

V1MP Design Code Appendix

MARCH 2026



Appendix A - Outline Planning Permission Parameter Plan Extracts

Approved Parameter Plans

Extract of Parameter Plan 01 - Existing Vegetation and Features (November 2020)

Extract of Parameter Plan Key

- Application Site Boundary
- Existing Buildings Retained
- Existing Buildings to be Demolished
- Existing Buildings to be Retained or Demolished
- Existing Vegetation to be Removed
- Village 7 Indicative Boundary
(Subject to Separate Planning Application)

Note: Details of the precise vegetation loss around the proposed strategic access points into the site can be found on the approved site access plans

EXISTING VEGETATION FEATURES

- Ancient Woodlands - including Ancient and Semi-natural Woodlands and Ancient Replanted Woodlands
- Woodlands
- Hedgerows
- Veteran Trees

EXISTING OVERHEAD LINE EQUIPMENT (OHLE)

- 400 Kv Electricity Cables
- Other Existing OHLE Cables
- Other Existing OHLE Cables To Be Undergrounded
(Location and Configuration Subject to Detailed Design)



Approved Parameter Plans

Extract of Parameter Plan 02 - Village
Corridors Developable Areas (November 2020)

Extract of Parameter Plan Key

- Application Site Boundary
 - Village Developable Areas
 - Village Corridors
 - 20m Buffer to Existing Ancient Woodlands
 - 20m Buffer to Existing Waterways
 - 10m Buffer to Existing Woodlands
 - 5m Buffer to Existing Hedgerows
 - 16m Easement Either Side For Water Main
 - 135m Easement Either Side For Gas Main
 - 118m Easement Either Side For Electricity Pylons
 - Sensitive Development Area - Refer to Development Specifications Fo
 - 20m Wide Ecological Buffers
 - Local Wildlife Sites
 - Permanent Pasture
 - Veteran Trees
 - Scheduled Ancient Monuments
 - Line of Sustainable Transport Corridor within Limit of Deviation (Refer to Pa
 - Village 7 Indicative Boundary (Subject to Separate Planning Application)
- OTHER ASSETS**
- | | |
|---|--------------------------------------|
| ① St. Mary's Church (Grade I Listed Building) | } Refer to Development Specification |
| ② Eastwick Moated Sites (Scheduled Monument) | |
| ③ Mount Moated Site (Scheduled Monument) | |
| ④ Ecologically Sensitive Area | |



Approved Parameter Plans

Extract of Parameter Plan 03 - Green Infrastructure and Open Space
(November 2020)

Extract of Parameter Plan Key

- Application Site Boundary
- - - Village Developable Areas
- Landscape Areas
- Eastwick Wood Park
- Hunsdon Airfield Park
- Strategic Green Corridors
- Community Parks
- ▨ Sensitive Development Area (Refer to Parameter Plan 2)
- ★ Community Sports Areas
- ★ Community Play Areas
- ★ School Sports Area
- Line of Sustainable Transport Corridor within Limit of Deviation (Refer to Parameter Plan 4)
- ▨ Village 7 Indicative Boundary (Subject to Separate Planning Application)



Approved Parameter Plans

Extract of Parameter Plan 04 - Access & Movement (November 2020)

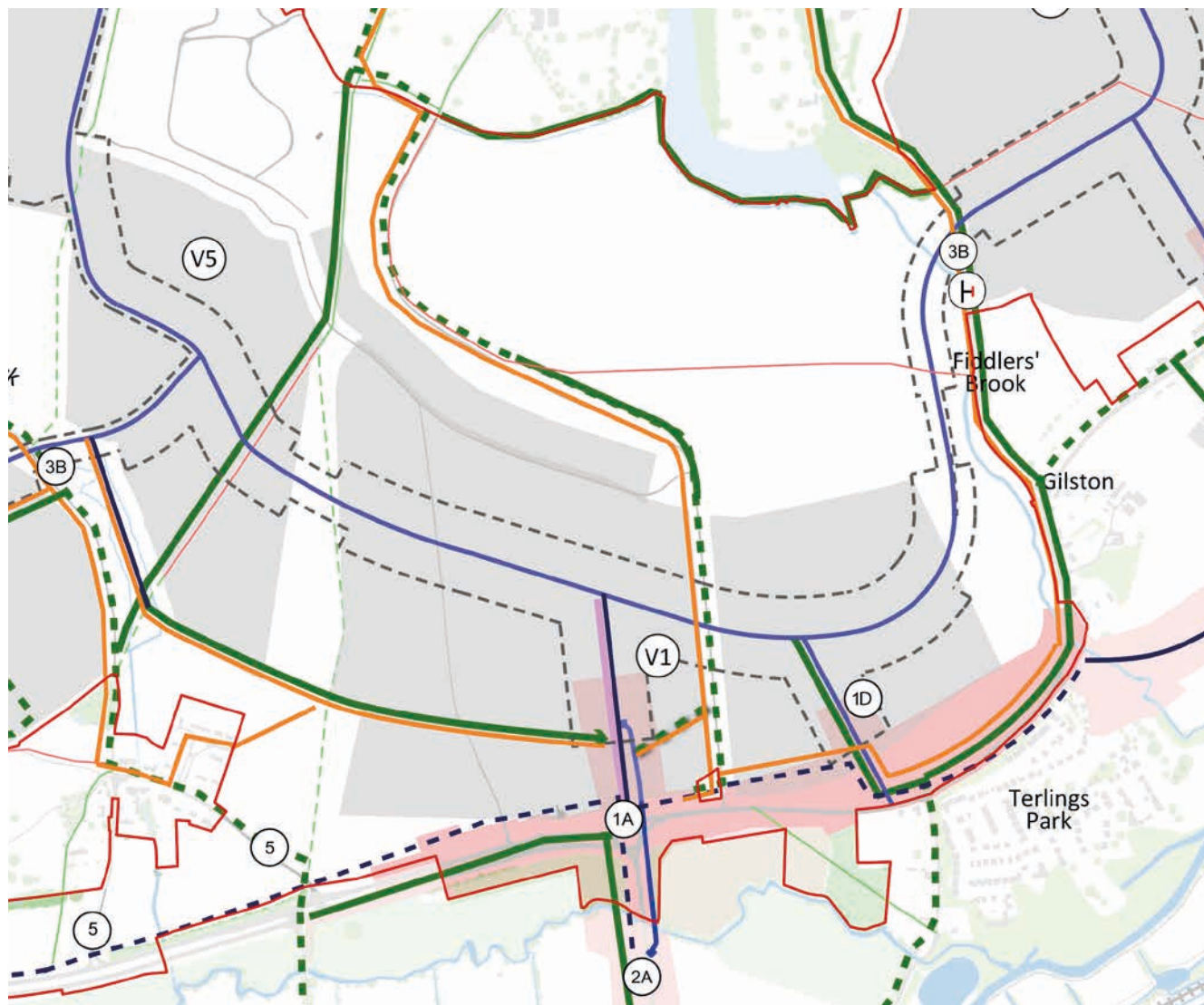
Extract of Parameter Plan Key

- Application Site Boundary
 - Village Developable Areas
 - Application Site Boundaries to Stort Crossings
 - Sustainable Transport Corridor & Indicative Commuter Pedestrian and Cycle Routes (New)
 - Limit of Plan Deviation generally +/- 60m with variations as shown
 - V5 Villages Naming Convention (1 to 6)
 - 1A Strategic Access Points (Applied for in Detail)
 - 2A Central Stort Crossing and Eastern Stort Crossing (Subject to Separate Planning Applications)
 - 3B Interface with Existing Road Network (Subject to Monitor and Manage Approach)
 - 3D Interface with Existing Watercourses and Existing Road Network (Subject to Monitor and Manage Approach)
 - 4 Connection of the Sustainable Transport Corridor to Village 7
 - 5 Proposed Traffic Management for Eastwick (Location and Configuration to be Determined at the Village Masterplan Stage)
 - H Potential No Through Road for Vehicles (Location to be Determined at the Village Masterplan Stage)
 - Proposed Pedestrian and Cycle Bridge Structure (Subject to Separate Detailed Application)
 - Village 1 Access - Sustainable Modes
 - Existing Footpaths
 - Village 7 Indicative Boundary (Subject to Separate Planning Application)
- PUBLIC RIGHTS OF WAY**
- Existing Public Rights of Way
 - - - Existing Public Rights of Way to be Improved
 - Existing Public Rights of Way to be Potentially Modified

Indicative Pedestrian and Cycle Routes
(Location and Configuration to be Determined at the Village Masterplan Stage)

- Indicative Commuter Pedestrian and Cycle Routes (New)
- - - Indicative Commuter Pedestrian and Cycle Routes (Enhanced Existing)
- Indicative Leisure Pedestrian and Cycle Routes (New)
- - - Indicative Leisure Pedestrian and Cycle Routes (Enhanced Existing)
- Indicative Leisure Cycle Routes

Note: Details of the proposed strategic access points for vehicles, pedestrians and cyclists onto the site can be found on the approved site access plans

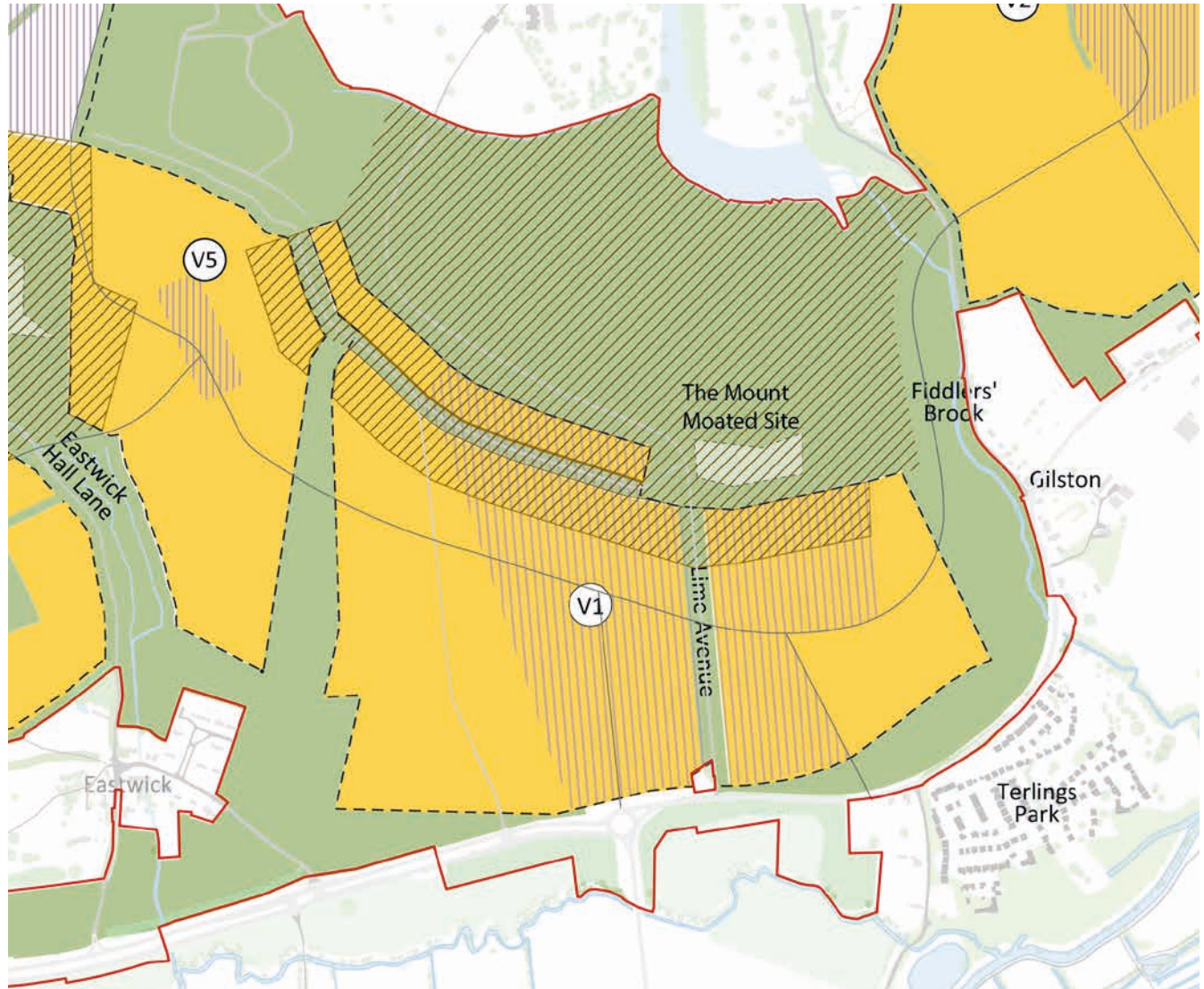


Approved Parameter Plans

Extract of Parameter Plan 05 - Principle Land Uses (November 2020)

Extract of Parameter Plan Key

-  Application Site Boundary
-  Village Developable Areas
-  Villages Naming Convention (1 to 6)
-  Predominantly Residential
-  Residential/Employment
-  Education and Mixed Use Zones
-  Green Infrastructure (Refer to Parameter Plan 3)
-  Sustainable Transport Corridor (Refer to Parameter Plan 4)
-  Sensitive Development Area (Refer to Parameter Plan 2)
-  Scheduled Ancient Monuments
-  Village 7 Indicative Boundary (Subject to Separate Planning Application)
-  Safeguarded Zone for Gypsies & Travellers/Travelling Showpeople



Approved Parameter Plans

Extract of Parameter Plan 06 - Maximum Building Heights (November 2022)

Extract of Parameter Plan Key

- Application Site Boundary
- Village Developable Areas
- Vx Villages Naming Convention (1 to 6)
- XXX Existing Site Levels AOD (Above Ordnance Datum)
- ~~~~~ Village 7 Indicative Boundary (Subject to Separate Planning Application)

NOTES

In applying the heights parameters, all Parameter Plans should be read together, and reference made to the Development Specification for further limitations regarding heritage assets and development floorspace

- Up to 5 storeys/maximum 18m ridge height*
- Up to maximum 14m ridge height
- Area of additional height control where building ridge height limited to 11m and finished ground levels are subject to no limit of deviation
- Finished ground levels are subject to a limit of deviation of +/-3m from the existing AOD height
- Finished ground levels are subject to a limit of deviation of +/-5m from the existing AOD height
- Sensitive Development Area - Refer to Parameter Plan 2 and the Development Specification including heritage design principles

Finished ground levels are subject to a limit of deviation of +/-2m from the existing AOD height, unless otherwise indicated on the plan

* Refer to Development Specification for proportion of buildings permitted to achieve maximum height of up to 5 storeys

