i>Acer campestre</i> 'Elaeji'	/					
<i>Acer monspessulanum</i>	/					
<i>Acer platanoides</i>	/					
<i>Acer saccharum</i>	/					
<i>Aesculus indica</i>	/					
<i>Alnus cordata</i>	/					
<i>Alnus glutinosa</i>	/					
<i>Alnus incana</i> 'Laciniata'	/					
<i>Alnus x spaethii</i>	/					
<i>Betula nigra</i>	/					
<i>Betula pendula</i>	/					
<i>Betula pubescens</i>	/					
<i>Betula utilis jacquemontii</i>	/					
<i>Carpinus betulus</i>	/					
<i>Carpinus betulus</i> 'trans fontaine'	/					
<i>Cornus mas</i>	/					
<i>Corylus colurna</i>	/					
<i>Crataegus x laevifolia</i>	/					
<i>Elaeagnus angustifolia</i>	/					
<i>Fagus sylvatica</i>	/					
<i>Liriodendron tulipifera</i>	/					
<i>Liquidambar styraciflua</i>	/					
<i>Malus hupehensis</i>	/					
<i>Malus troyana</i>	/					
<i>Maytenus boaria</i>	/					
<i>Nothofagus antarctica</i>	/					
<i>Ostrya carpinifolia</i>	/					
<i>Parrotia persica</i>	/					
<i>Paulownia tomentosa</i>	/					
<i>Pinus nigra</i>	/					
<i>Platanus x hispanica</i>	/					
<i>Populus nigra italica</i>	/					
<i>Prunus avium plena</i>	/					
<i>Prunus avium</i> 'Kordia'	/					
<i>Prunus serotina</i>	/					
<i>Prunus avocet</i>	/					
<i>Pyrus chionocarpa</i>	/					
<i>Quercus petraea</i>	/					
<i>Quercus robur</i>	/					
<i>Quercus rubra</i>	/					
<i>Salix x sepulcralis</i>	/					
<i>Sorbus aria</i>	/					
<i>Sorbus aucuparia</i>	/					
<i>Sorbus aucuparia</i> 'Cardinal Royal'	/					
<i>Sorbus intermedia Brouwers</i>	/					
<i>Tilia cordata</i> 'Winter Orange'	/					
<i>Tilia tomentosa</i> 'Bretani'	/					
<i>Ulmus New Horizon</i>	/					



Indicative tree strategy

Tree strategy

Village Park Trees



Acer campestre

Acer monpessulanum

Aesculus indica



Carpinus betulus

Fagus sylvatica

Liquidambar styraciflua



Pinus nigra

Platanus x hispanica

Prunus avium plena



Nothofagus antarctica

Paulownia tomentosa

Quercus robur

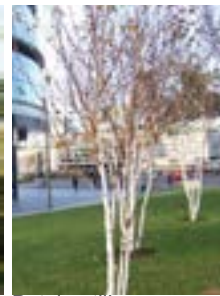
Green Corridors



Acer campestre

Acer plantanoides

Acer saccharum



Betula pendula

Betula utilis jacquemontii

Cornus mas



Pinus nigra

Platanus x hispanica

Prunus avium plena



Quercus rubra

Ulmus New Horizon

Maytenus boaria

Green Streets



Acer campestre 'Elsrijk'

Alnus cordata

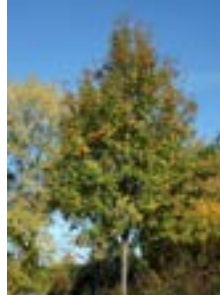
Alnus x sphaethii



Malus tribolata

Amelanchier arborea

Plantanus x Hispanica



Sorbus acuparia Royal cardinal

Sorbus intermedia browers

Tilia cordata winter orange



Ulmus New horizon

Pyrus chanticleer

Liquidambar styraciflua

Edge Interfaces



Acer campestre

Alnus cordata

Alnus glutinosa



Alnus x sphaethii

Betula nigra

Betula pendula

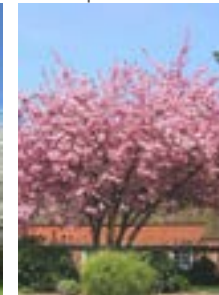
Play Zones



Acer monpessulanum

Betula pendula

Betula utilis



Prunus avium 'Plena'

Prunus serrula

Prunus 'Accolade'

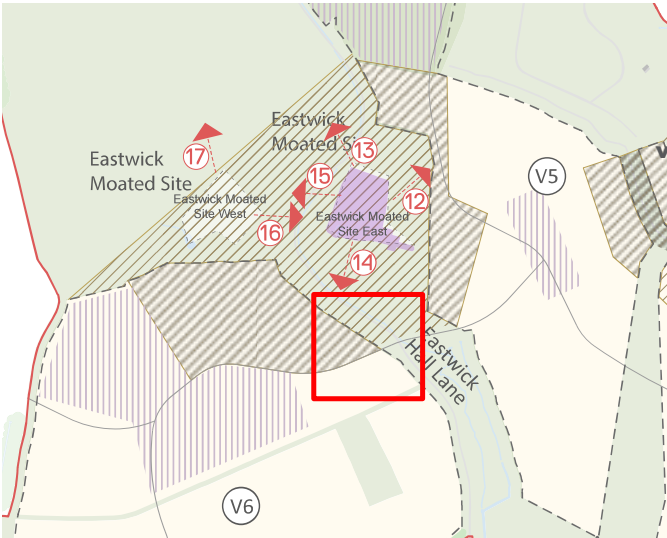
STC bridge

STC Bridge Connection - Visual Impacts:

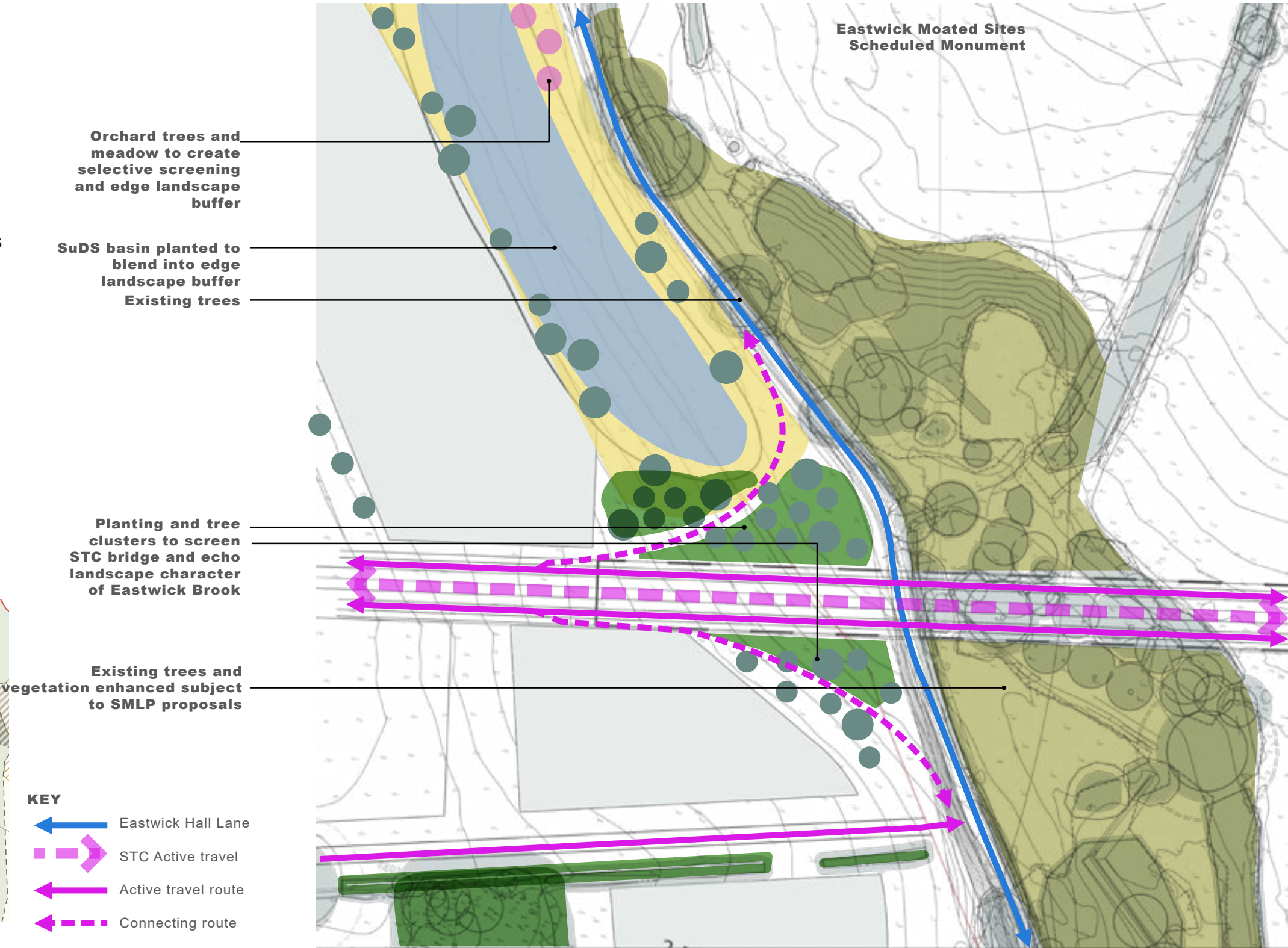
- Extent subject to required clearance above Eastwick Hall Lane
- Impact on landscape character and views towards Eastwick village

Strategic Planting Measures:

- Lower density development to edge to village
- Planting to supplement existing trees
- SuDS basin zone contributing to landscape buffer.
- Orchard planting as visual buffer and community amenity.



Key Heritage Views



STC bridge

Constraints

Utilities

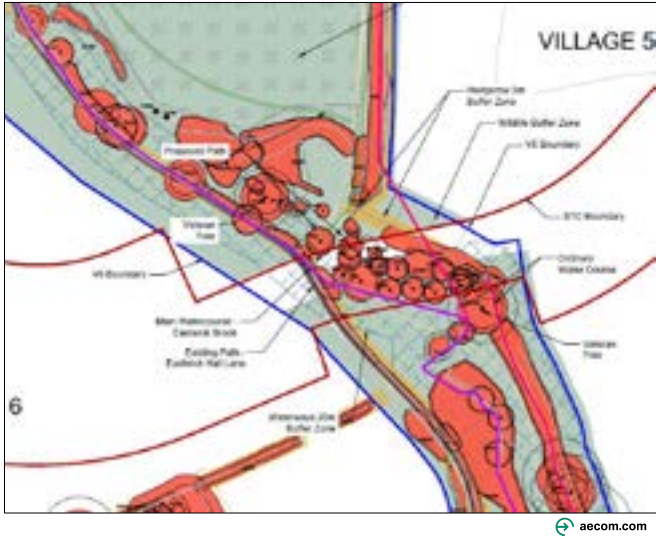
- Highway drainage on Eastwick Hall Lane
- Affinity Water twin main
- UKPN 11kv High voltage underground cables
- Openreach overhead telecommunication cables



Constraints

Ecological Constraints

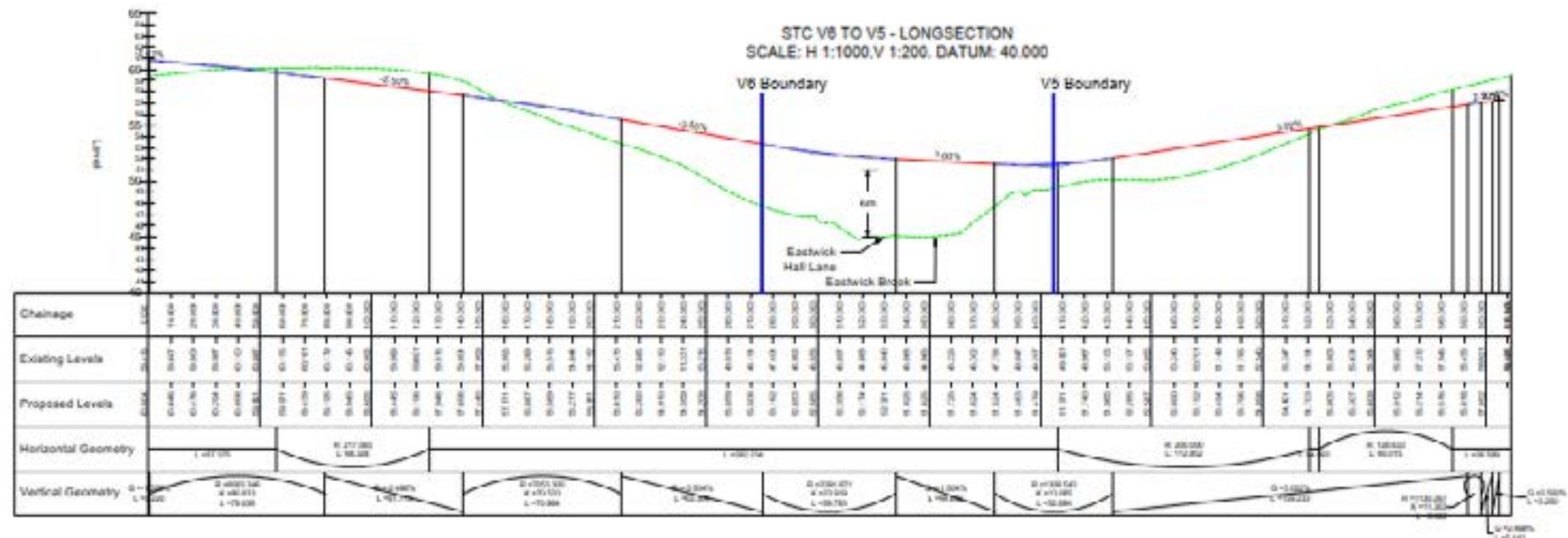
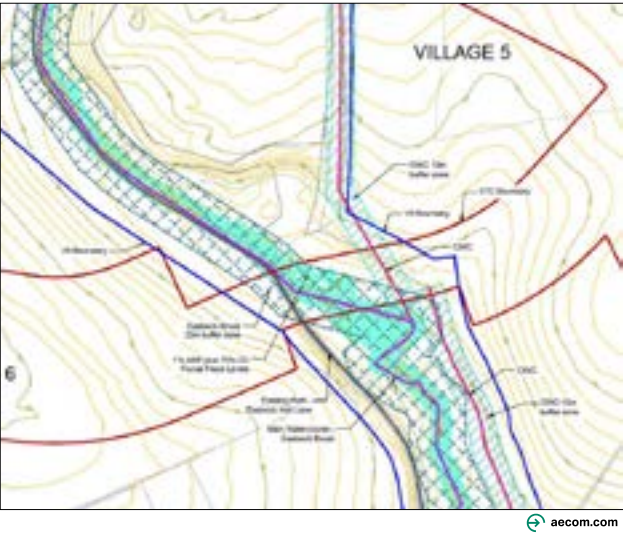
- Hedgerow + 5m buffer
- Wildlife buffer zone
- Existing trees and tree groups
- Veteran trees
- County Wildlife Site



Constraints

Water & Topographical Constraints

- Main River and Fluvial Flood Zone
- Main River 20m buffer
- Ordinary Watercourse
- OWC 10m buffer
- Incised river valley



Design Code
Structure

Executive summary

Introduction

- Purpose & Role
- Status & Design Code Extents
- How To Use The Design Code
- The V6MP Regulatory Plan

Background

- Planning Context
- Features & Constraints
- Masterplan Vision
- Illustrative Masterplan
- Engagement & Process

Green & Blue Infrastructure

- Introduction
- Existing Vegetation & Features
- Green Infrastructure Components
- Ecology & Biodiversity
- Climate Change & Biosecurity Strategy
- Blue Infrastructure Components
- Gateways
- Green Corridors & Buffers
- Neighbourhood Greens
- Edge Planting
- Play and Sports Provision
- Community Orchards
- Wayfinding
- Public Art
- Soft Landscaping Palette
- Hard Landscaping Palette
- Street Furniture Palette

Access & Movement

- Introduction
- V6MP Regulatory Plan
- Access... overview of masterplan (movement network plan)
- Streets:
 - o Sustainable Transport Corridor (Sustainable Modes Only)
 - o Sustainable Transport Corridor (All Modes)
 - o Primary Street
 - o Secondary Streets
 - o Tertiary Streets & Cross Parcel Permeability
- Active Travel Network
- Bus Network
- Access for All
- Mobility Hub
- Electric Vehicles & Cycle Parking
- Servicing strategy - Utilities, Refuse, Lighting
- Parking Strategy

Residential Built Form

- Introduction
- V6MP Regulatory Plan
- Character areas (for each area)
 - o Urban design principles
 - o Frontage principles
 - o Movement and servicing principles
 - o Elevation and roofing materials
- Household Utilities & Waste
- Dwelling Typologies
- Boundary Typologies
- Parking Typologies

Non-Residential Built Form

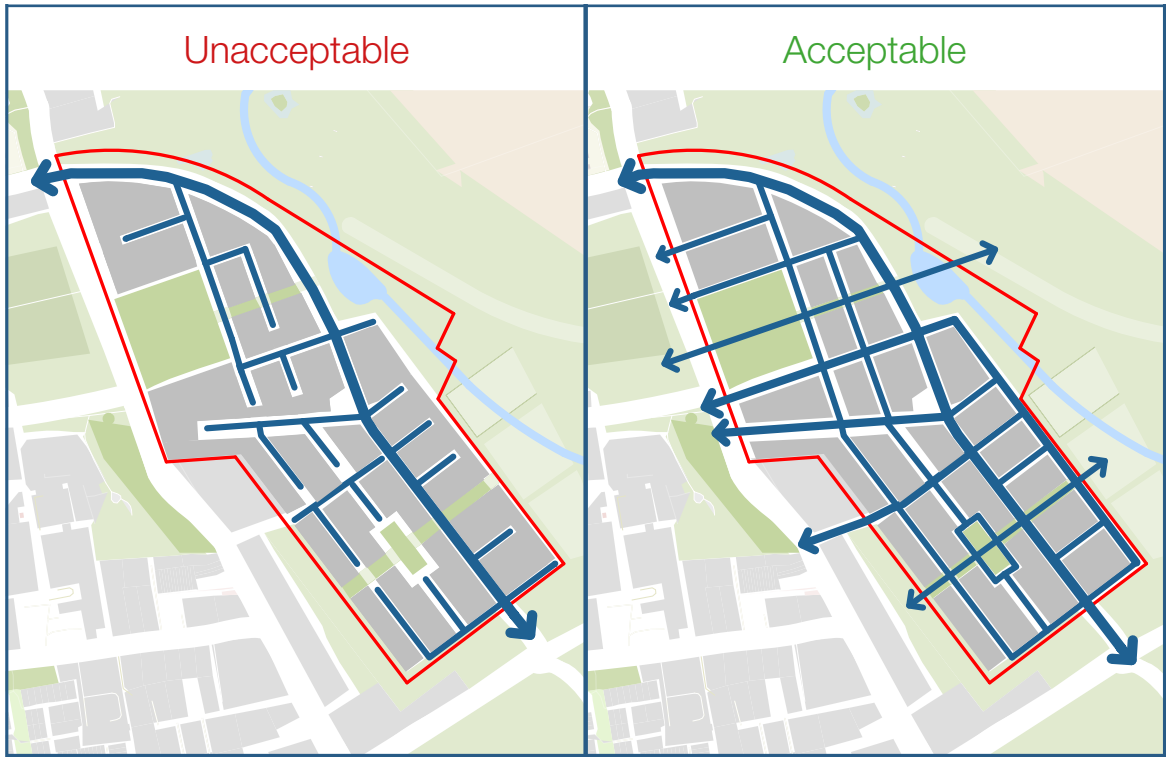
- Introduction
- V6MP Regulatory Plan
- Mixed Uses
- Education
- Emergency Services Hub
- Travelling Showpeople Site

Stewardship (to be agreed)

Appendix

- Compliance Checklist
- Approved Parameter Plans

Movement



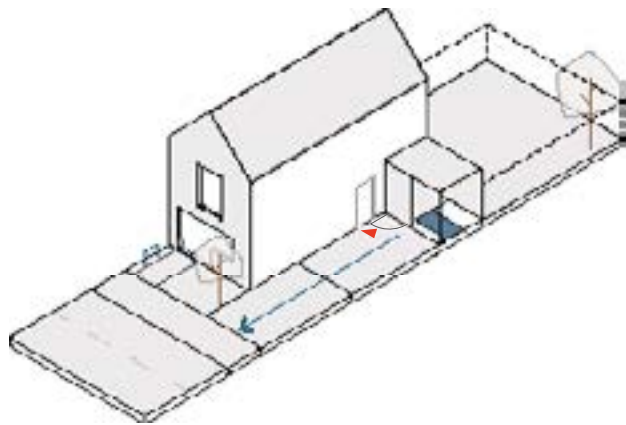
Connected and unconnected street networks
Design and Placemaking Planning Practice Guidance MHCLG 2026



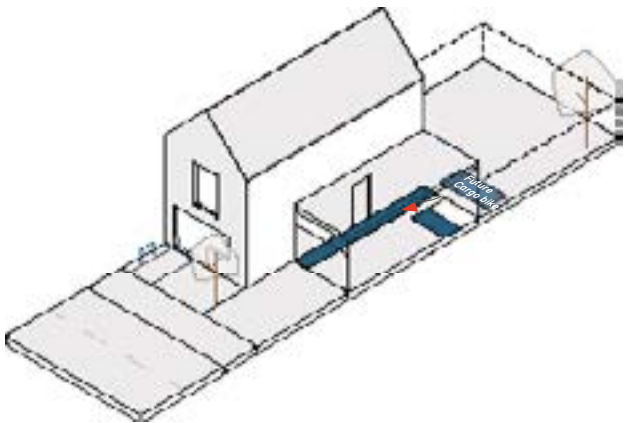
Gilston overlay of MHCLG diagram

- clearly identified bus routes
- maximum of two corners from orientating routes
- streets connect to landscape and existing neighbourhood as active travel routes - no cul-de-sacs for wheelers and walkers

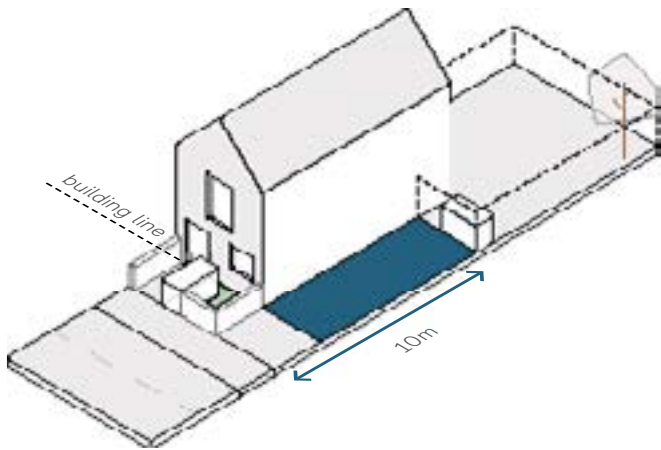
Movement



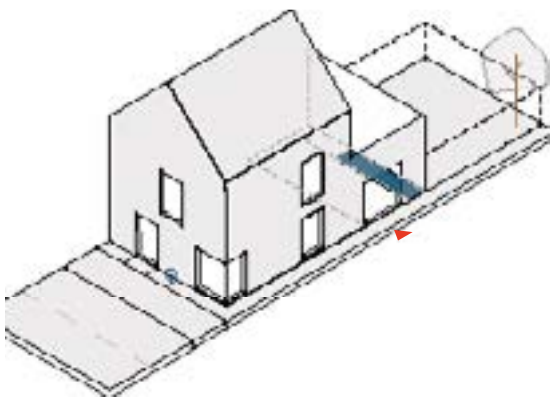
Mini-garage
Full width bike garage located on the driveway.



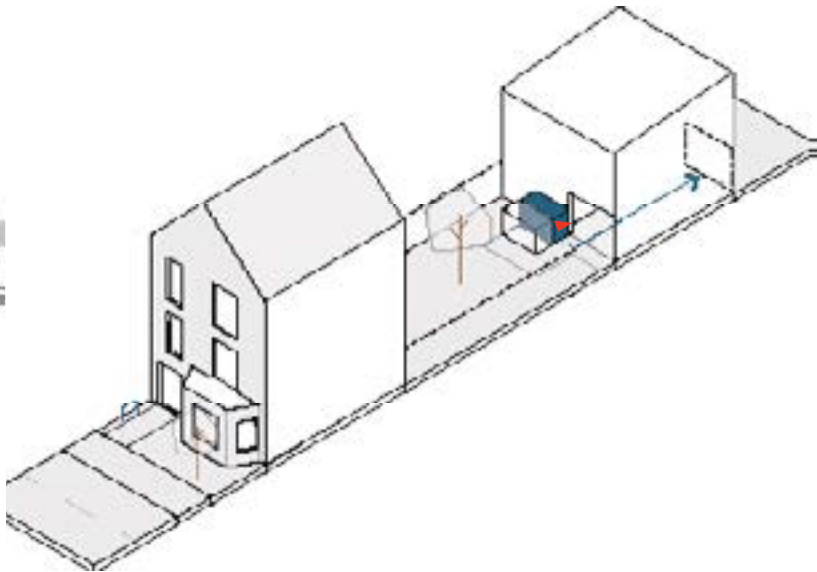
Secure transport stores
Transport stores must be set on or behind the building line, with a secure a gate.



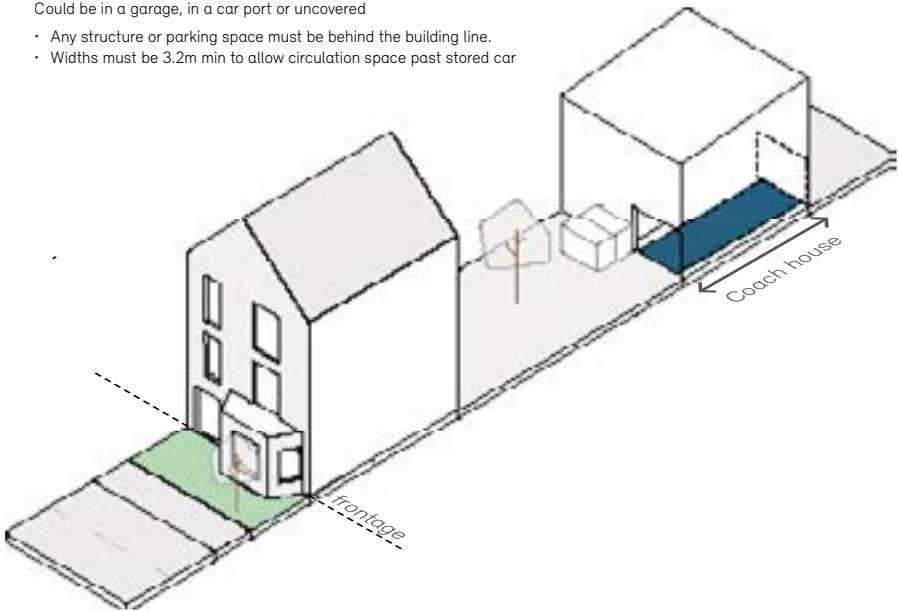
On Plot: side of house
Could be in a garage, in a car port or uncovered
• Any structure or parking space must be behind the building line.
• Widths must be 3.2m min to allow circulation space past stored car



Integrated cycle storage



Secure cycle store to rear of the coach house



Parking at rear of the house
• Must be accessed from mews street to the rear of the property
• Should create continuous building frontage on the primary and secondary street network.
• Must meet minimum garage dimensions (shown on page 22).

Cycle storage

Car storage



	Primary street	Secondary street	Tertiary street
Speed limit	30	30	30
Design speed	20	20	15
Width	6.2m	6.2m	Varies, refer to sections
Footway/cycleway	2m footways + 2m cycleways both sides	2m footways + 2m cycleways both sides	
Verge	Yes	Yes	
Bus access	Yes	Yes	No
On-street parking	Yes but not delineated	Yes but not delineated	Yes but not delineated
Traffic calming	Yes	Yes	Yes
Utilities	Beneath footway/cycleway	Beneath footway/cycleway	Beneath footway/cycleway
Centre line radii	30m	30m	20m
Street lighting	6m columns	6m columns	5m columns
Junction spacing			
Junction visibility	2.4 x 25m	2.4 x 25m	2.4 x 17m
Junction radii	6m	6m	To suit tracking
Direct vehicular access	No	No	Yes
Kerb height	125mm	125mm	25mm
Centre line	None	None	None
SuDS	Swale	Swale	Mixed
Shared surfaces	None	None	Mixed (serving no more than 12 homes)



Knights Park, Cambridge **Pollard Thomas Edwards and Alison Brooks Architects**



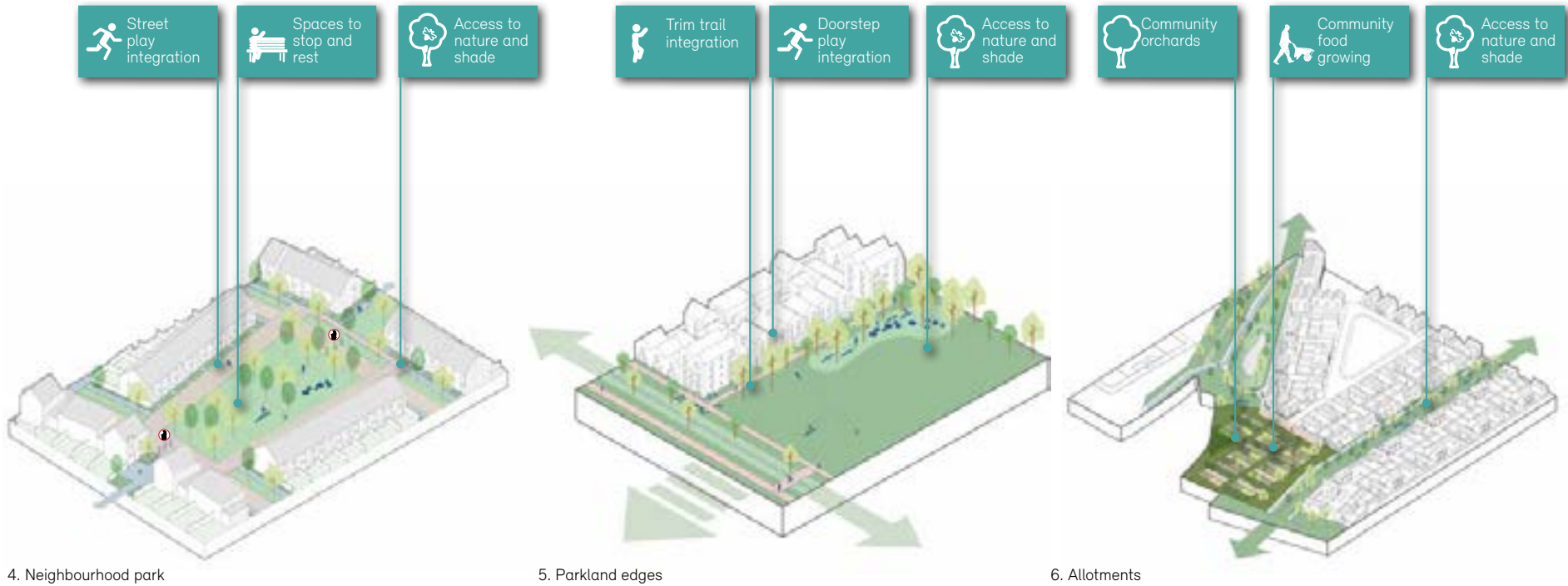
Tree-lined street. Clay Farm, Cambridge



Accordia, Cambridge **Grant Associates and Feilden Clegg Bradley Studios**



Nature





Three character areas are proposed: The Village, The Gateway, and Parkside



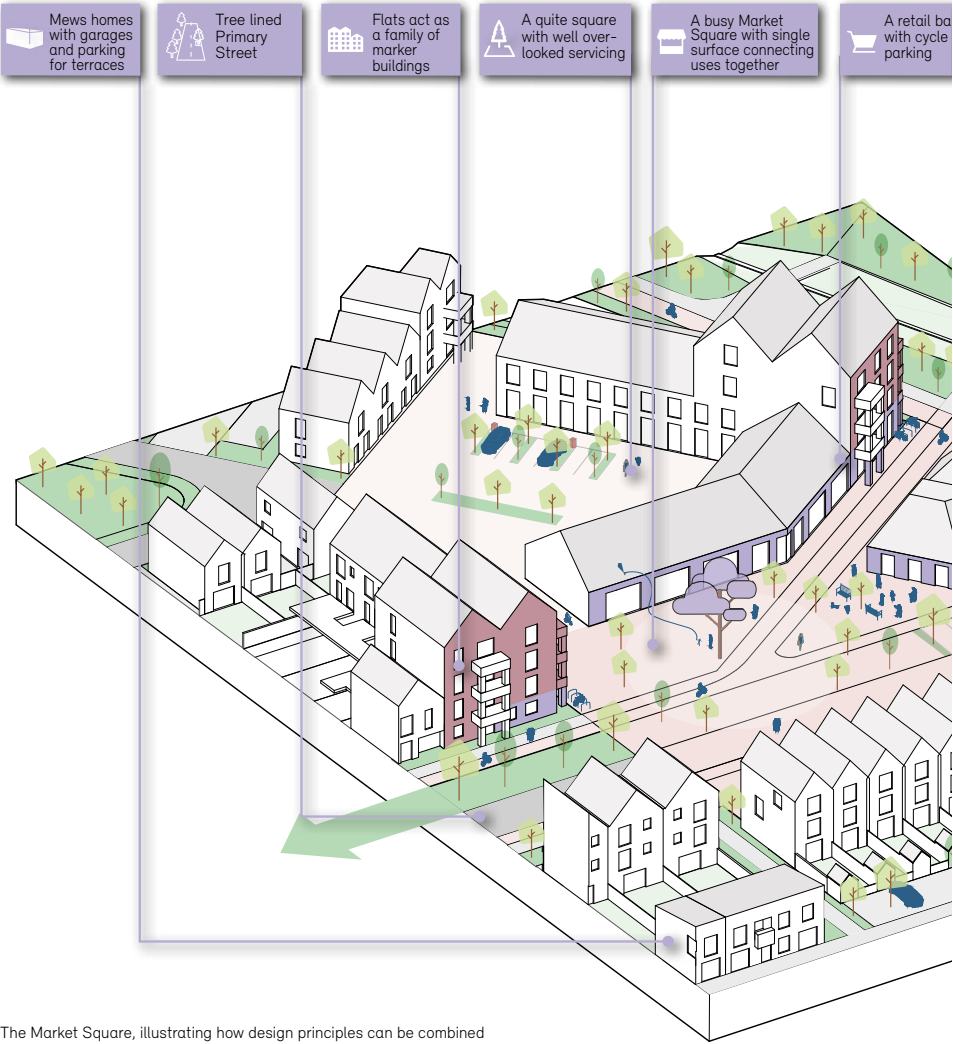
1. **The Village** - Contemporary multi-purpose community building provides social amenity in Crystal Palace Park, **Chris Dyson Architects**



2. **The Gateway** - Rhythm of townhouses overlooking onto a green frontage, Knights Park **Pollard Thomas Edwards and Alison Brooks Architects**



3. **Parkside** - Rhythm of gables overlooking green frontage, Mosaics (Barton Park), Oxford **Pollard Thomas Edwards**



The Market Square, illustrating how design principles can be combined

Design Code
Sample Pages

Identity



Light buff brick with light mortar



Light buff brick with matching mortar



Mid buff brick with matching mortar



Gault brick - Light



Soft light red brick



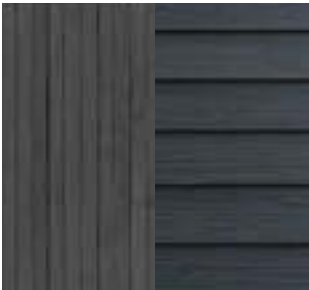
Dark grey brick



Decorative brick bonds



Masonry surround



Dark painted boarding/painted weatherboard



Shingles



Mortared roof verge



Dark tiles



Mottled red pan tiles



Dark grey roof tiles



Folded standing seam roof and walls



Tiles across roof and walls

Selection of materials should consider the sustainable sourcing, longevity, and potential re-usability of materials.

Materials



Thoughtfully composed entrance on a mews. Knights Park, Eddington **Pollard Thomas Edwards and Alison Brooks Architects**



Window with integrated ventilation screen. Future Homes, Passivhaus, Southwark **Maccleanor Lavington**



Recessed lined entrance. Marmalade Lane, Cambridge **Mole Architects**



Simple window openings and feature entrances. Knights Park **Pollard Thomas Edwards and Alison Brooks Architects**



Special corner window. The Avenue, Saffron Walden **Pollard Thomas Edwards**



Patterned brickwork highlighting individual homes. Abode, Cambridge **Proctor Matthews Architects**

Local and best practice precedents