



GILSTON PARK

VILLAGE 5

“Where discovery meets nature - a community to be explored, rooted in green connections”

A New Thriving Neighbourhood...

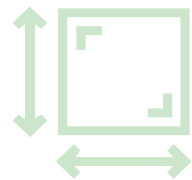
A UNIQUE OPPORTUNITY TO CREATE
A NEW SUSTAINABLE NEIGHBOURHOOD
THAT INTEGRATES WITH THE
SURROUNDING AREA, COMPRISING A
MIXED COMMUNITY DESIGNED TO LAST
FOR GENERATIONS



CONTEXT & SETTING



THE SITE



40.2
HECTARE
SITE AREA



1.5
KM^{TO}
HARLOW



700
HOMES



LOCAL
CENTRE
MIN 500M²



1 PRIMARY
SCHOOL
+
1 SECONDARY
SCHOOL
LEISURE
FACILITIES

Key

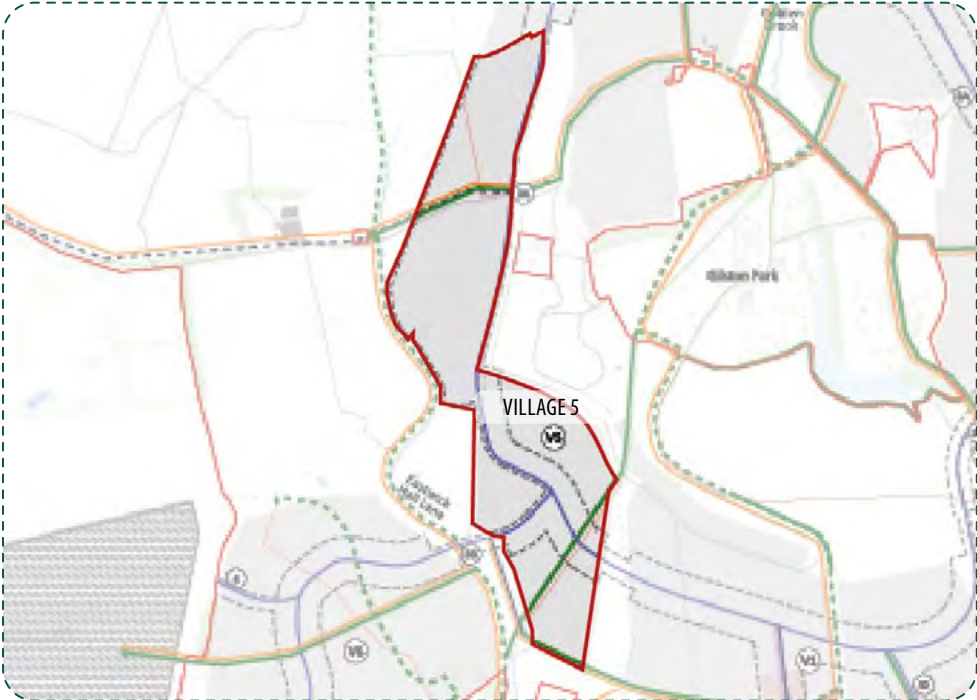
 Village 5



OPA PARAMETERS



Green Infrastructure



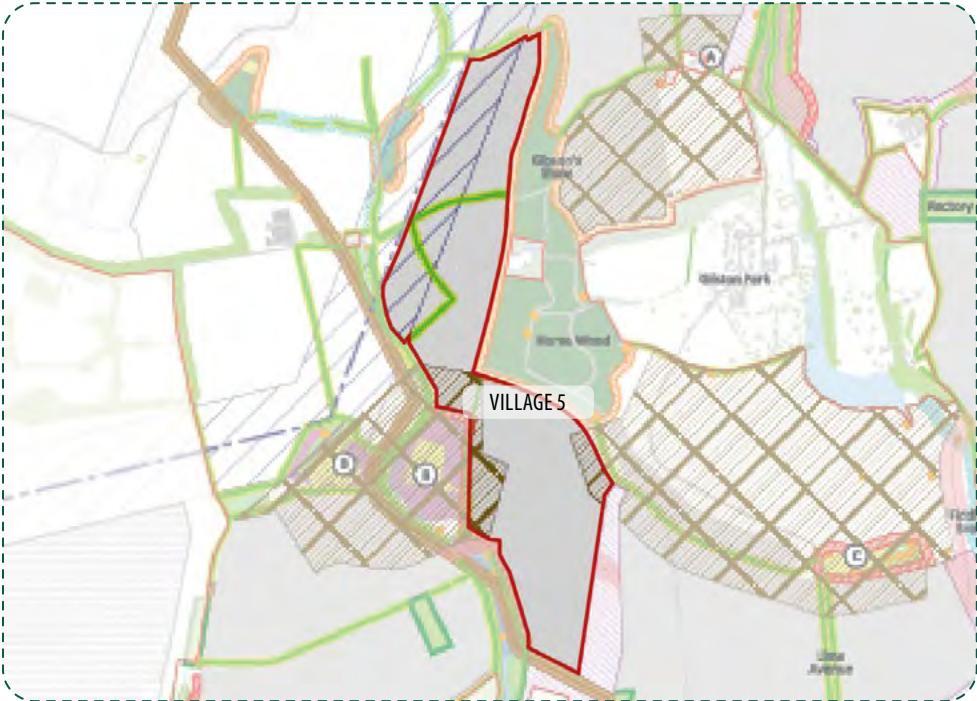
Access and Movement



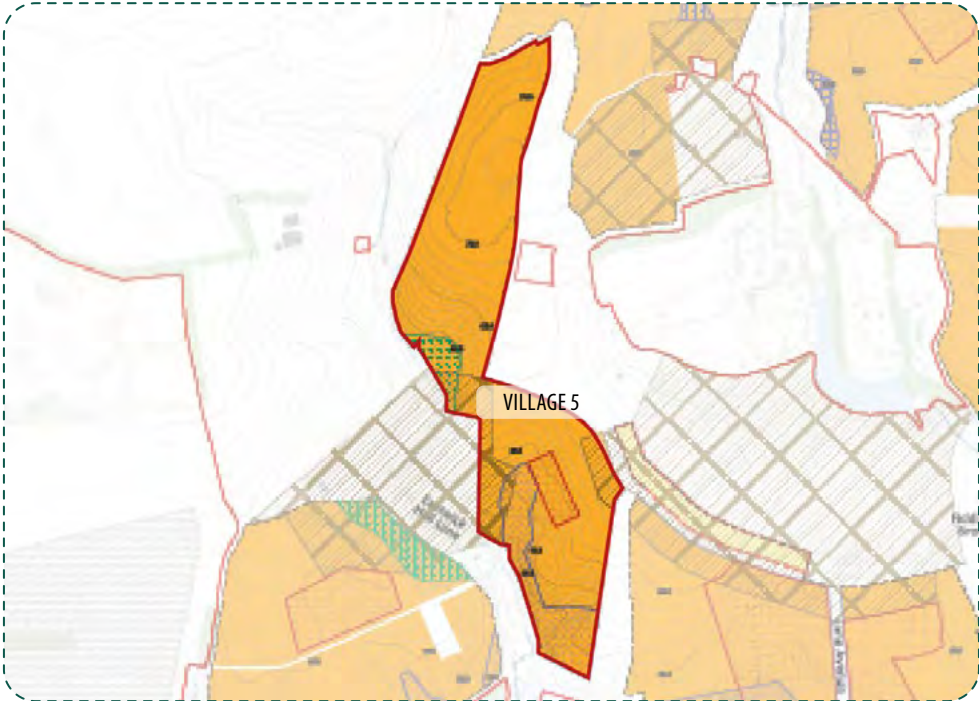
Land Uses



Existing Vegetation and Built form

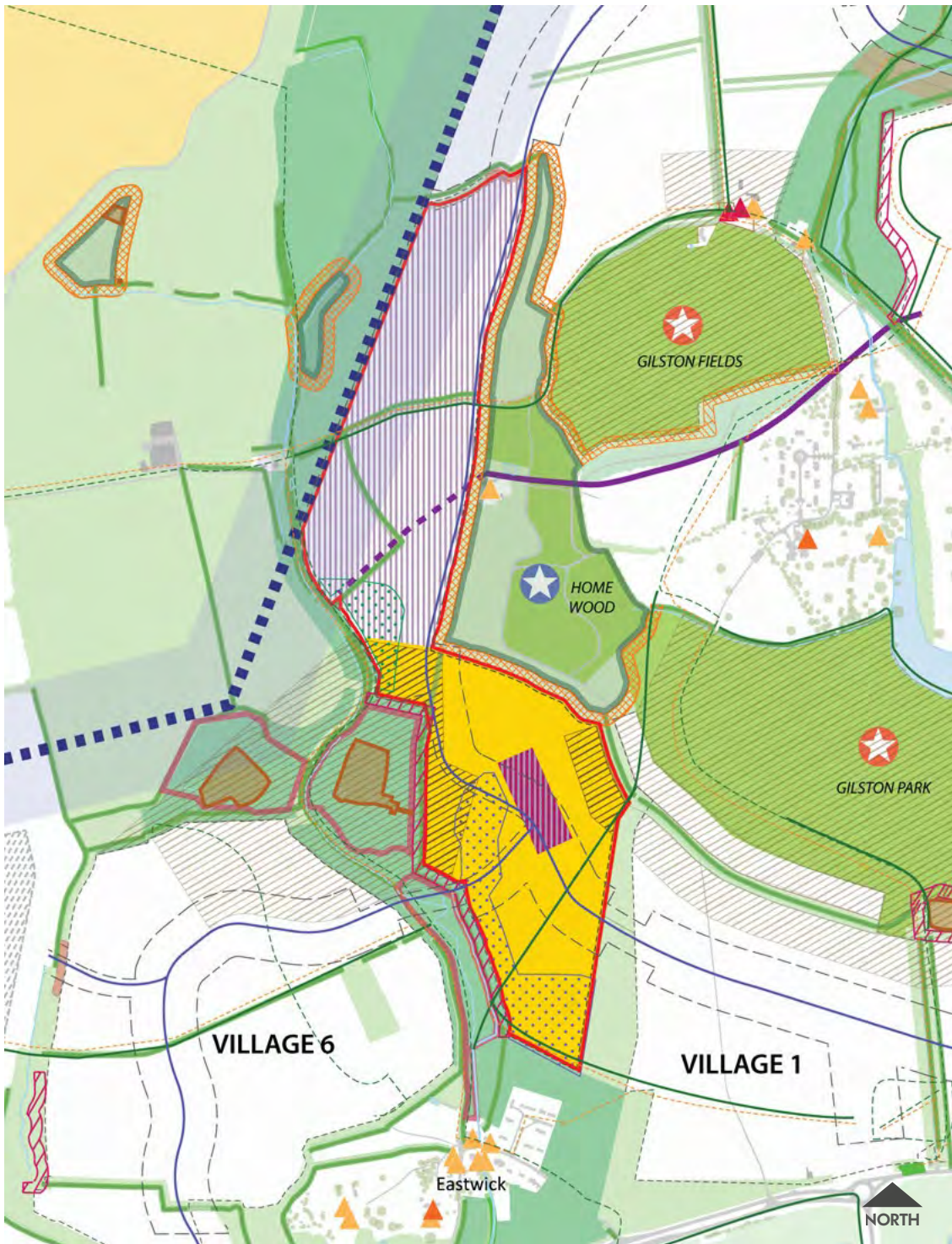
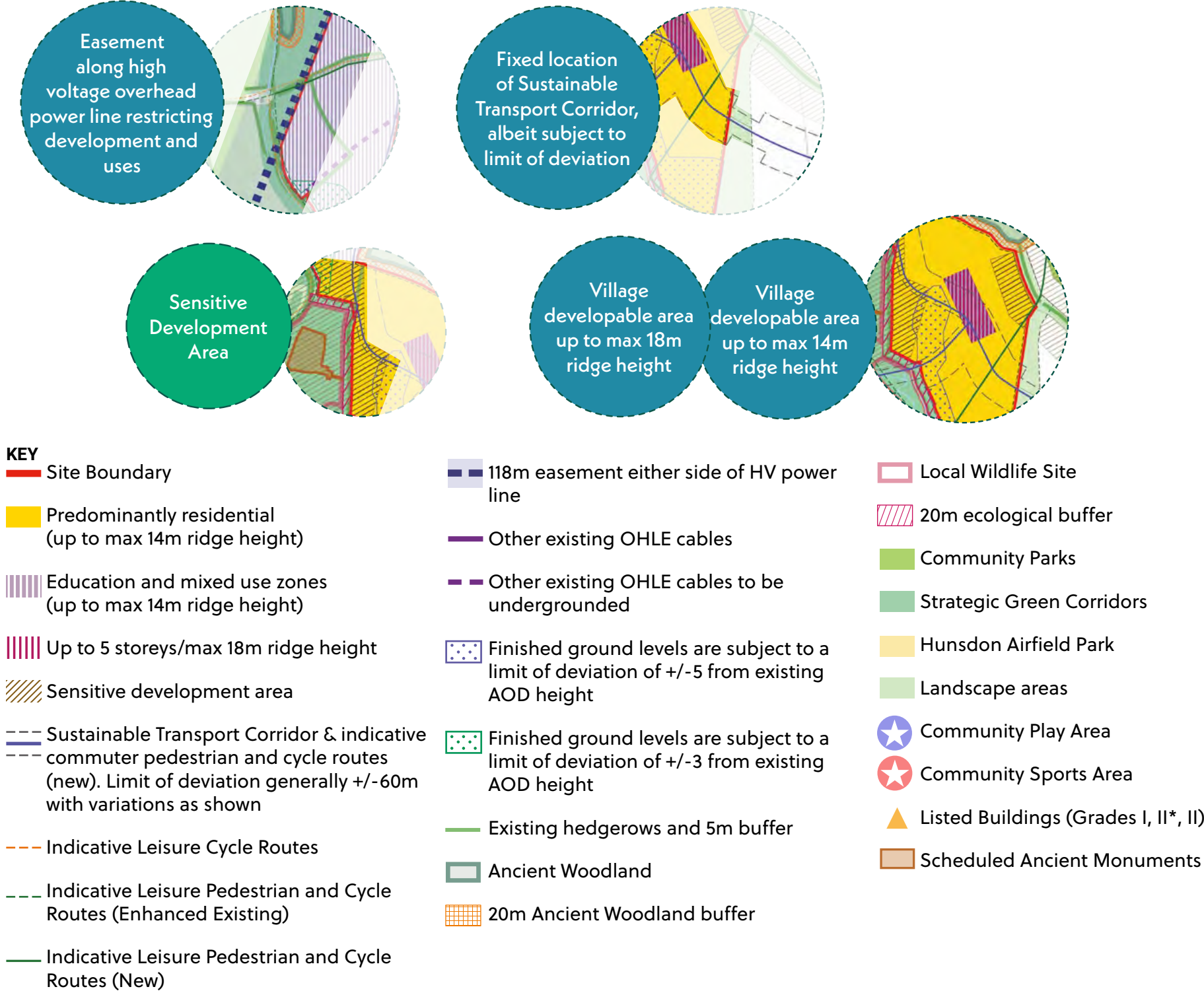


Village Corridors



Heights

SITE CONSIDERATIONS - OPA PARAMETERS



SITE CONSIDERATIONS - TOPOGRAPHY

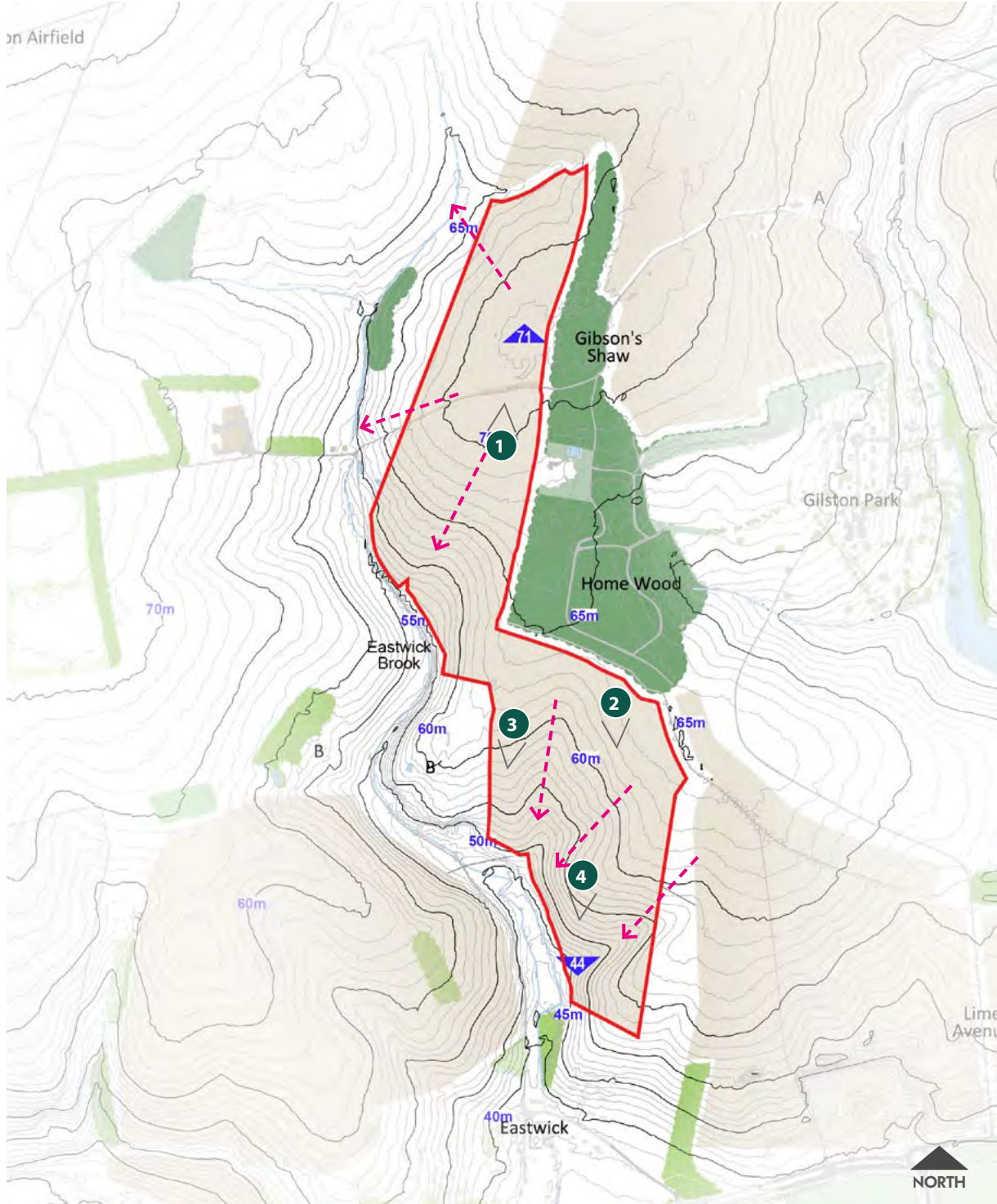
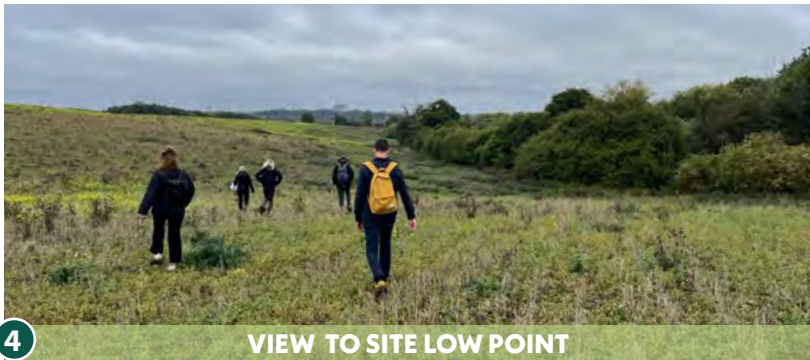
- Site high point to the north with site levels rising around the site towards Home Wood.
- Site low point to the southern extent with levels falling towards Eastwick and Eastwick Brook.



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

V5 topography

- KEY**
- Boundary Line - Village 5
 - ▲ Site high point
 - ▼ Site low point

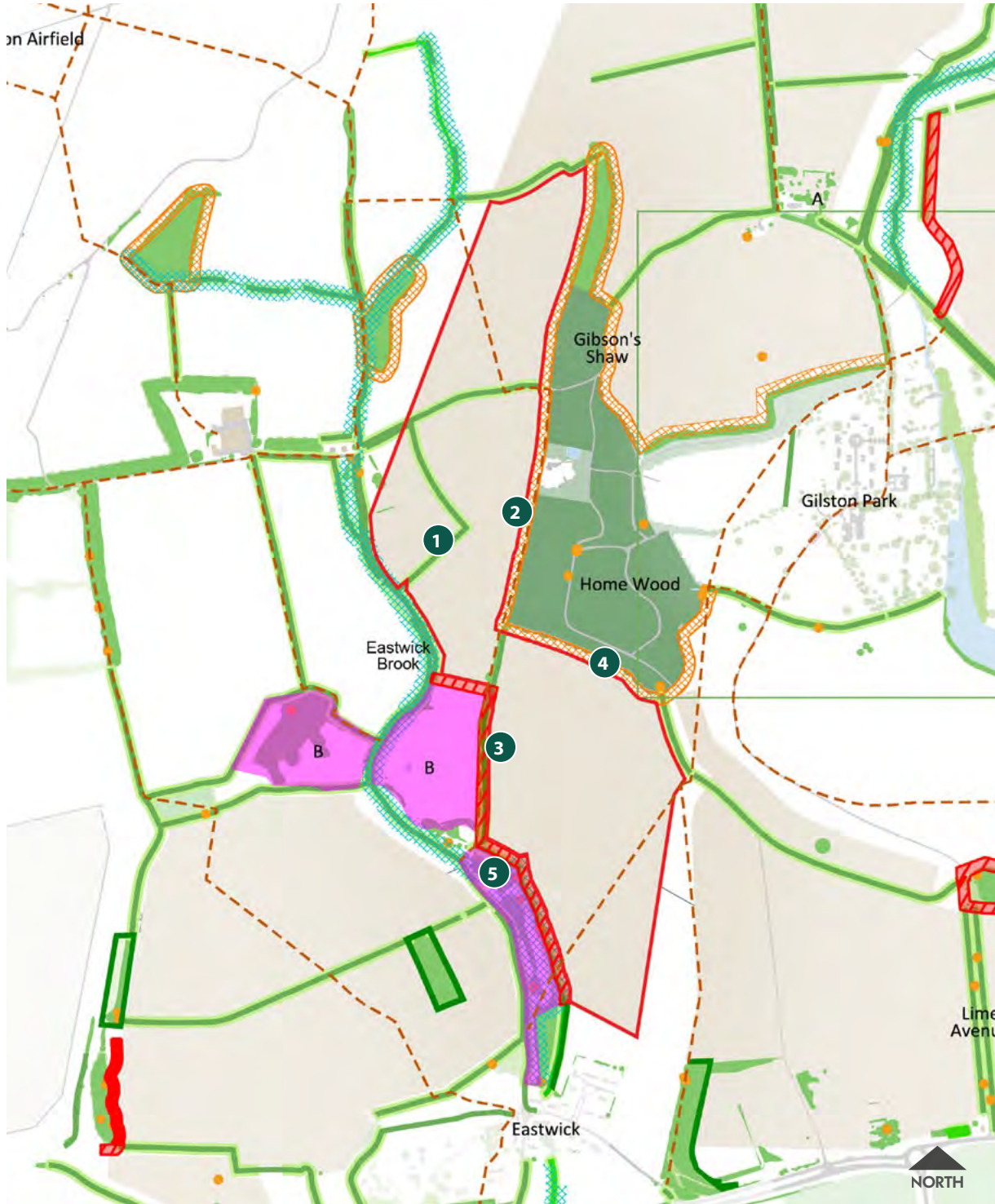


SITE CONSIDERATIONS - EXISTING LANDSCAPE FEATURES

- Home Wood is a protected Ancient Woodland surrounded by a 20m protective buffer.
- There are Local wildlife sites present bordering the site at the Eastwick Moated Sites (B) and Eastwick brook. These also have 20m ecological buffers.
- Existing field boundaries are present within the site with 5m buffers marked on the plan following the OPP parameter plan.

KEY

-  Boundary Line - Village 5
-  20m buffer to existing Ancient Woodlands
-  20m buffer to existing waterways
-  10m buffer to existing woodlands
-  5m buffer to existing hedgerows
-  20m wide ecological buffers
-  Local wildlife sites
-  Eastwick Moated Sites (Scheduled Monuments)
-  Veteran trees



LVIA & KEY VIEWS

KEY

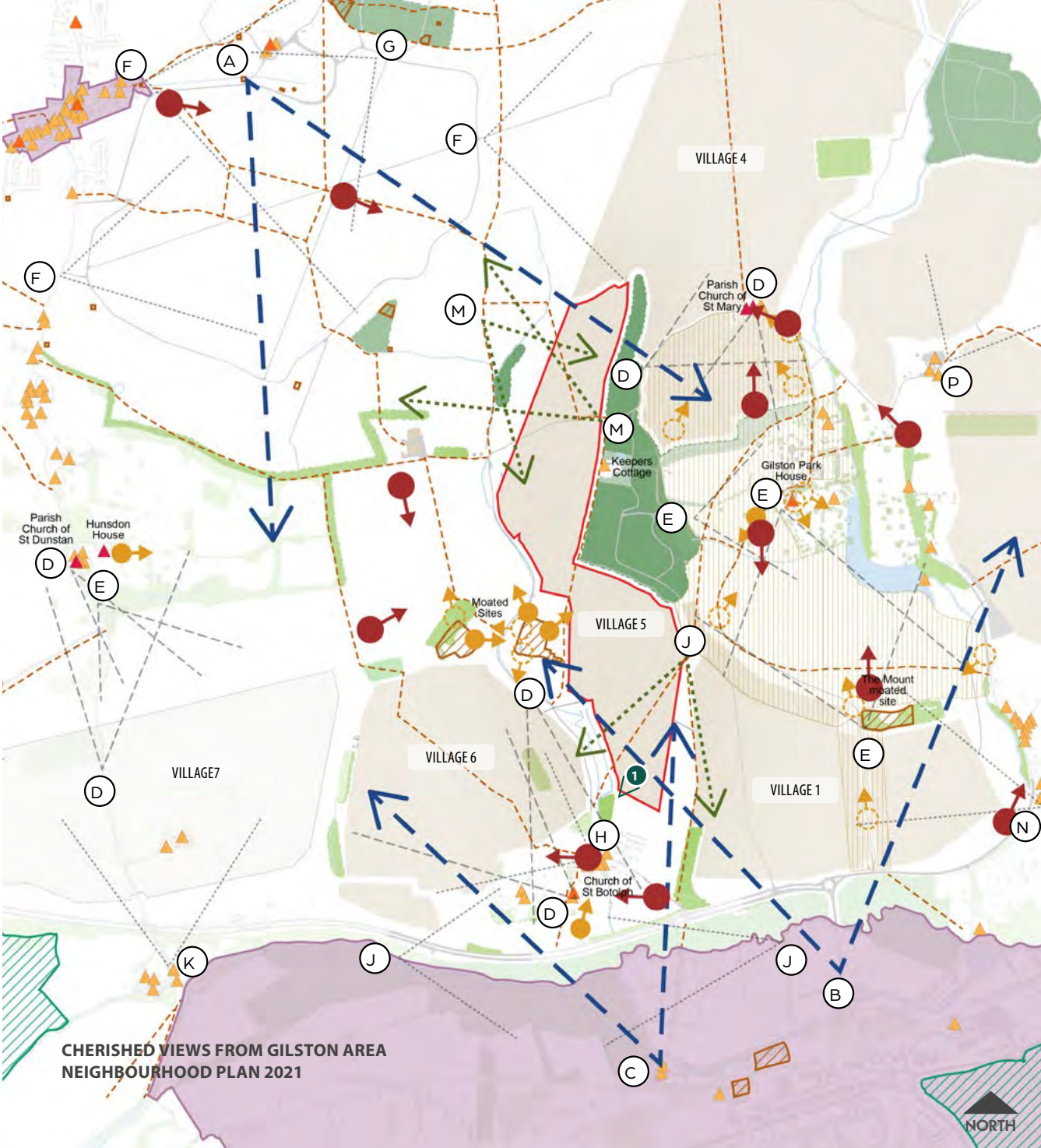
- Site boundary
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Registered Parks and Gardens
- Conservation Areas
- Sensitive Heritage Setting (Policy AG1)
- Key heritage views (Village 5)
- Key heritage views (for context)
- LVIA key views

Neighbourhood Plan Locally Cherished Views:

- Long Distance View
- View of Open Countryside (Village 5)
- View of Open Countryside (for context)
- View to / from Key Heritage Assets (for context)

Cherished Views (Policy AG5)

- A. Long distance view from the Hunsdon Plateau / Hunsdon Lodge Farm looking south
- B. Long distance view from Harlow, marking the transition from urban to village setting
- C. Long distance view from Parndon Mill across the Stort Valley
- D. Views to and from the Churches of St. Mary's, St. Botolph's and St. Dunstan and churchyards
- E. Views of the Listed Gilston Park House and Hunsdon House and their gardens
- F. Open view over Hunsdon Airfield from Acorn Street and Drury Lane and from the airfield towards St Mary's
- G. Open views across the airfield from the Airfield Memorial and hangars
- H. Open views out from Eastwick Road towards the Memorial
- J. Open views towards Eastwick from the Stort Valley and from the lower part of Gilston Park
- K. Rural views from Hunsdon Pound towards Brickhouse Farm House
- L. Open views towards Hunsdon Brook Fishponds
- M. Open views towards and from Home Wood and Hunsdon / Cock Robin Lane
- N. Open view from the exit of Terlings Park and Fiddlers Brook
- P. Open view from the path by Channock Farm towards Golden Grove and High Wych.

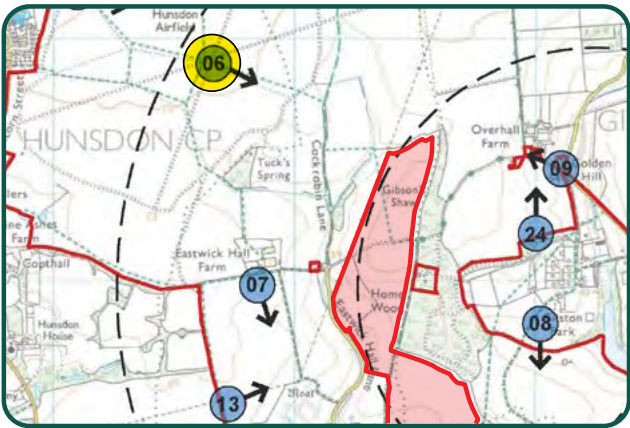


LVIA - VIEWS TO EDUCATIONAL BUILDINGS

Representative Viewpoint 6 : Hunsdon Airfield

Baseline - Extended Panorama

Existing View (Winter)



Existing View (Summer)

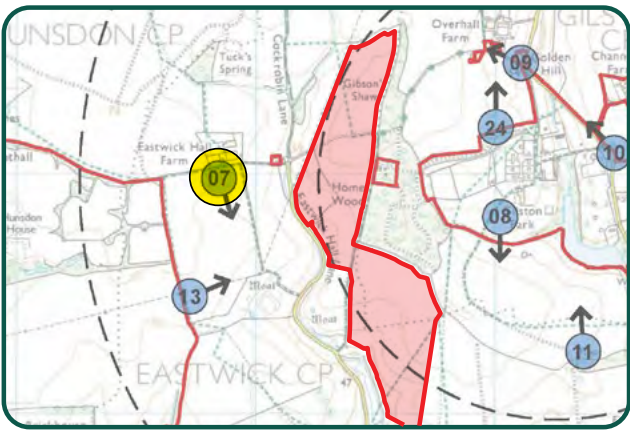


LVIA - VIEWS TO EDUCATIONAL BUILDINGS

Representative Viewpoint 7 : Eastwick Hall Farm

Baseline - Extended Panorama

Existing View (Winter)



Existing View (Summer)

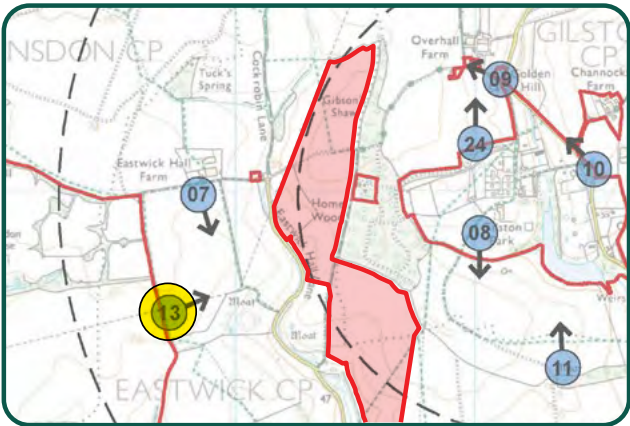


LVIA - VIEWS TO EDUCATIONAL BUILDINGS

Representative Viewpoint 13 : West of Eastwick Hall Moats

Baseline - Extended Panorama

Existing View (Spring)



Existing View (Summer)



PLACEMAKING



PLACEMAKING MOVES

1. Respond to existing natural assets and context

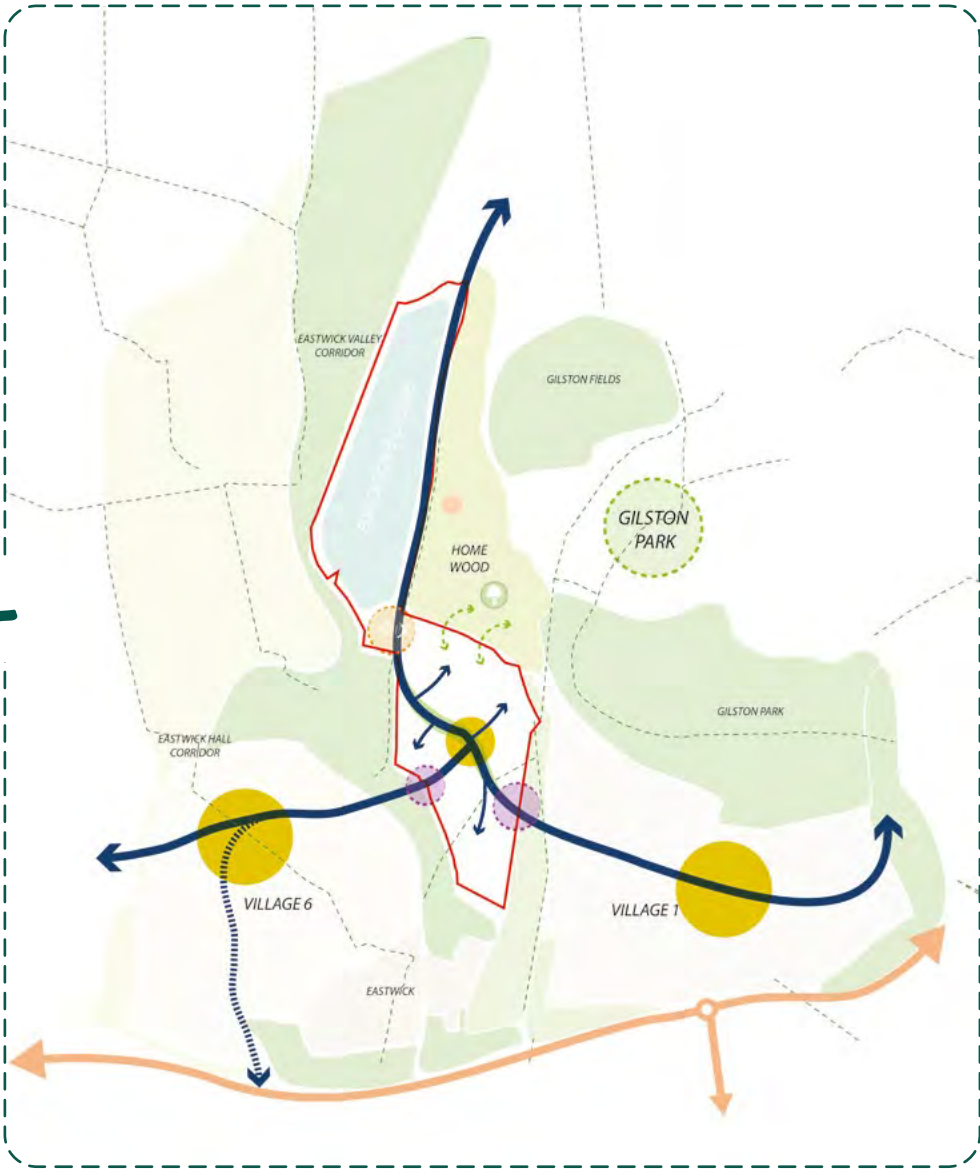


PLACEMAKING MOVES

1. Respond to existing natural assets and context



2. Permeability and improved connectivity



PLACEMAKING MOVES

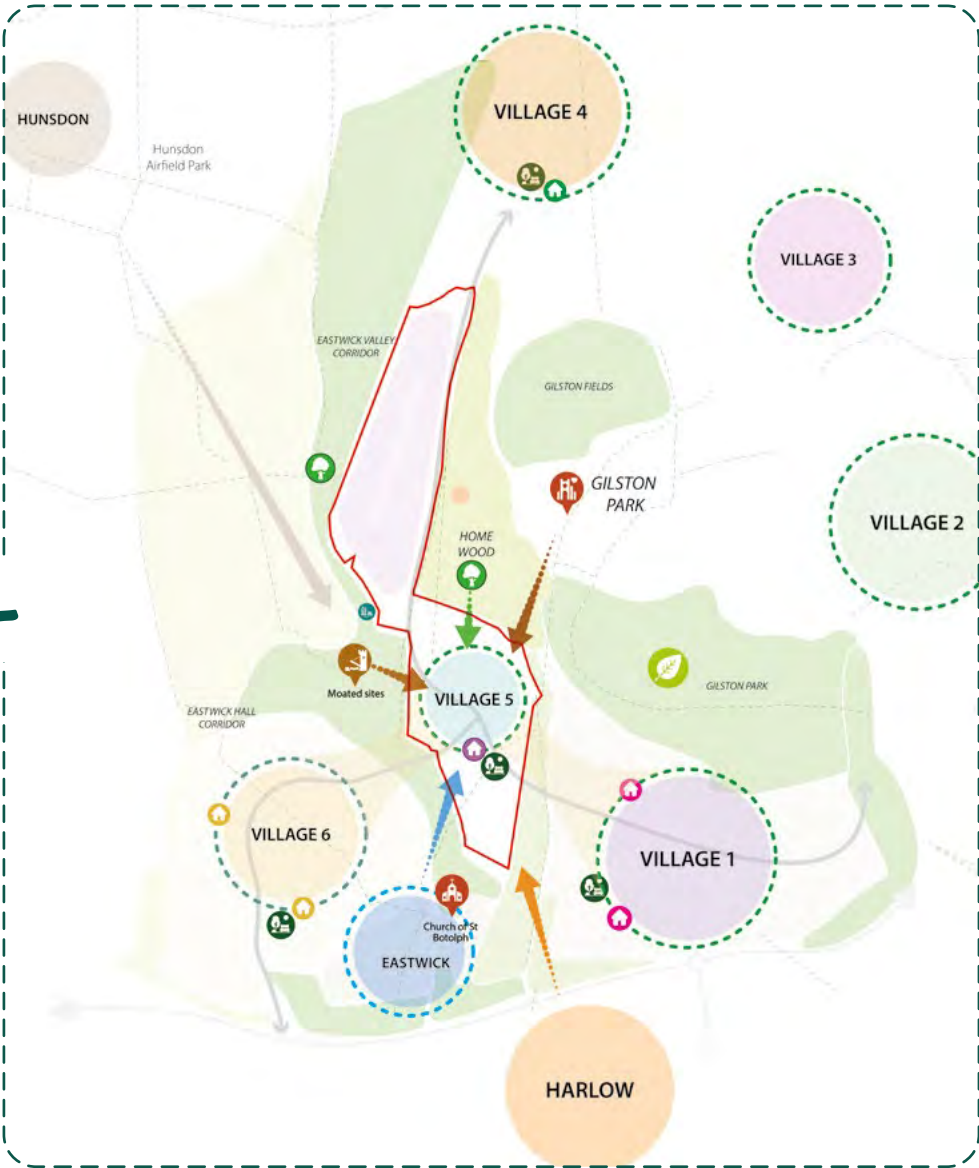
1. Respond to existing natural assets and context



2. Permeability and improved connectivity



3. Distinctive new neighbourhood



THE VISION

No matter where the journey starts, this place invites discovery through an organic layout that offers a welcoming and balanced experience - quiet woodland edges, charming farmsteads, and a vibrant village centre where the community gathers, connects, and truly experiences the place.



A PLACE TO BE DISCOVERED

KEY INGREDIENTS



VILLAGE 4

HOME WOOD

GILSTON PARK

MOATED SITES

VILLAGE 1

VILLAGE 6

EASTWICK VALLEY

STRATEGIC CORRIDOR

VILLAGE CORRIDOR

EASTWICK

THE FRAMEWORK PLAN



A DAY LIVING IN VILLAGE 5



Mum enjoys a morning run on the PRow heading towards Gilston Park , quickly running past the new green space and then up to Home Wood, which is a prioritised pedestrian/cycle route.

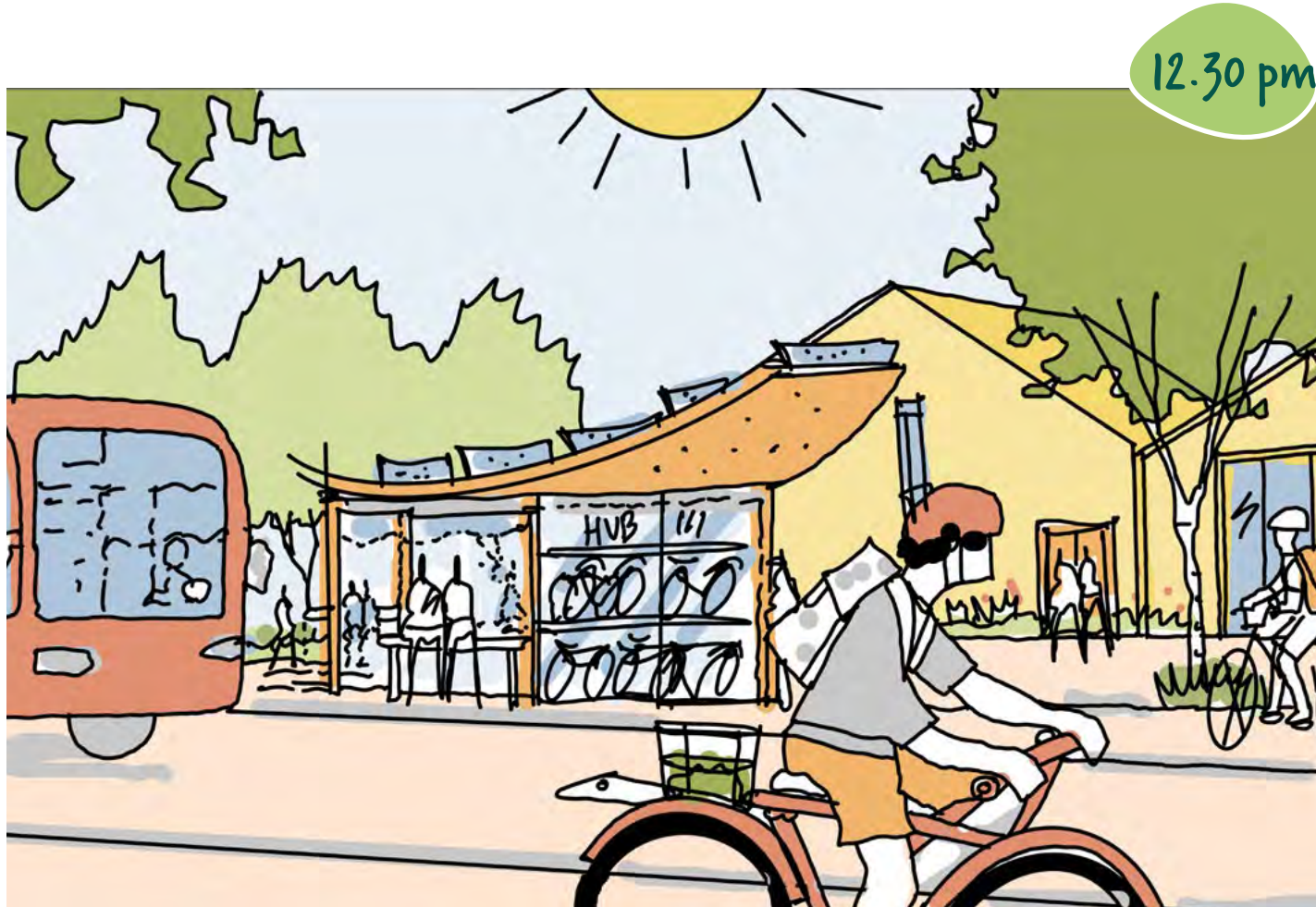
She takes a moment to admire the lovely view towards Eastwick Village and St. Botolph Church, savouring the quiet beauty before continuing on her morning walk.



The kids walk to the primary and secondary school.

The son loves hearing the birdsong, and so does the daughter, especially now that she doesn't need to wake up extra early to get there.

A DAY LIVING IN VILLAGE 5



Dad has been working from home this morning. It's great that he has a dedicated office space in the house. Today he will take the bus for a meeting in Harlow.
The mobility hub in the Village Centre is so convenient.



The grandparents live in Village 6, very close to the school. The grandson will join them after school for a walk along Eastwick Brook.
Nan wants to do some forest gardening, where she thinks the asparagus might be ready for harvesting.

A DAY LIVING IN VILLAGE 5



The daughter finished her homework and is now on horseback on the bridleway along Home Wood.

The sunset is so peaceful. She will just stay out a little bit longer before heading back home.



The family always have an 'eating out day' during the week.

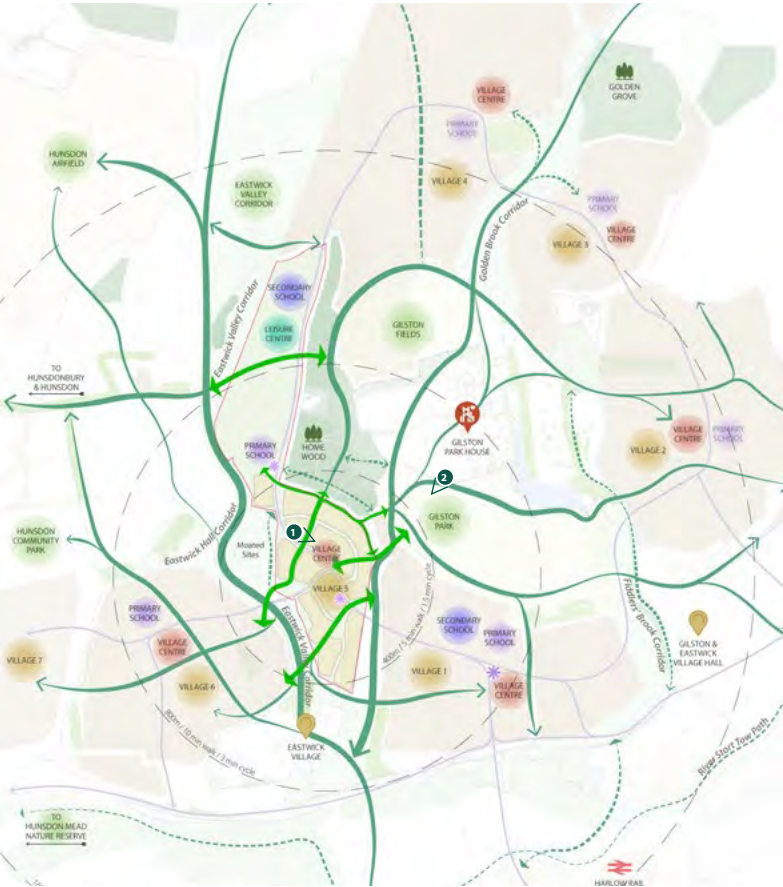
This time at the restaurants in the neighbourhood centre, the one with locally produced products.

The mushrooms are from the forest garden... just around the corner.

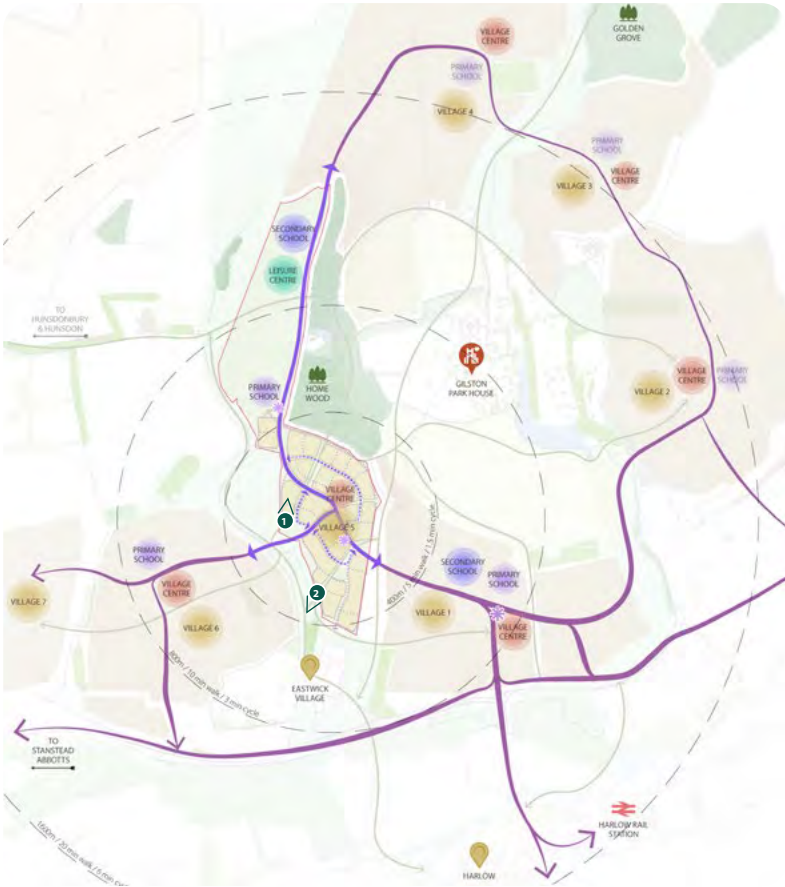
DEVELOPING THE STRATEGIES



ACTIVE & LEISURE TRAVEL



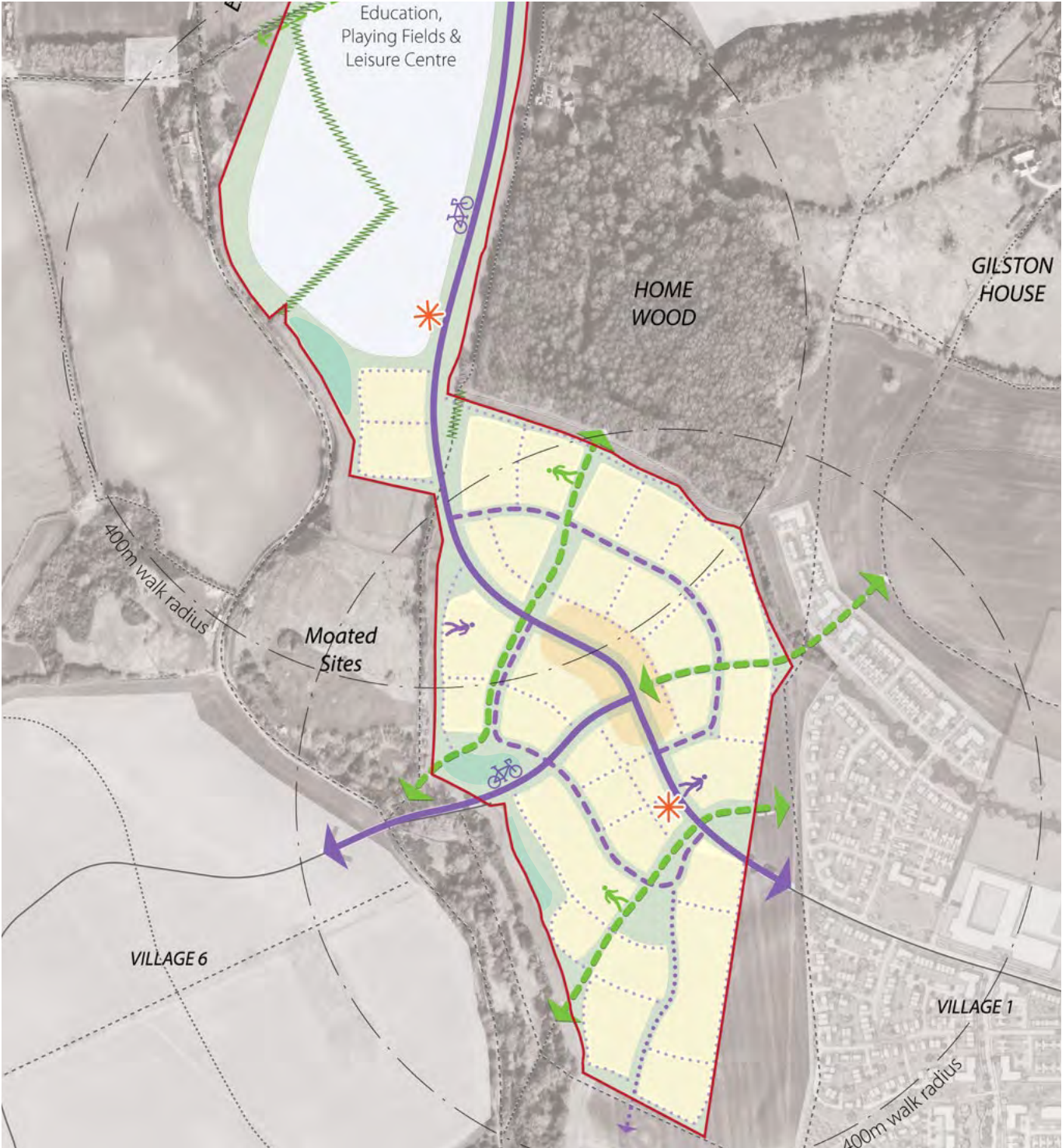
Wider leisure routes



Wider active commuter routes

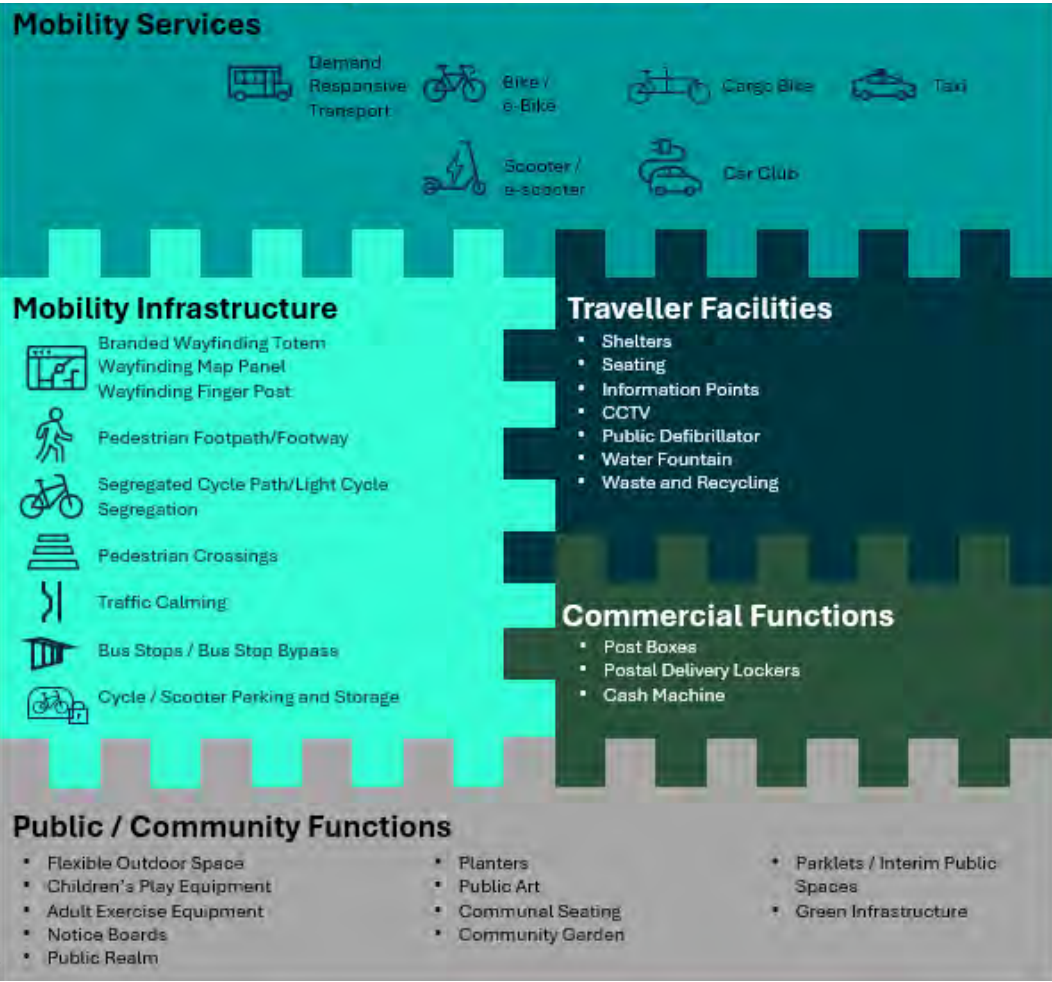
- KEY**

 - Boundary Line - Village 5
 - Sustainable Transport Corridor - Key active travel
 - Key green link - Key leisure routes
 - Secondary movement
 - ... Tertiary movement
- ✱ Illustrative locations of local mobility hub
 - Development within 400m walk distance

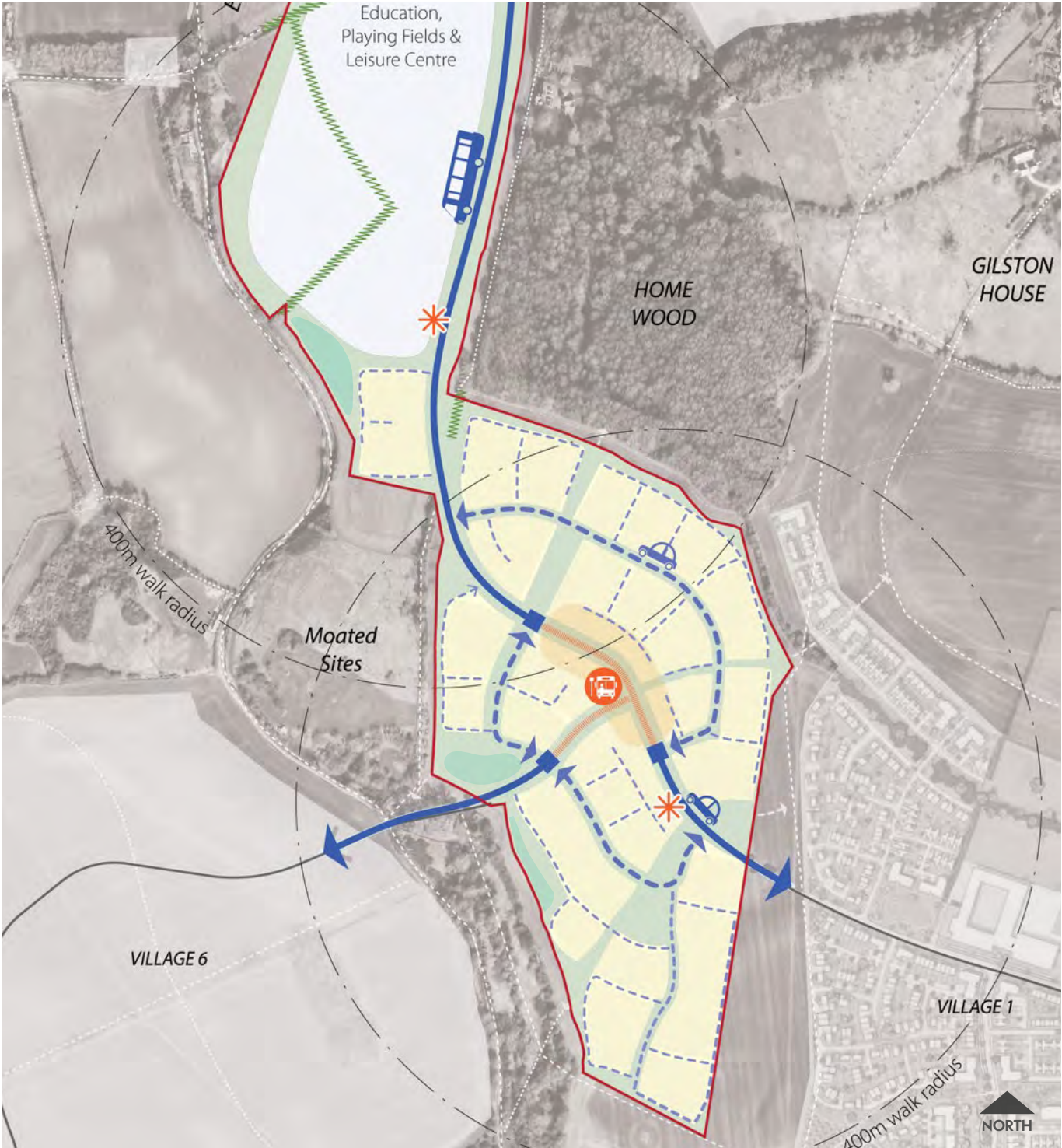
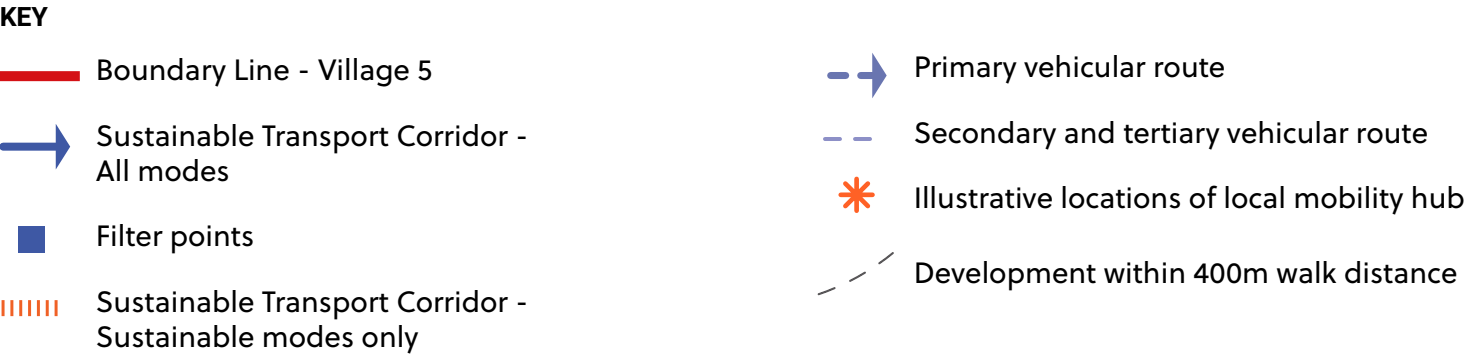


MOVEMENT & STREET TYPES

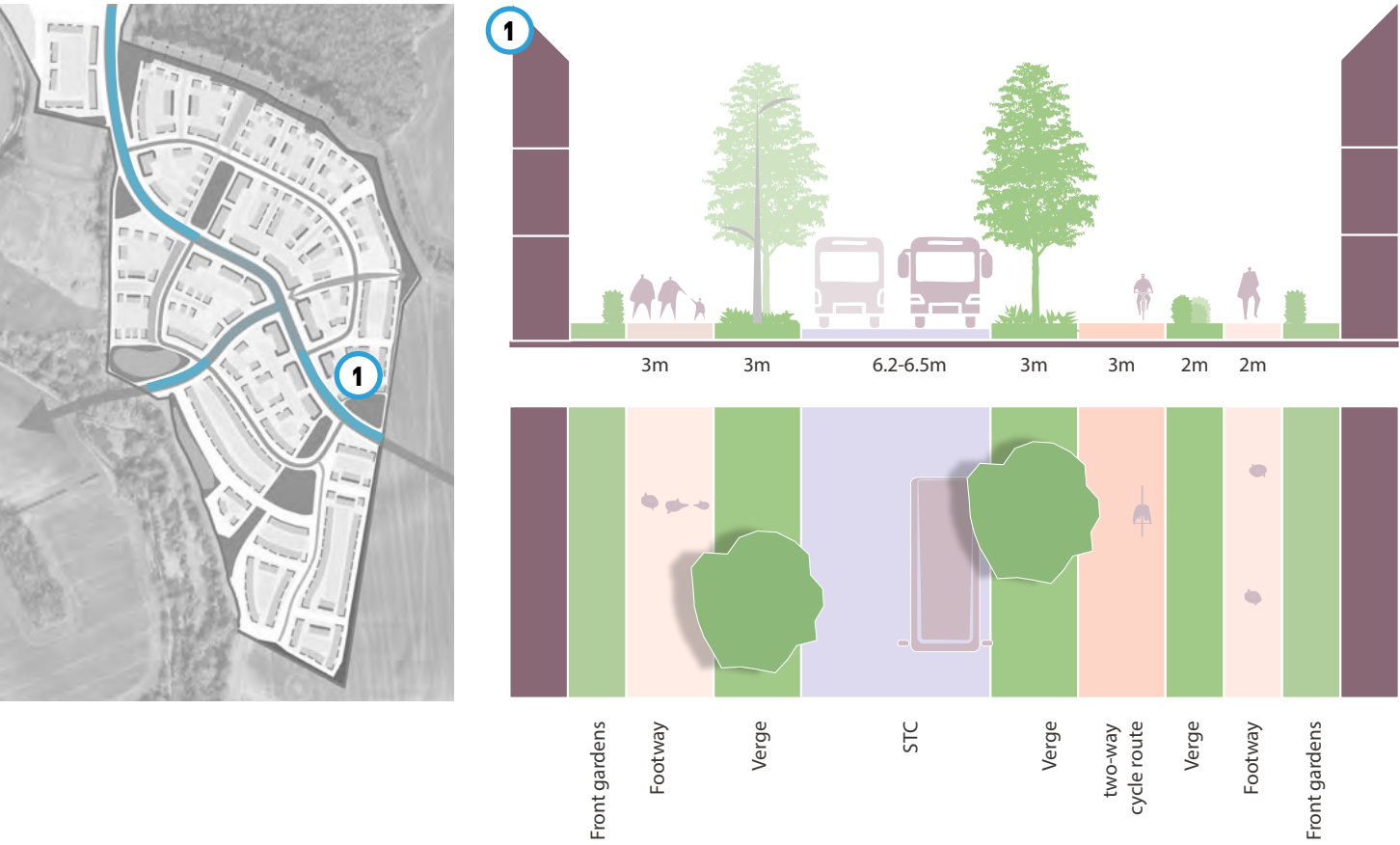
RESIDENTIAL SCALE MOBILITY HUBS



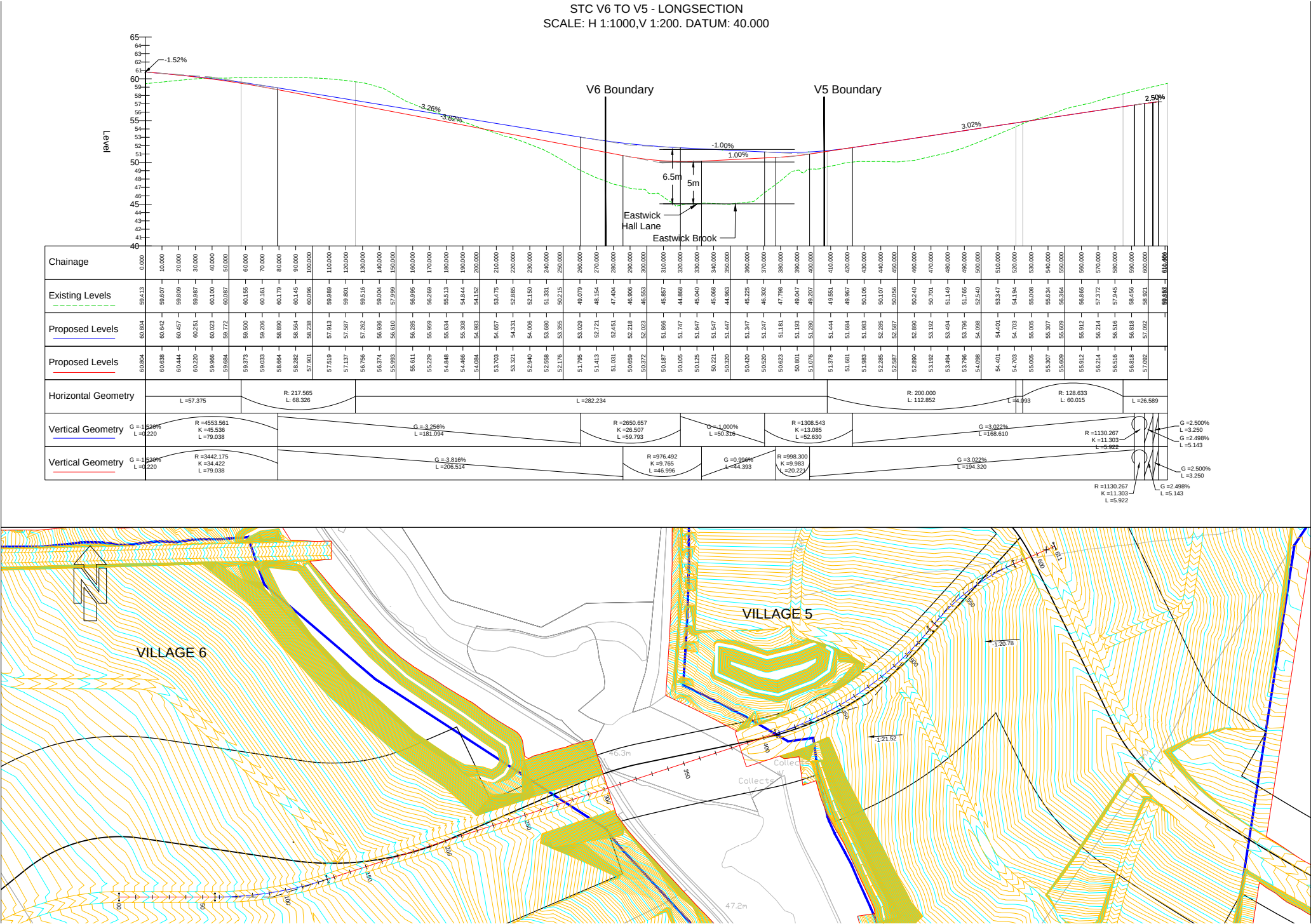
- On Demand Bus Service – On street bay, Tertiary Street)
- Micro-Mobility Parking and hire ('pocket park')
- Car Club (on-street bay, Tertiary Street)
- Real Time Information
- Way Finding
- EV Chargepoints
- Enhanced Bus shelter
- Bike repair stand/pump
- Park / Urban Realm
- Located at crossing points
- Community exercise equipment



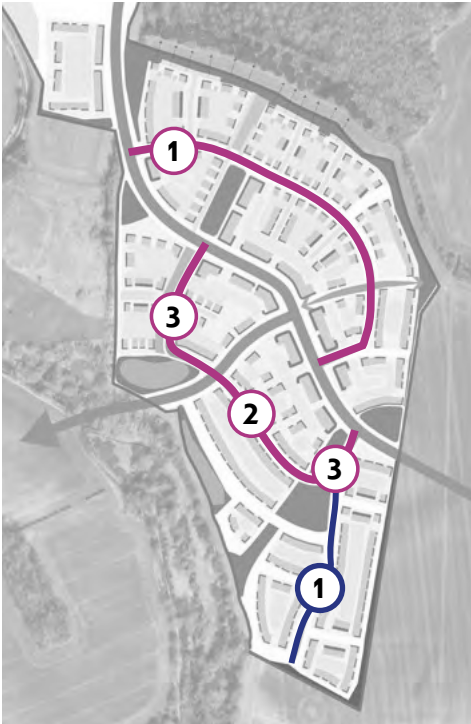
MOVEMENT & STREET TYPES - STC



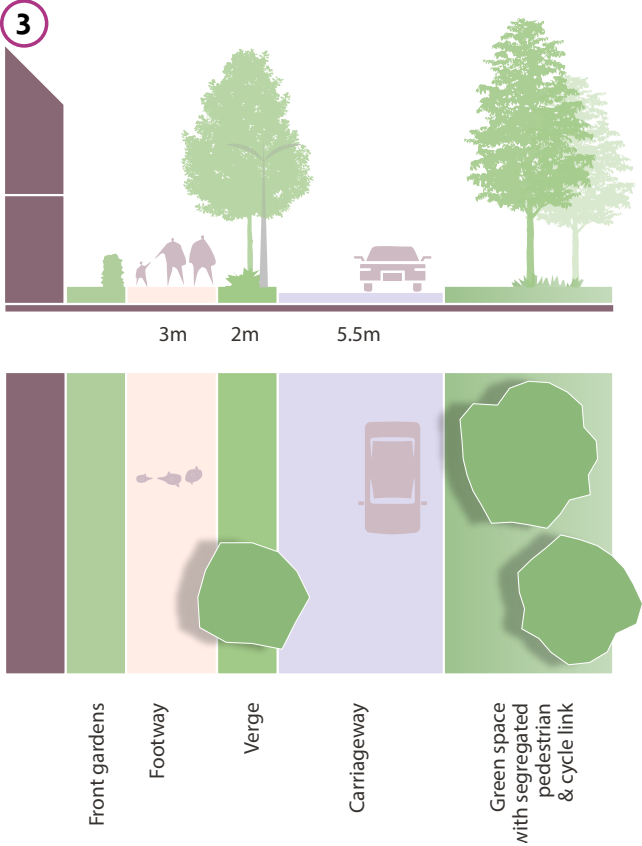
MOVEMENT & STREET TYPES - STC CONNECTION TO VILLAGE 6



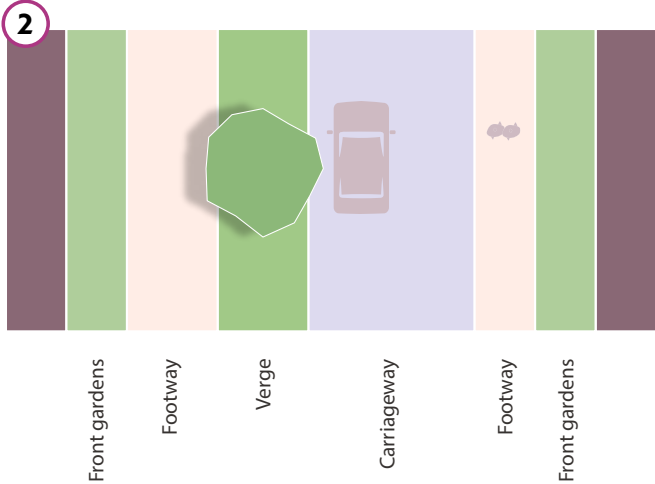
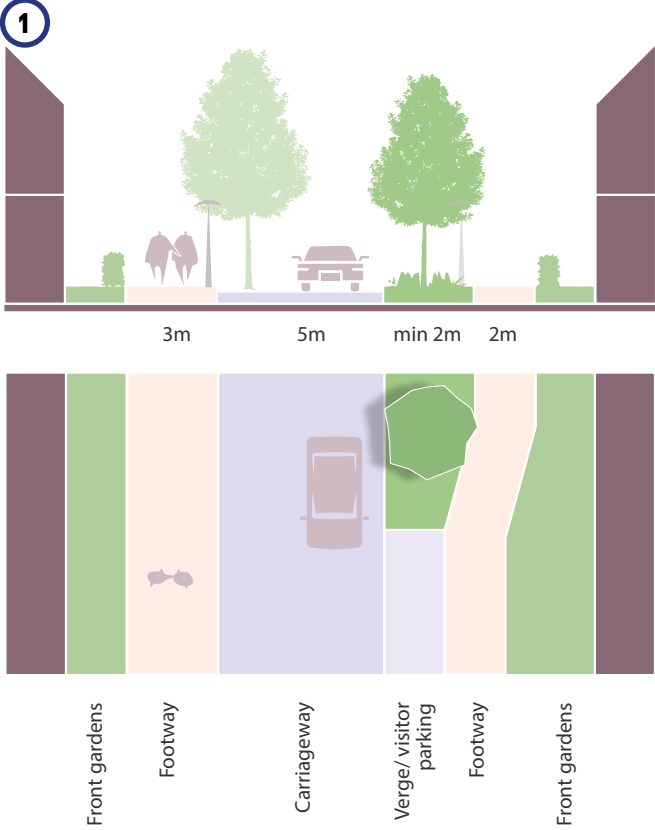
MOVEMENT & STREET TYPES - PRIMARY AND SECONDARY STREET



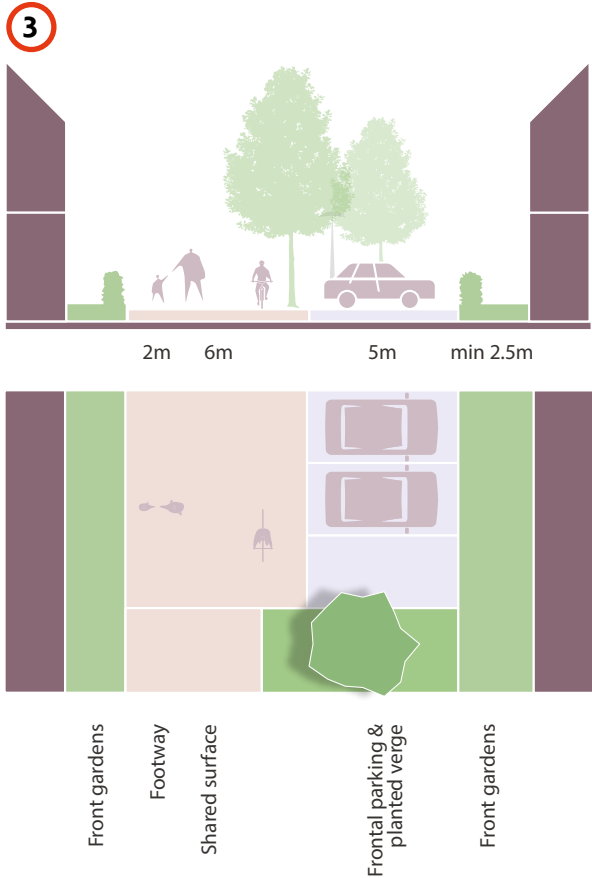
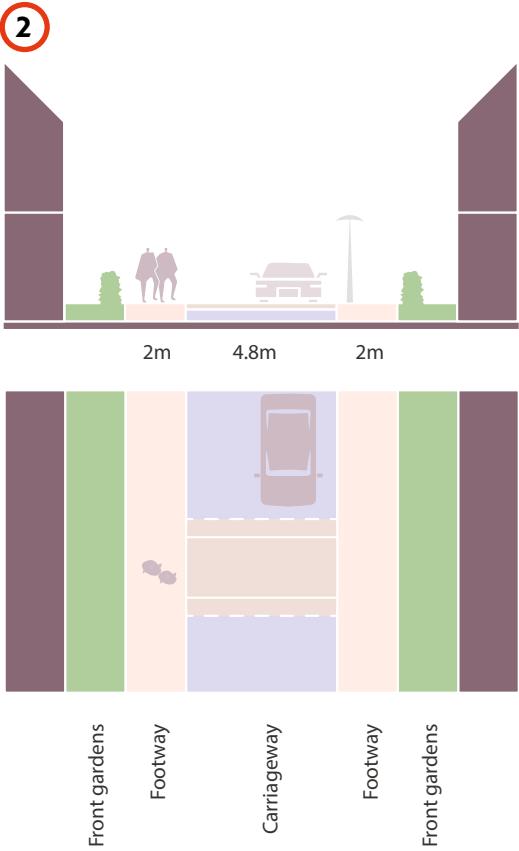
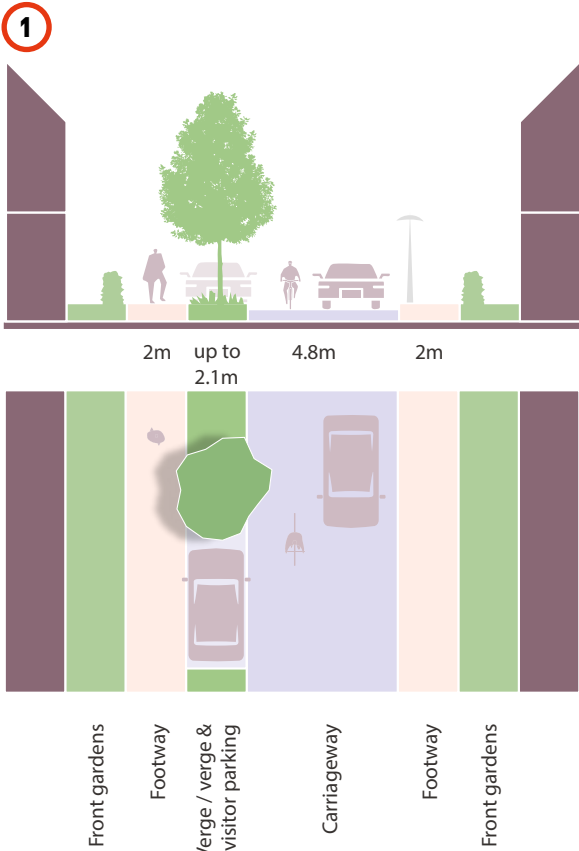
PRIMARY STREETS



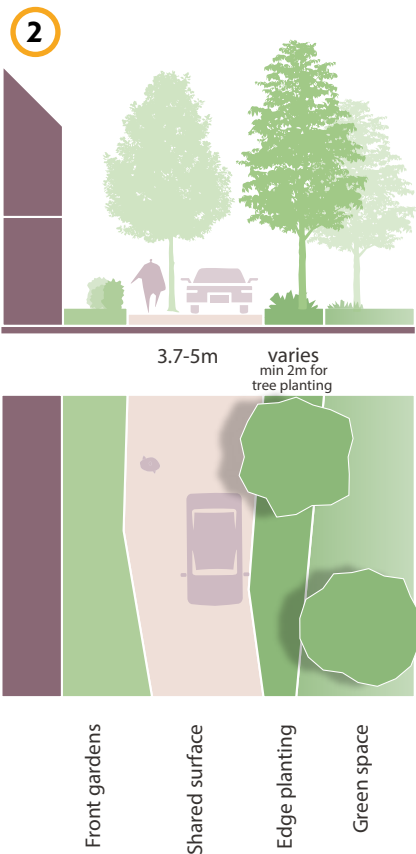
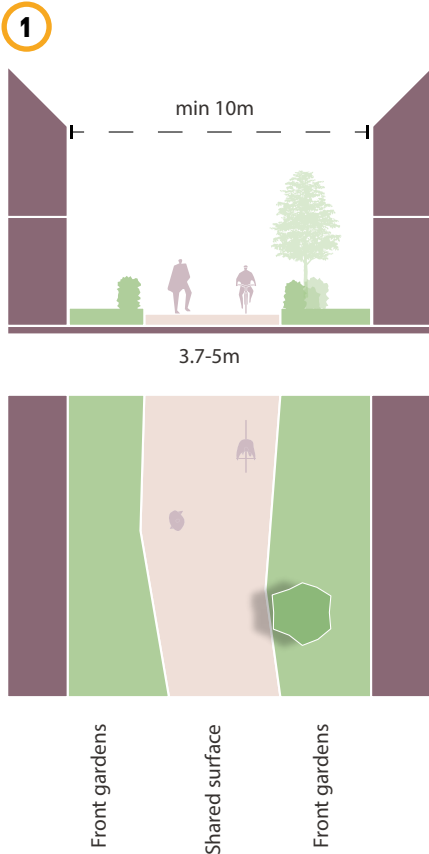
SECONDARY STREET



MOVEMENT & STREET TYPES - TERTIARY STREETS



MOVEMENT & STREET TYPES - TERTIARY STREETS (LANES)



MOVEMENT & STREET TYPES

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 Would the LHA entertain 6.2m on straight sections?	5.5m	5.5m Could be reduce to 4.8m?	4.8m Could be reduce to 4.1m, certain areas?
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.

APPROACH TO DENSITIES

LOW DENSITY - UP TO 30 DPH

- Green, organic character, reflective of the natural boundaries spacious settlement form
- Simple legible street pattern to aid wayfinding and legibility.
- Threading of streets to natural boundaries
- Provision of high-quality landscaping in public realm spaces



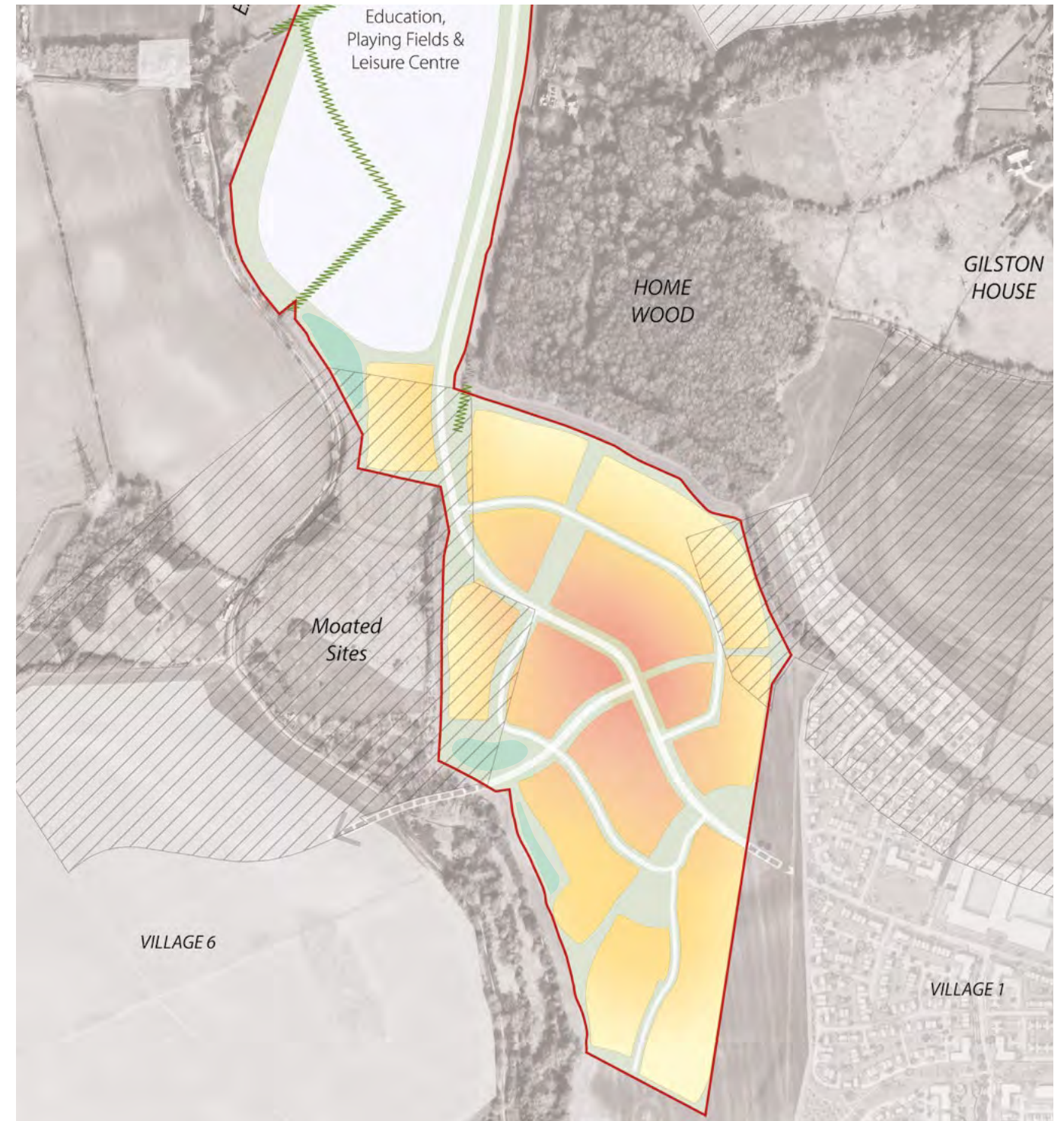
MEDIUM DENSITY - 30 TO 40 DPH

- Threading of streets to key spaces throughout the development
- Provide a positive mix between suburban and urban living environments
- Maximise permeability
- Articulation and balance between informal and formal landscaping

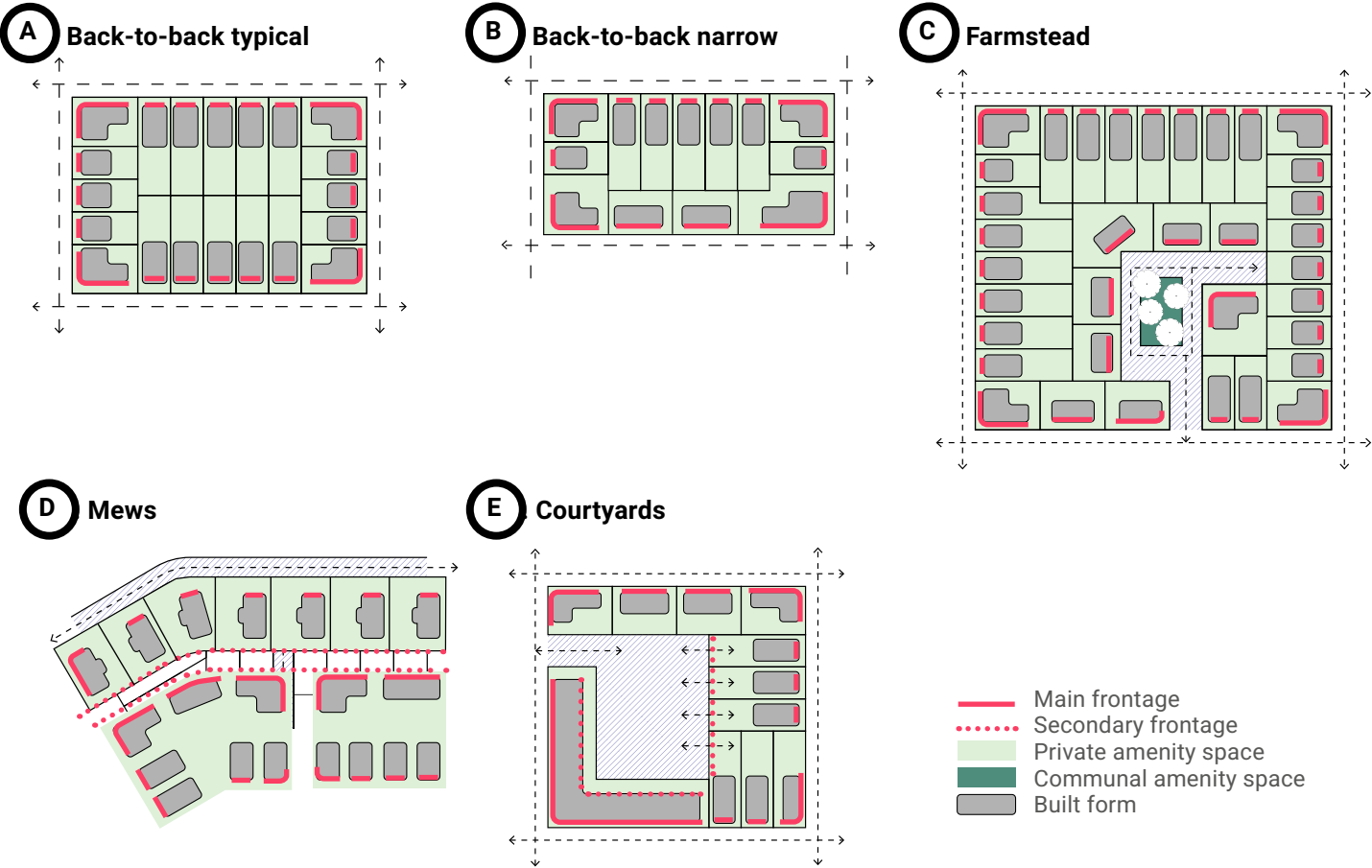


HIGH DENSITY - 40+

- Local Centre Character
- Relationship with STC
- Clearly defined and structured streets and spaces
- Increased apartment forms
- Increased hardscaped shared surface treatments

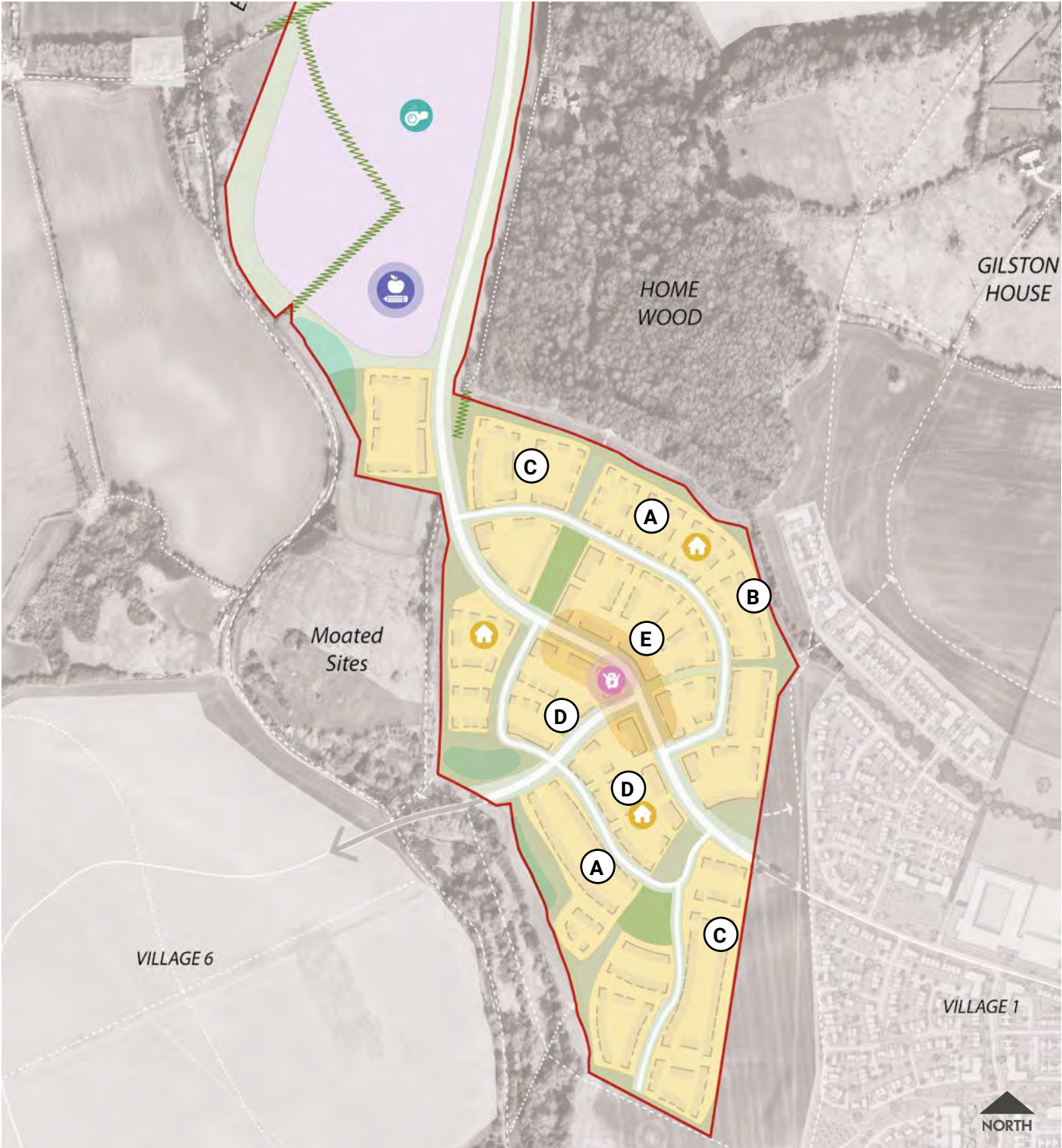


LAND USES & BUILT FORM TYPOLOGIES



Examples of block layouts

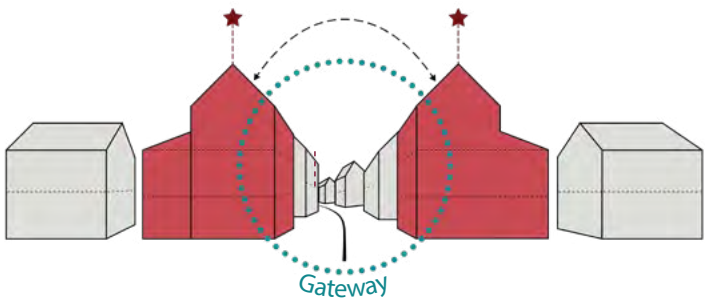
- KEY**
- Boundary Line - Village 5
 - Residential development
 - Mixed use area with local centre
 - Education, playing fields and leisure centre
 - Green infrastructure
 - Blue infrastructure



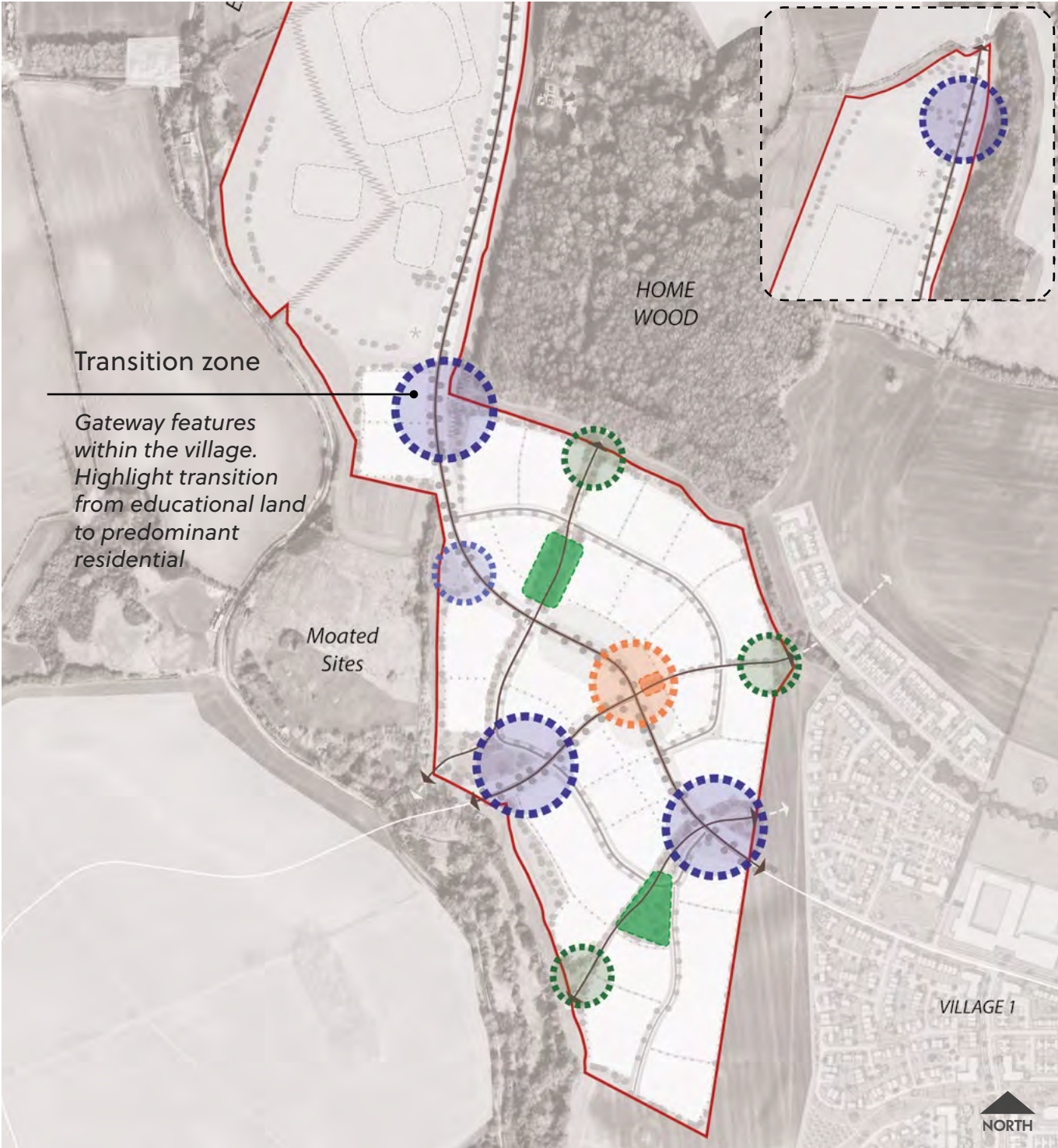
GATEWAYS AND KEY SPACES



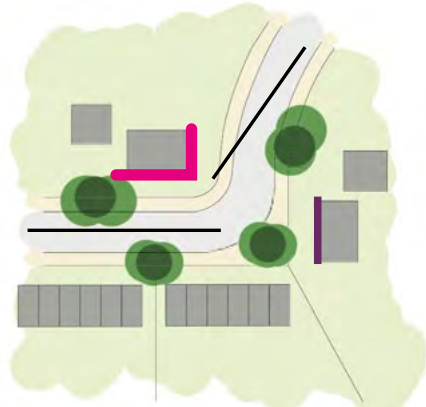
Illustrative precedents of gateways



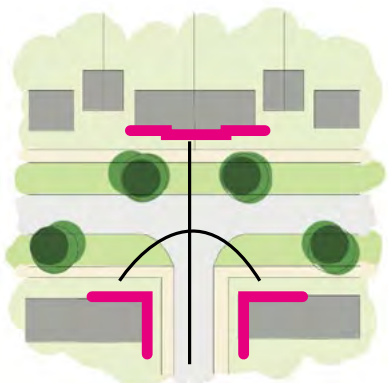
- KEY**
- Boundary Line - Village 5
 - Primary and secondary gateways (All modes)
 - Secondary gateway (Pedestrian and cyclists)
 - Village centre arrival space
 - Key spaces (Neighbourhood Greens and Local Centre with public realm)
 - Key links



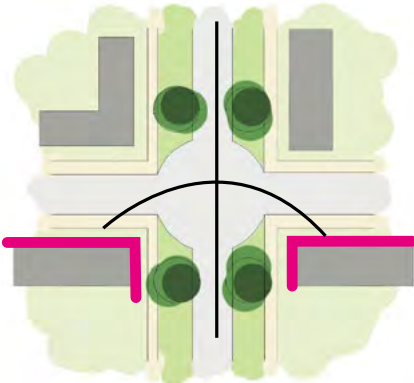
KEY FOCAL POINTS AND KEY CORNERS



Using **key corners** at turning points to aid wayfinding and provide **active frontages** to both sides of the street



Key corners in junctions and feature façades to terminate vistas

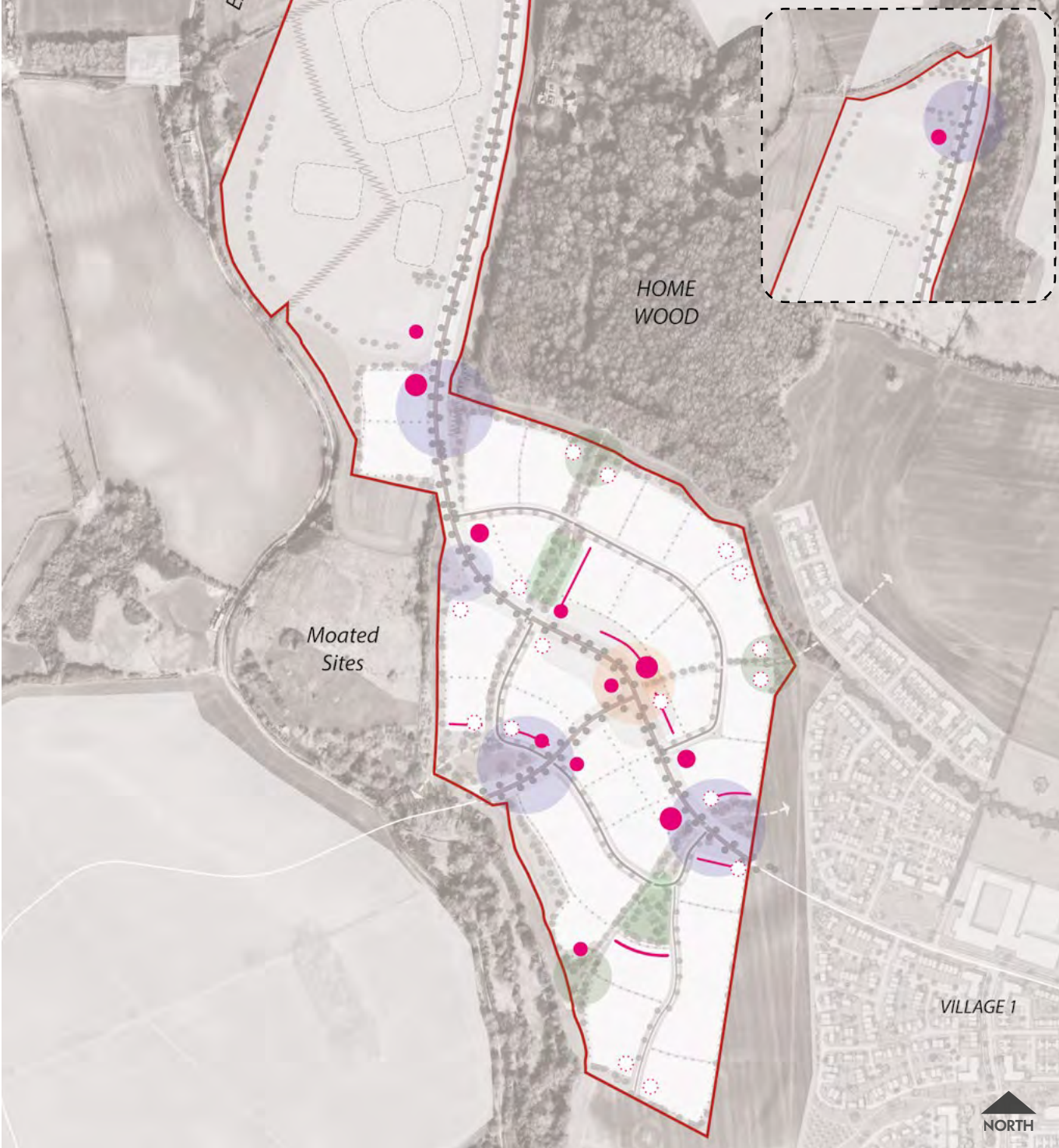


Key corners forming a **gateway** to announce an entrance or aid legibility



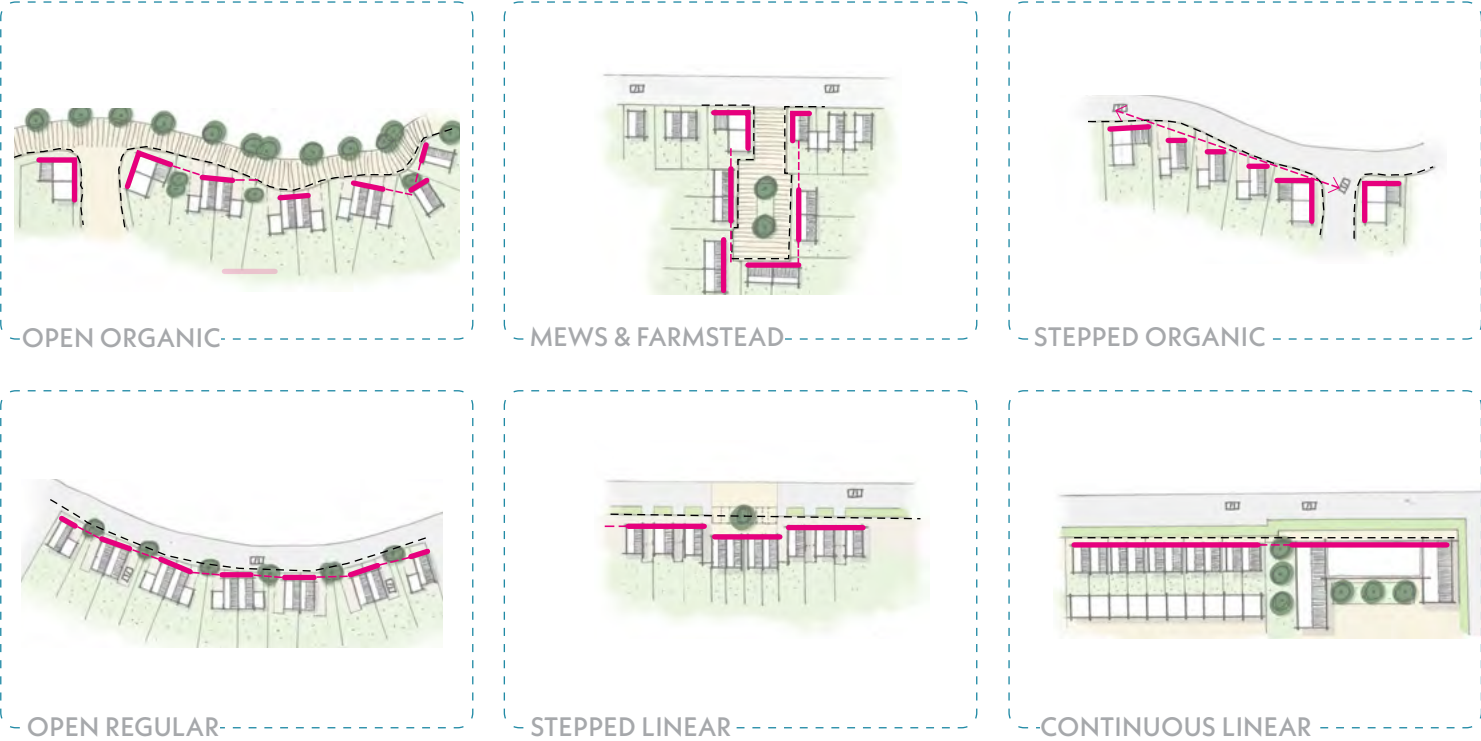
KEY

- Boundary Line - Village 5
- Primary key corner / focal point
- Secondary focal point
- Key frontages



APPROACH TO FRONTAGES

FRONTAGE TYPOLOGIES



KEY

	Open organic		Stepped Linear
	Stepped Organic		Continuous Linear
	Open regular		Mews & Farmstead



GREEN & BLUE INFRASTRUCTURE



MASTERPLAN STRATEGIES

BLUE & GREEN INFRASTRUCTURE



- Key
- Local Centre
 - Village Green Corridors
 - Neighbourhood Greens (2000m² / 400m walking distance)
 - Gateway Greens
 - Tertiary Open Spaces
 - Neighbourhood Play Space (625m² / 250m walking distance)
 - Strategic Transport Corridor Landscape Typology
 - Secondary Roads Landscape Typology
 - Public Rights of Way
 - Pedestrian Links
 - Woodland / Scrub
 - Ancient Woodland
 - Root Protection Zones
 - Hedgerows
 - Sports Fields
 - SuDs Features



A close-up photograph of a lush meadow filled with various wildflowers. The scene is dominated by green grass and foliage, interspersed with numerous small, colorful flowers. Prominent are bright red poppies, delicate blue cornflowers, and clusters of tiny white daisies. The lighting is bright and natural, highlighting the textures of the petals and leaves. The overall composition is a dense, colorful tapestry of nature.

A photograph of a modern brick building with large windows, featuring two wooden benches in the foreground on a paved area, surrounded by greenery.

A close-up photograph of a butterfly with orange and black wings and white eyespots feeding on a cluster of small purple flowers. The butterfly is positioned in the center-left of the frame, with its wings spread. The flowers are in sharp focus, while the background is blurred.

A close-up photograph of a branch from a berry bush. The branch is covered with green, serrated leaves and clusters of small, round berries. Some berries are bright red, indicating they are ripe, while others are dark purple or black, suggesting they are either overripe or a different variety. The background is a soft, out-of-focus green, suggesting a garden or forest setting.

A photograph of a park area. In the foreground, a paved path curves from the bottom left towards the center. To the right of the path is a low wooden fence made of vertical posts and horizontal rails. Behind the fence is a dense patch of tall, green reeds or grasses. In the background, there is a large, leafy tree and other greenery under a blue sky with some clouds.

EMERGING PLAY STRATEGY

Neighborhood play areas



Play on the way



Natural and incidental play



CONCEPTUAL PLAY STRATEGY

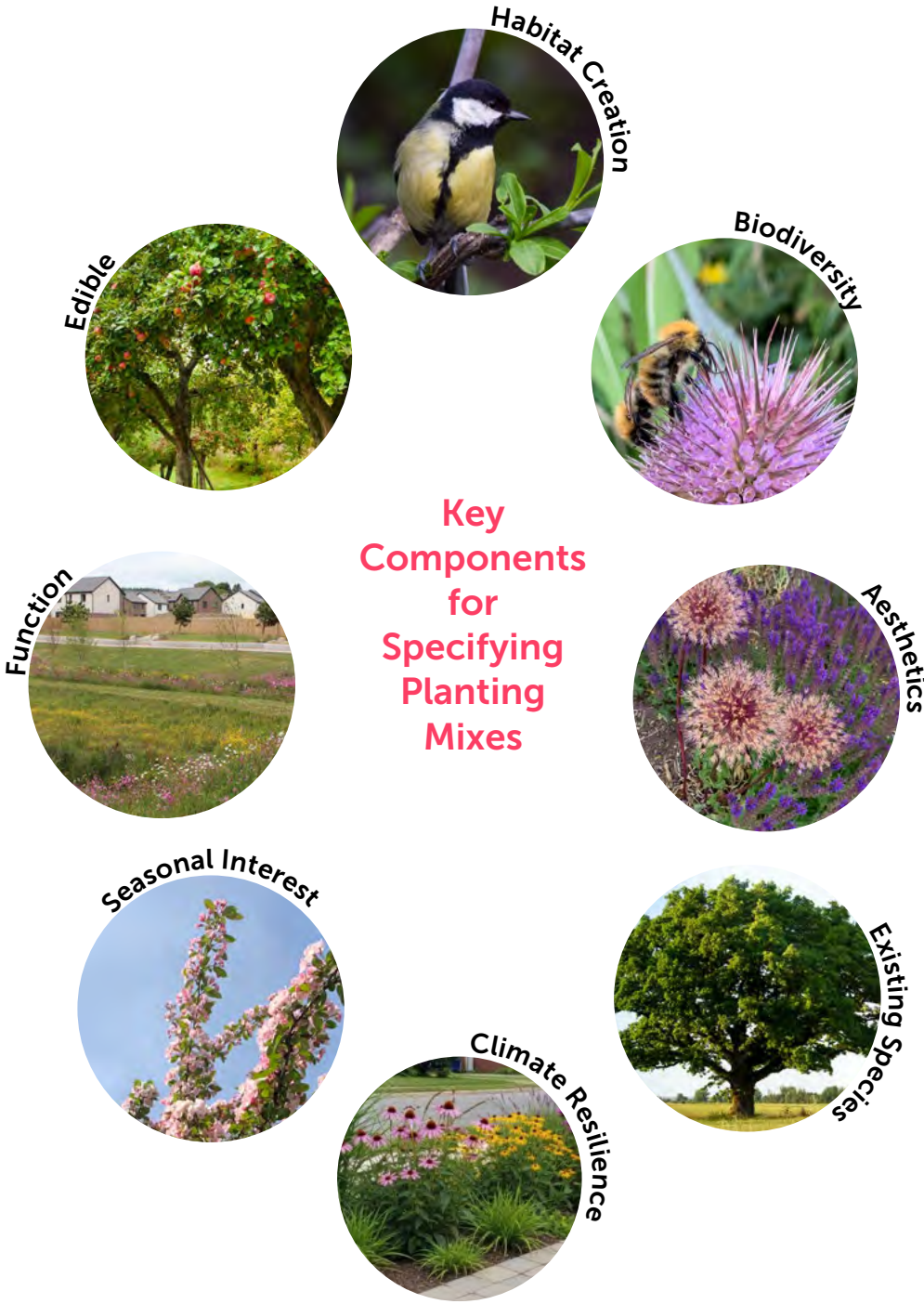
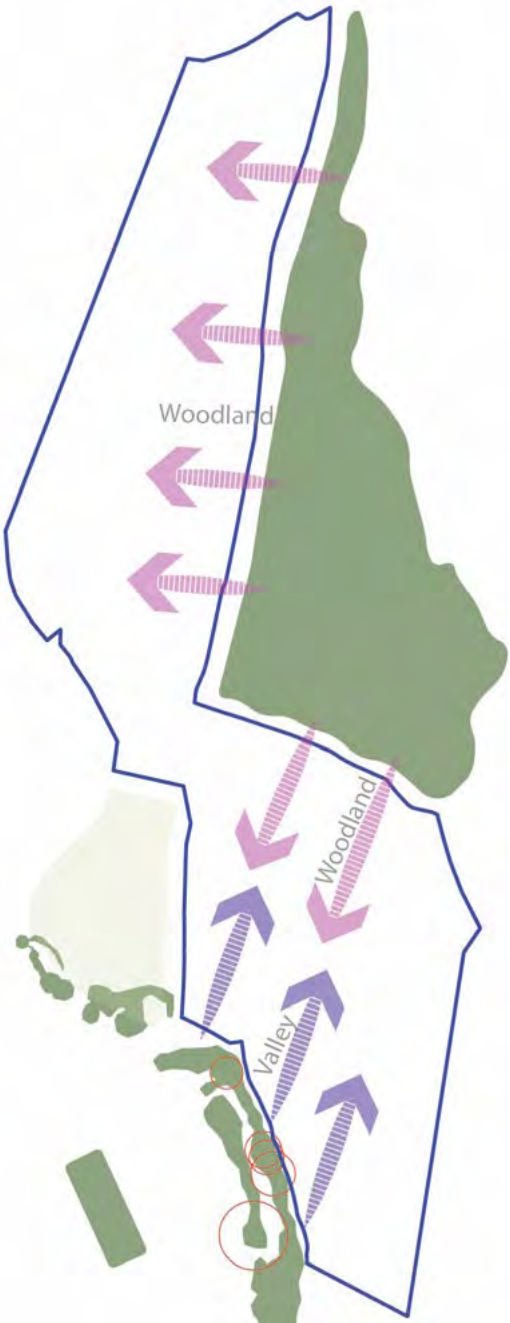


Play and topography

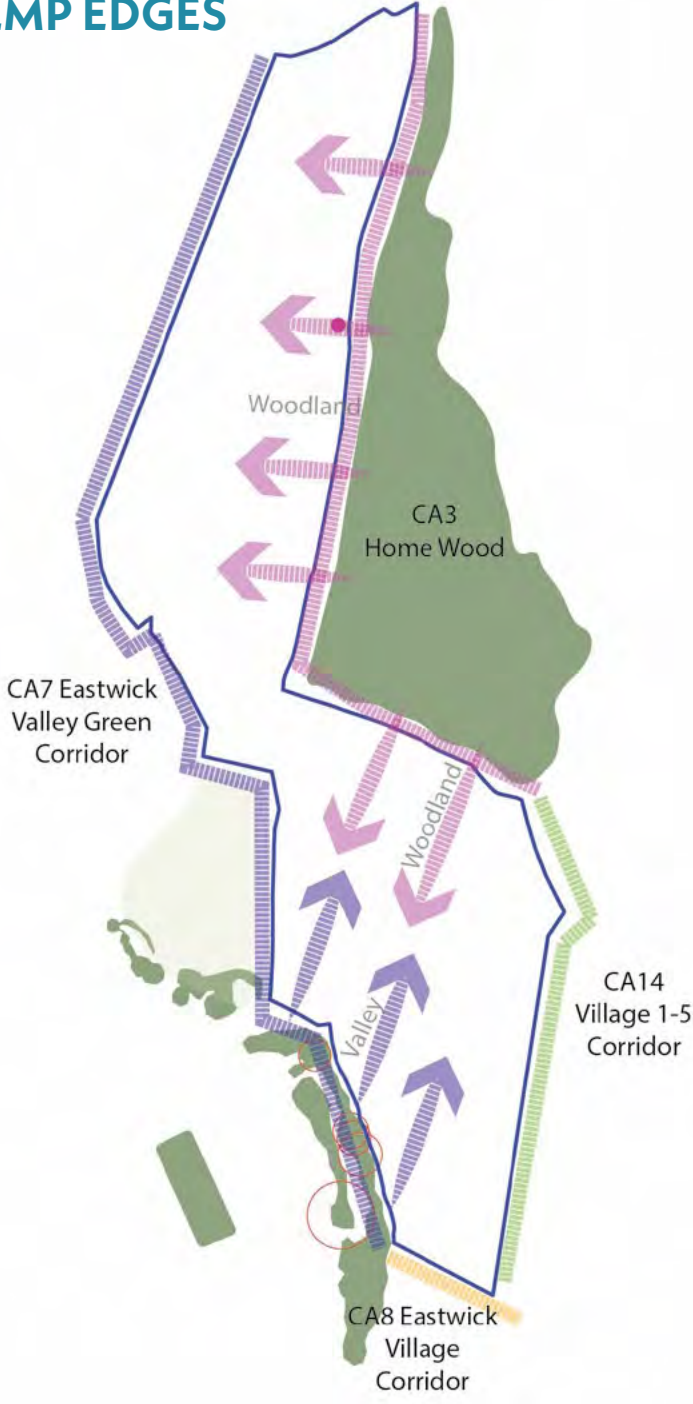


PLANTING CONCEPT

WOODLAND TO VALLEY



SLMP EDGES



PLANTING CONCEPT



Native woodland



Ornamental woodland



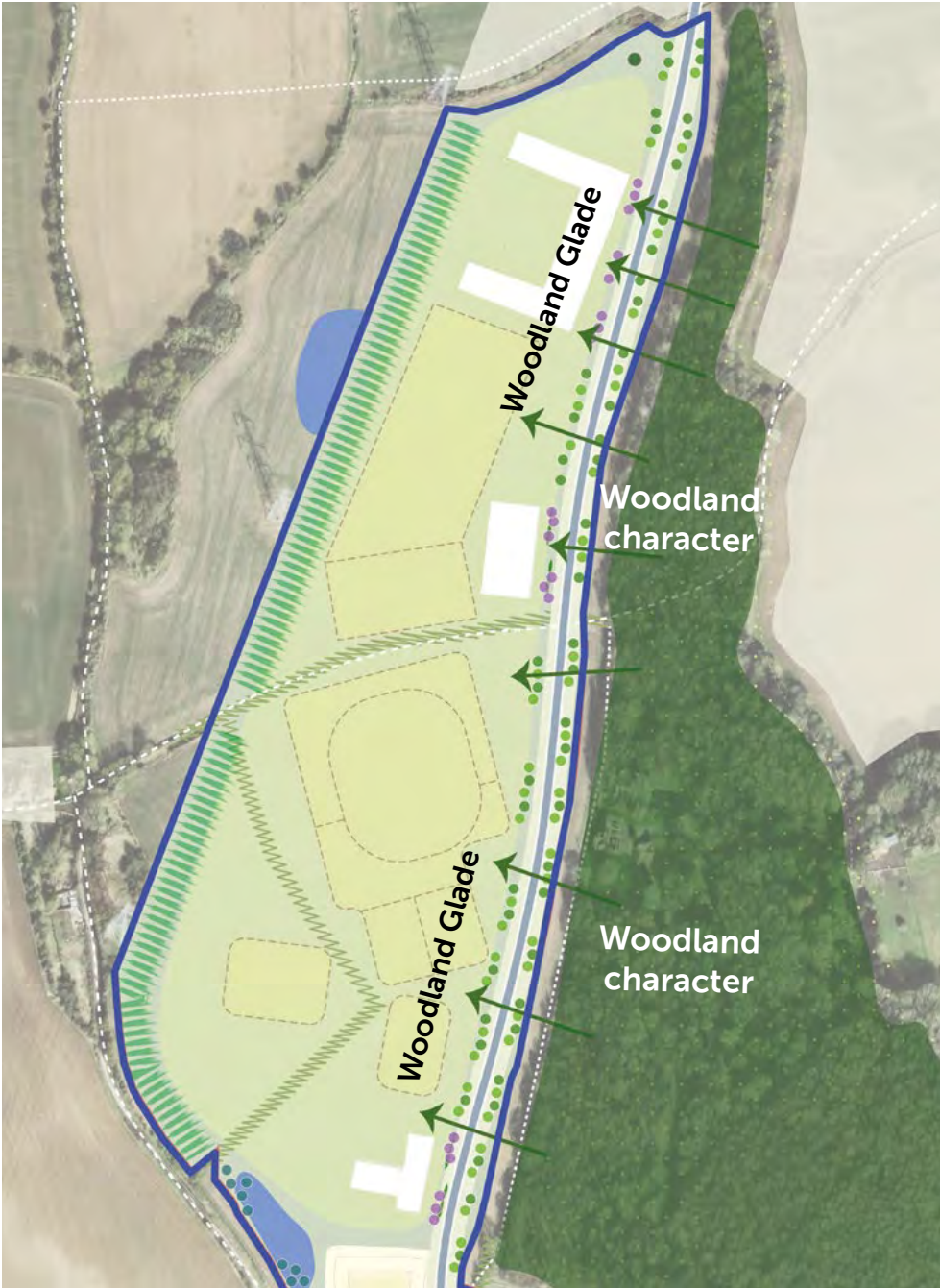
Wetland Grasses



Wetland Planting



NORTHERN PLANTING CONCEPT



PLANTING

GRASSES

Flowering Lawn Mix



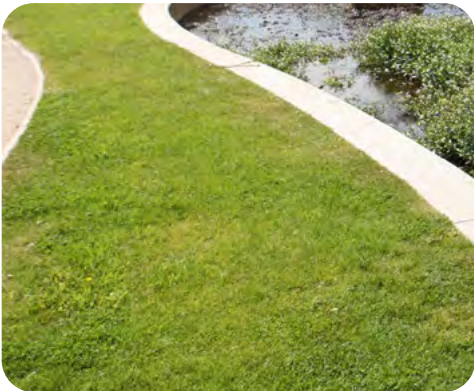
Rough Grass



Wet Meadow



Amenity Grass



Wildflower Meadow



TREES

Evergreen trees



Seasonal interest



Feature tree



Autumn colour



Edible



Berries



Multi-stems



Wetland trees



Woodland clusters



VILLAGE CORRIDORS



WAYFINDING

PLANTING

SEATING NODE

CLUSTERS OF
TREE PLANTING

INCIDENTAL
PLAY

SHARED
PEDESTRIAN &
CYCLE PATH

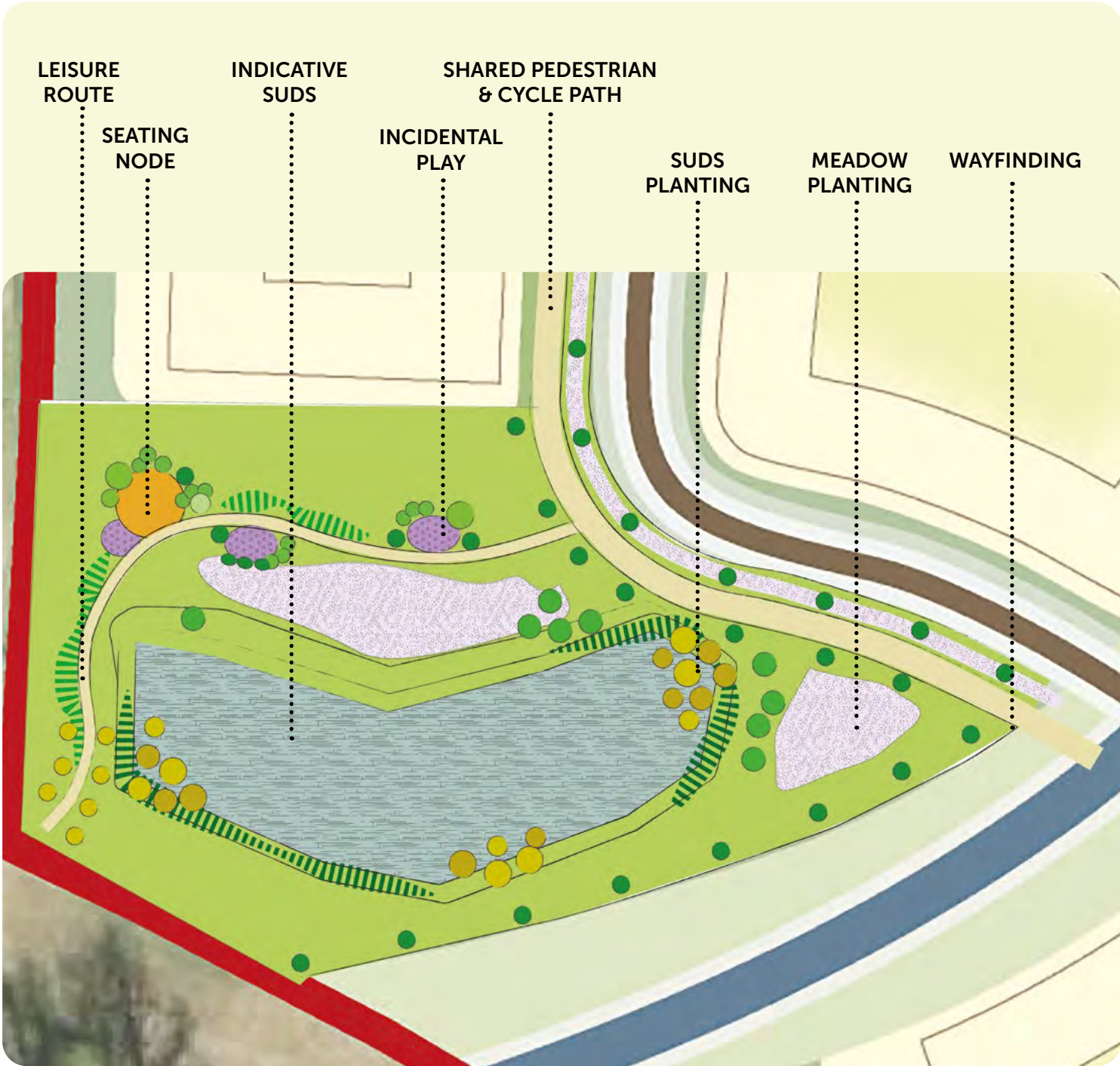
BIODIVERSITY
MEADOW /
OPPORTUNITY
FOR RAIN
GARDENS



GATEWAY GREENS



-  North Gateway
-  West Gateway
-  East Gateway



NEIGHBOURHOOD GREENS



CREATING CHARACTER



CHARACTER AREAS

LANDSCAPED EDGE - HOME WOOD, EASTWICK VALLEY & WEST CORRIDOR

1

Maximise views to surrounding woodland and open spaces from homes – **primary frontages towards landscape edges.**

2

Pedestrian friendly mews and lanes with access to **on-plot parking.**

3

Organic and/or stepped **frontage** character to ensure sensitive interface with landscape.

4

Secondary focal points and marker buildings along Green Corridor.

5

Buildings that **aim for wayfinding** with change of materiality and/or typology along the street – optimise active frontages in corner locations.

Masterplan 'Kit of Parts'	
Frontages	Open and Organic, Stepped & Organic
Density	Lower density to blend with landscaped edges
Streetscape	Tertiary streets and lanes
Parking	Predominantly on-plot parking
Connectivity	Informal pedestrian and cyclist, access points to Home Wood
Built Form	Detached and semi-detached houses
Focal Points	Marking key corners, especially from the approach from Home Wood
Landscape	Naturalistic landscape to blend with the existing Woodland, informal & organic character



Location plan

LANDSCAPED EDGE



IMAGES FOR
REFERENCE
ONLY

CHARACTER AREAS

VILLAGE CENTRE

1

Key marker buildings and focal points along key routes – aid for wayfinding and to define centre.

2

Opportunity for spill out zone and extended public realm around non-residential uses.

3

Majority of the **STC** within local centre for sustainable modes only.

4

Opportunity for **leisure route** and **pedestrian connectivity** to centre.

5

Rear parking courts to all buildings on **STC** – enclosed by built form and with landscape features. Potential limited visitors parking to local centre.



The sketch shows a street layout with buildings. A red building is marked with a 1. A pink building is marked with a 1. A blue building is marked with a 5. A green area is marked with a 4. A blue area is marked with a 5. A road is labeled 'PRIMARY ROAD'. A green area is labeled 'STC'.

Masterplan 'Kit of Parts'	
Frontages	Continuous Linear, Stepped Linear
Density	Higher density
Streetscape	STC (sustainable modes only)
Parking	Parking barns and parking courts (access from the rear)
Connectivity	Formal Pedestrian, cyclist and public transport (no vehicular movement)
Built Form	Apartments blocks, Non-residential ground floor
Focal Points	Key corner building and variation of heights
Landscape	Hardscaped spill-out spaces with incorporated formal landscape



Location plan

VILLAGE CENTRE



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ONLY

CHARACTER AREAS

VILLAGE CENTRE



Kilwood Vale local centre illustrative sketches
Location: Urban extension near Crawley & Horsham
Land uses: 400 sqm convenience store, 525 sqm public house, residential
Designer: PRP

Keymer Tile Works (King's Weald)
Location: Burgess Hill
Land uses: Includes residential, community, commercial and retail facilities
Designer: PRP

Hobson Square local centre convenience store and community centre
Location: Clay Farm urban extension to Cambridge
Land uses: Convenience store to ground floor with residential upper floors, community centre
Designer: TateHindle (above); ADP Architecture (Below)

CHARACTER AREAS

GATEWAYS



Masterplan 'Kit of Parts'	
Frontages	Open and Regular (the Crescent)
Density	Medium and low density
Streetscape	STC (all modes) , Primary Streets
Parking	On plot parking, Parking Courts
Connectivity	Vehicular and informal Pedestrian / cyclist
Built Form	Semi-detached and terraced houses
Focal Points	Key corner building and strong expression of the built-form to enclose the open space
Landscape	Semi-formal landscaping, Informal recreation opportunities



Location plan



VILLAGE
FIVE

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CHARACTER AREAS

INNER VILLAGE

1

Apartment block marks **key corners** and strategic street junctions

2

Parking to be on-plot and parking court for apartment blocks to be kept off from primary road.

3

Active frontages and alignment from terraces and/or semi detached homes along primary road.

4

Access to mews and tertiary streets – could be combined with landscaping and leisure routes.

Masterplan 'Kit of Parts'	
Frontages	Stepped Linear, Continuous linear
Density	Medium and low density
Streetscape	Primary, Secondary Streets & Tertiary streets
Parking	On plot parking, Parking Courts
Connectivity	Vehicular, Formal and Informal Pedestrian / cyclist movements
Built Form	Semi-detached and terraced houses
Focal Points	Key corner building and houses to express transition points and key gateways
Landscape	Formal and Semi-formal landscaping, pocket green



Location plan

PRIMARY ROAD



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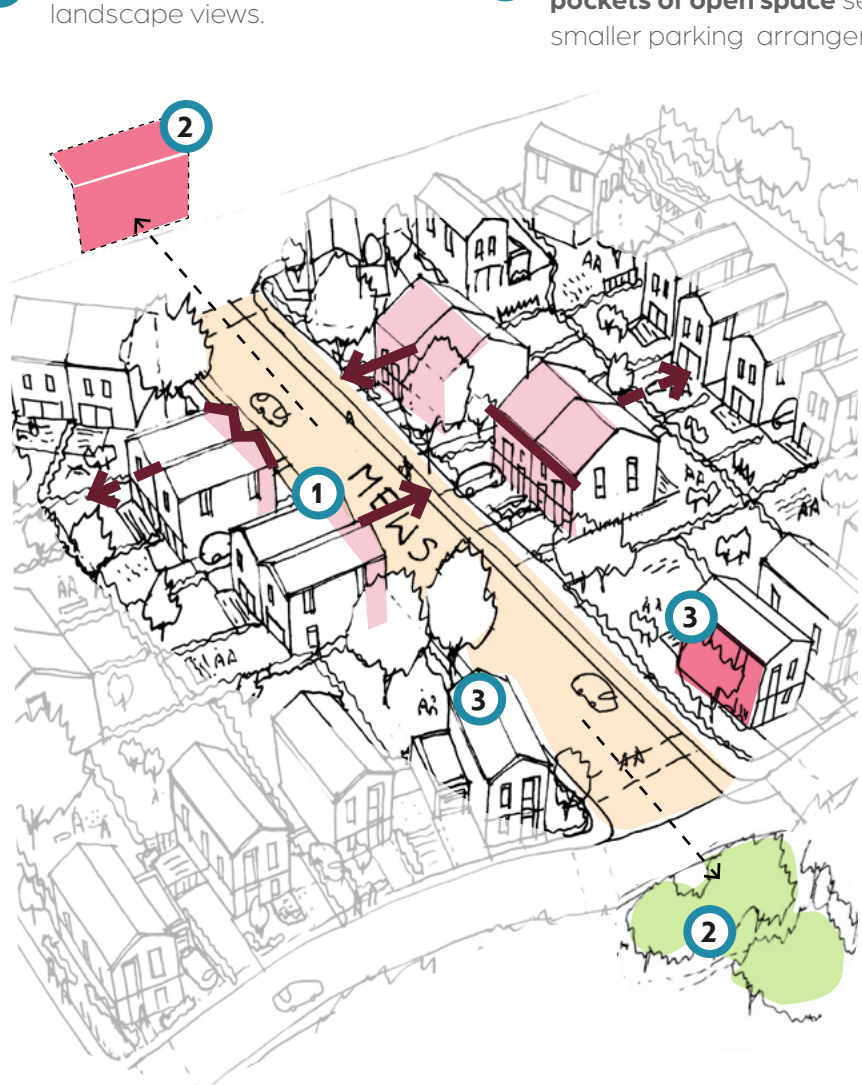
CHARACTER AREAS

MICRO-COMMUNITIES

- 1 Opportunity for stepped frontage and **setback** creating a more informal street scene.

2 Opportunity for **terminating vistas** to focal building or green landscape views.
- 3 Any side elevations should consider **positive frontage** onto mews/tertiary streets from corner typologies.

4 Opportunity for landscape and **pockets of open space** set within smaller parking arrangements.
- 5 Gardens and additional planting in the tighter urban form add to a **green street environment** and sense of community.

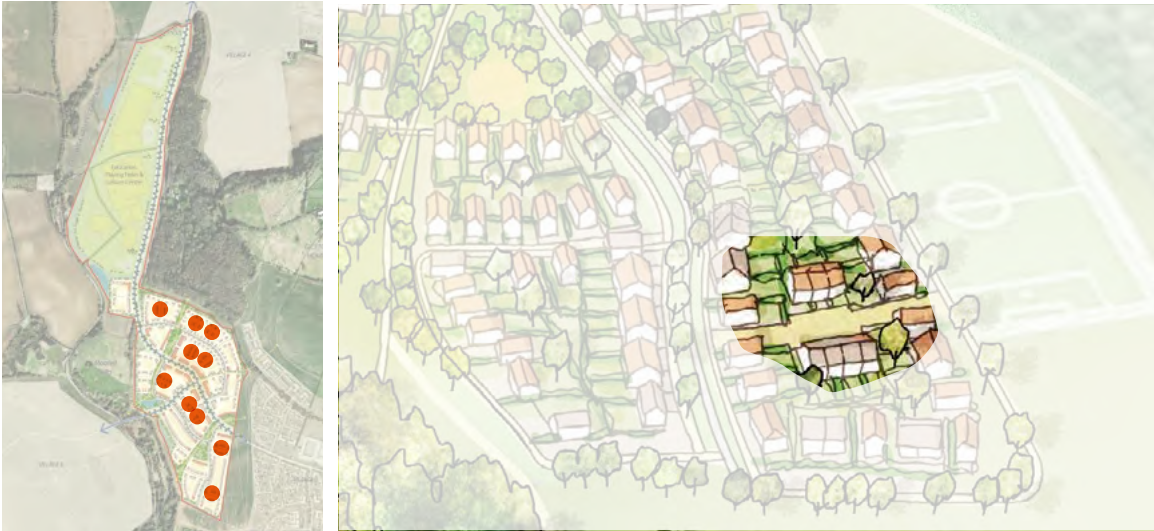


THE MEWS



THE FARMSTEAD

Masterplan 'Kit of Parts'	
Frontages	Stepped Linear, Continuous linear
Density	Low density
Streetscape	Tertiary streets, Shared Surface
Parking	On plot parking, On Street Parking
Connectivity	Informal Pedestrian / Cyclist movement
Built Form	Mews typologies, Detached and Semi-detached
Focal Points	Key focal building to act as terminating vistas and transition/gateways
Landscape	Hardscaped environment with opportunities for green pockets of green



Location plan

MICRO-COMMUNITIES



IMAGES FOR
REFERENCE
ONLY

CHARACTER AREAS

GREEN CORRIDORS

1

Marker buildings at green corridors traversing the STC enhance wayfinding and signify transitions in character.

2

Adjacent mews and farmsteads create direct pedestrian access into the green corridors.

3

Active frontages from homes overlooking the landscape and green routes.

4

Pedestrian and cycle movement set within the green corridors – linking open spaces within and outside the village.

5

Further greening along the corridors can be achieved through hedge planting/ defensible space/front gardens.

Masterplan 'Kit of Parts'	
Frontages	Stepped Linear, Open Regular
Density	Medium and low density
Streetscape	Tertiary streets
Parking	On plot parking, Parking Courts
Connectivity	Formal and Informal Pedestrian / cyclist movements
Built Form	Semi-detached, Apartments
Focal Points	Key corner typologies, Side access houses to enhance activation
Landscape	Formal and Semi-formal landscaping, Organic arrangements



Location plan

GREEN CORRIDORS



IMAGES FOR
REFERENCE
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RESPONDING TO FEEDBACK AND NEXT STEPS

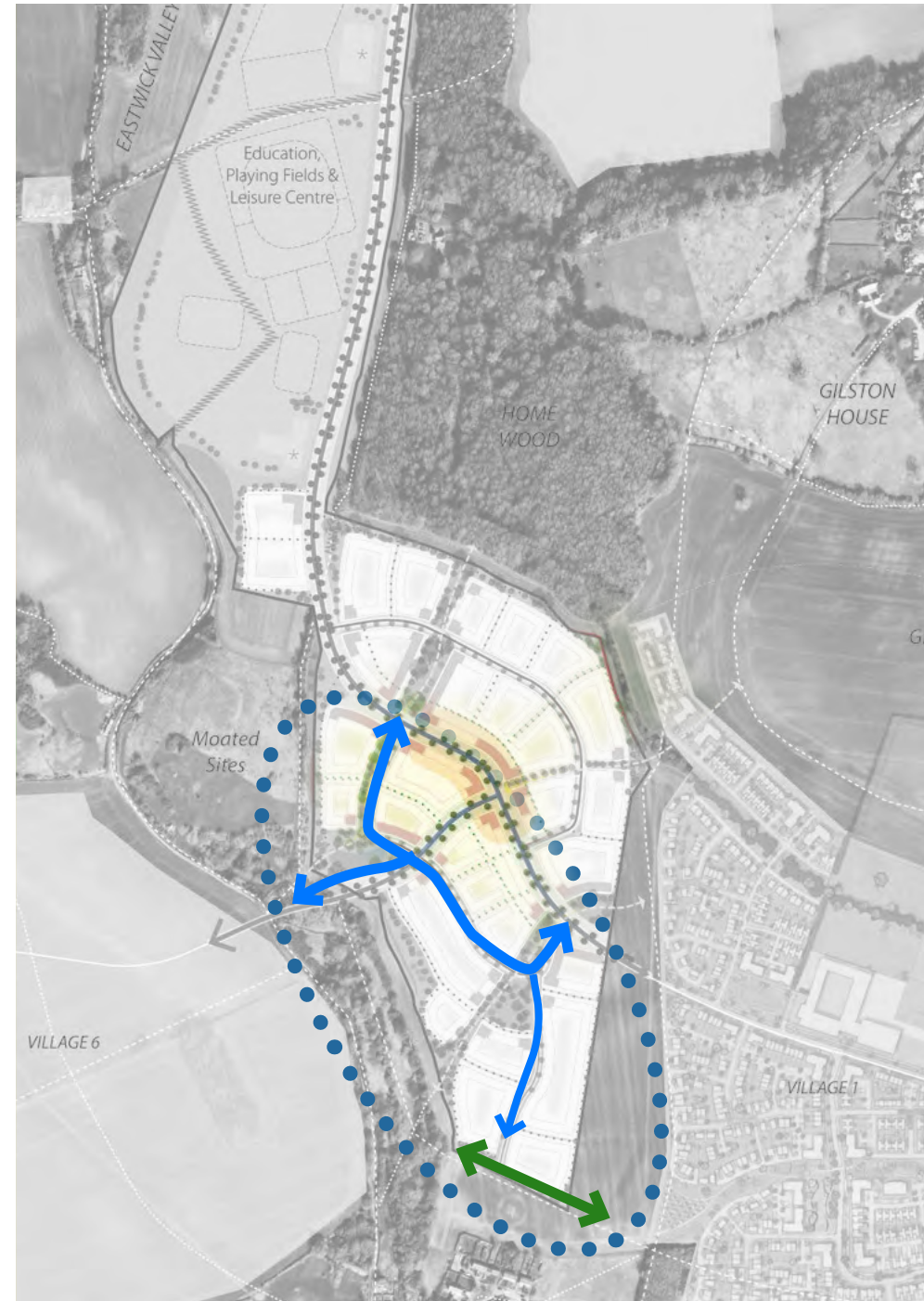


NEXT STEPS TO REFINE THE FRAMEWORK

EDUCATIONAL LAND CONFIGURATION



MOVEMENT AND CONNECTIVITY

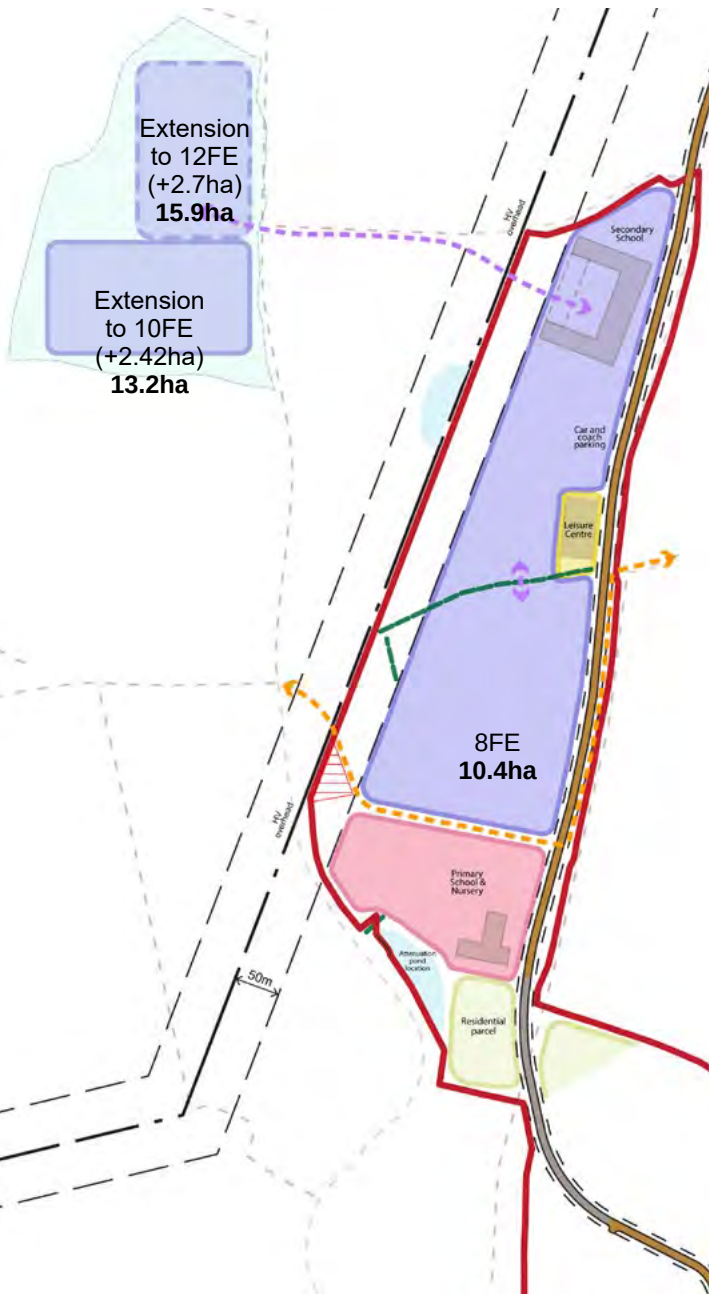


LEVELS AND ADJUSTMENTS OF PARCELS

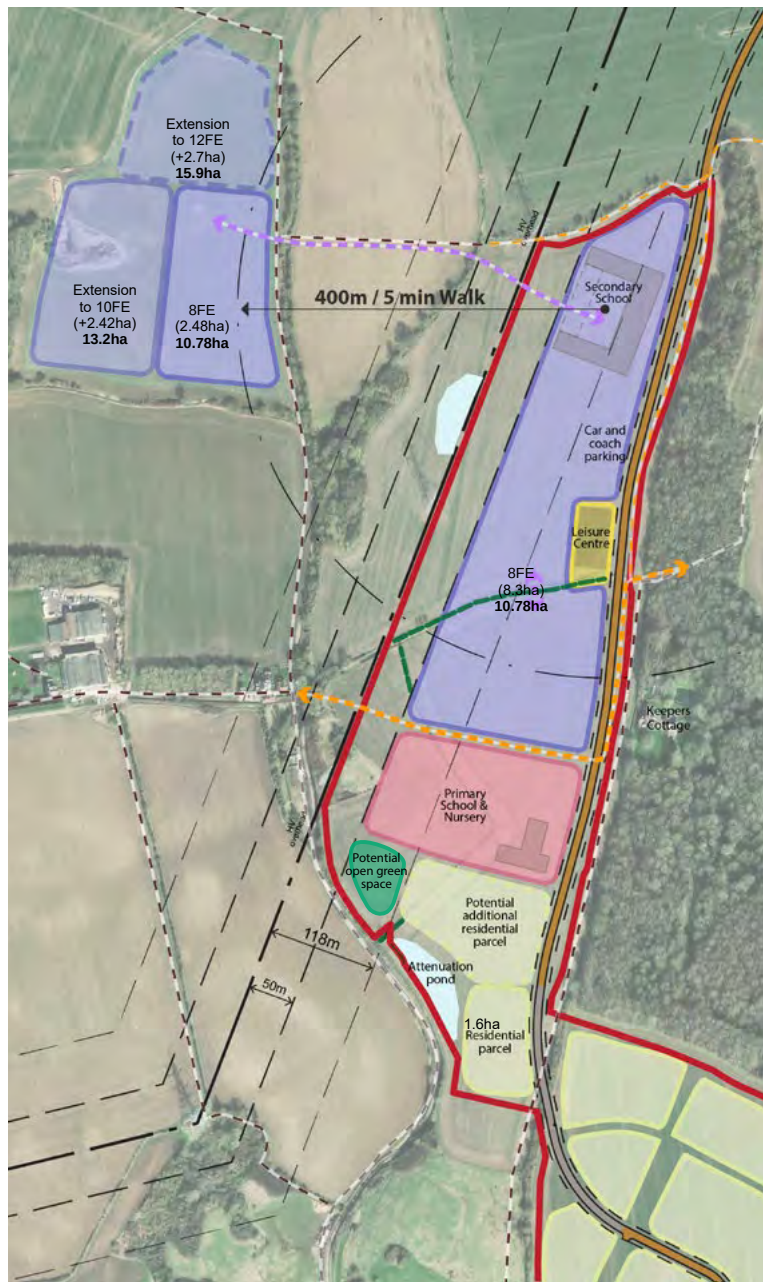


EDUCATION & LEISURE LAND TESTING

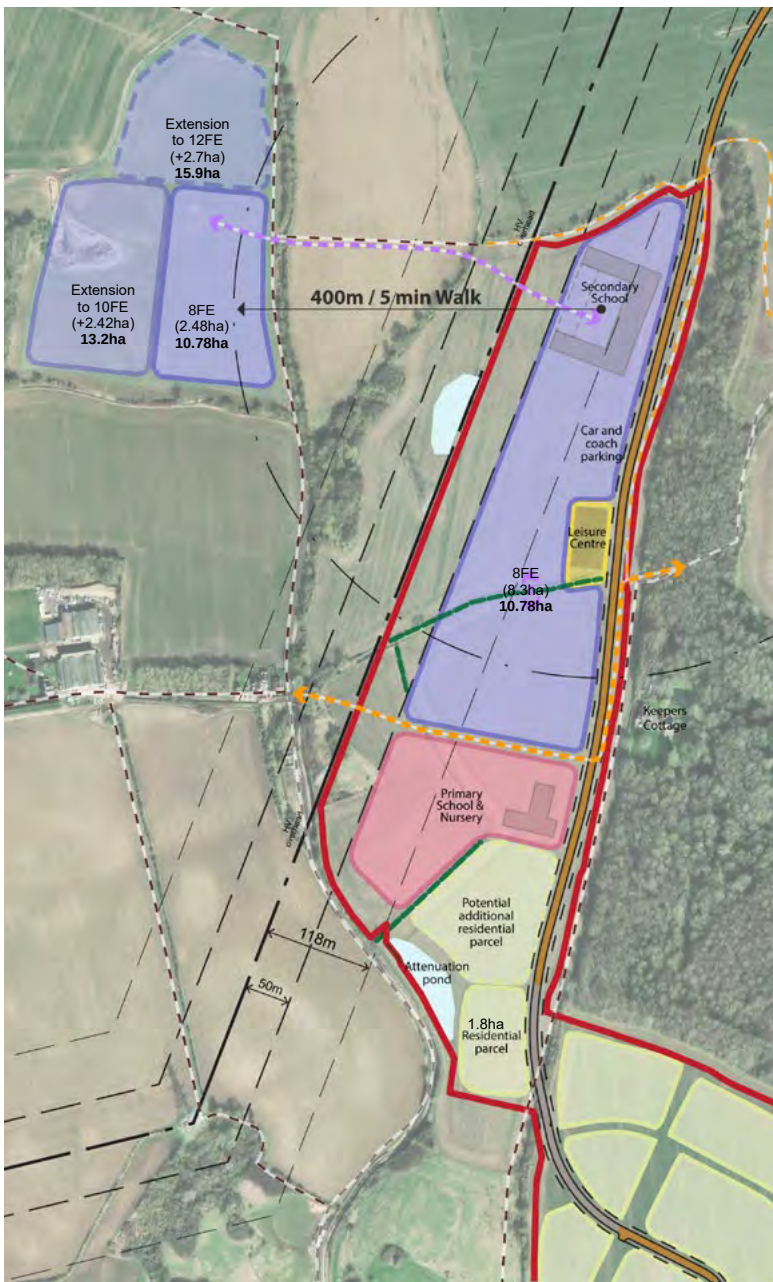
OPTION 1



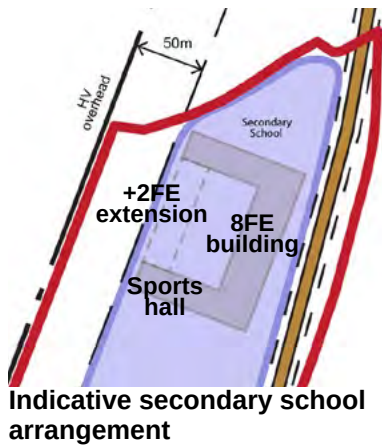
OPTION 2A



OPTION 2B



Secondary School Size	Sixth form pupils	Total school capacity	Required built area - GIA	HCC site area
8FE	336	1536	12,858m ²	10.78 ha
10FE	480	1980	16,118m ²	13.2 ha
12FE	504	2304	18,436m ²	15.9 ha



- 3FE Primary School + Nursery Site (2.92ha)
- Sports and Leisure Centre Site (0.4ha)
- Remaining Land for Secondary School Site
- Public Right of Way
- Active travel route (OPP)
- Diverted access route
- Potential school sports access



NEXT STEPS TO REFINE THE FRAMEWORK

EDUCATIONAL LAND

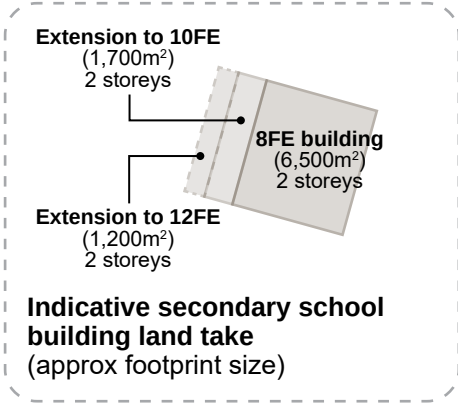
OPTION 1



OPTION 2



Secondary School Size	Sixth form pupils	Total school capacity	Required built area - GIA	HCC site area
8FE	336	1536	12,858m ²	10.78 ha
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- 3FE Primary School + Nursery Site (2.92ha)
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- Remaining Land for Secondary School Site
- Public Right of Way
- Active travel route (OPP)
- Diverted access route
- Potential school sports access



NEXT STEPS TO REFINE THE FRAMEWORK

RESPONDING TO TWG02 FEEDBACK



Optimised road hierarchy network and access to the parcels

Revised/ Reduced extent of STC – sustainable modes only

A continuous, uninterpreted green link, incorporating Neighbourhood Green, Play and key pedestrian movement

Revised parcel and vehicular layout to the southern area

Active travel connection/ Pedestrian access point to the wider green and allotments

- KEY**
- Boundary Line - Village 5
 - Sustainable Transport Corridor - All modes
 - Filter points
 - Sustainable Transport Corridor - Sustainable modes only
 - Primary vehicular route
 - Secondary and tertiary vehicular route
 - Tertiary vehicular routes (including mews & lanes)

A THRIVING TAPESTRY OF COMMUNITIES





Community Working Group 2

April 2026