





Gilston Park Estate Consultation Update

November 2021



What is Harlow & Gilston Garden Town?

The Government designated the Harlow & Gilston Garden Town (HGGT) in January 2017 as a suitable location to accommodate significant growth and facilitate the regeneration of Harlow Town Centre.

HGGT is due to grow over the coming years, with 16,000 additional homes, employment areas and community facilities to be created by 2033, including 3,000 in the Gilston Area (with a further 7,000 to come forward after 2033).

What is Gilston Park Estate?

We want Gilston Park Estate to reflect the best of community life. Healthy, active, connected and welcoming, it will be a place for people of all ages, bound together by spaces to learn, work and spend time.

- Building a better future: Places for People proposes a new community of 8,500 homes that are set out in six neighbourhoods as part of a thriving, sustainable setting to the north of the Stort Valley
- Shaped by local people: the community's role is important in helping shape plans to create a beautiful and resilient new garden community at Gilston Park Estate
- Six neighbourhoods, one vision that reflects the best of community life: Gilston Park Estate will be a place for communities to connect and families to grow

Our progress

Places for People submitted an Outline Planning Application in 2019 following many years of consultation and engagement. After further consultation, an updated set of plans including detailed proposals for the Stort Crossings was submitted in 2020.

Places for People is now consulting on the next set of plans, known as masterplans, which add further detail to the proposals. We are about to consult on:

- The Strategic Landscape Masterplan – a plan for the evolution of the landscape over the course of the development. This is being developed in conjunction with the developer of the seventh village, Taylor Wimpey.
- The Village 1 Masterplan – the initial proposals for the first of the six villages being brought forward.

Get involved

We are keen to hear from residents, community groups and businesses or organisations who would like to get more involved with the consultation process for the Gilston Park Estate.

We're holding public consultations in person and online. To have your say on the proposals why not join us on:

- Tuesday 23rd November: Eastwick & Gilston Village Hall between 1pm and 8pm
- Saturday 27th November: Our Lady of Fatima Church Hall between 11am and 5:30pm
- Online: www.gilstonparkestate.com from 1pm on 23rd November



Get in touch with the team

📞 07577 987130

✉ community@gilstonparkestate.com

💻 www.gilstonparkestate.com



What is Harlow & Gilston Garden Town?

The Government designated the Harlow & Gilston Garden Town (HGGT) in January 2017 as a suitable location to accommodate significant growth and facilitate the regeneration of Harlow Town Centre.

HGGT is due to grow over the coming years, with 16,000 additional homes, employment areas and community facilities to be created by 2033, including 3,000 in the Gilston Area (with a further 7,000 to come forward after 2033).

Places for People has submitted an outline planning application for Gilston Park Estate which is made up of 8,500 homes in six of the seven neighbourhoods which form the Gilston Area.

Getting involved

Building a better future.

Places for People is proposing a new community of 8,500 homes set out in six neighbourhoods as part of a thriving, sustainable setting to the north of the Stort Valley.

Shaped by local people.

The community's role is important in helping shape the plans to create a beautiful and resilient new garden community at Gilston Park Estate. We've held multiple consultations and hope you will join us for more in the future.

Six neighbourhoods. One vision.

Our vision reflects the best of community life. Gilston Park Estate will be a place for people of all ages, bound together by spaces to learn, work and spend time.

Consultation

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from 1pm to 8pm

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Get in touch

We would love to hear your questions and suggestions!

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Email: community@gilstonparkestate.com

Visit: www.gilstonparkestate.com



Our vision



We want Gilston Park Estate to be a great place to live, promoting healthy and active lifestyles, while forming strong connections with the surrounding area.

Gilston Park Estate will create thousands of jobs throughout the construction life cycle of the project and beyond, whilst also offering flexible business spaces and opportunities for people to live and work locally. It will also provide nursery, primary and secondary school places for the children in the Gilston Area.

Parks, shops and meeting spaces are planned for every neighbourhood, making them distinct and vibrant, and an environmentally friendly approach to farming will make use of much of the agricultural land around the Gilston Area.

As well as meeting the real and pressing need for local homes, the proposals address climate change by shaping places around the community's needs and reducing reliance on cars. Links to public transport and measures to encourage walking, cycling and access to the countryside are key parts of this vision. Over time, we want to see the majority of all journeys taken by sustainable modes of travel and are committed to making this happen.

These measures are essential in creating the legacy of connected, thriving communities that will last for generations. We look forward to working with the local community to bring our vision for Gilston Park Estate to life.

Get in touch

We would love to hear your questions and suggestions!

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The Gilston Area

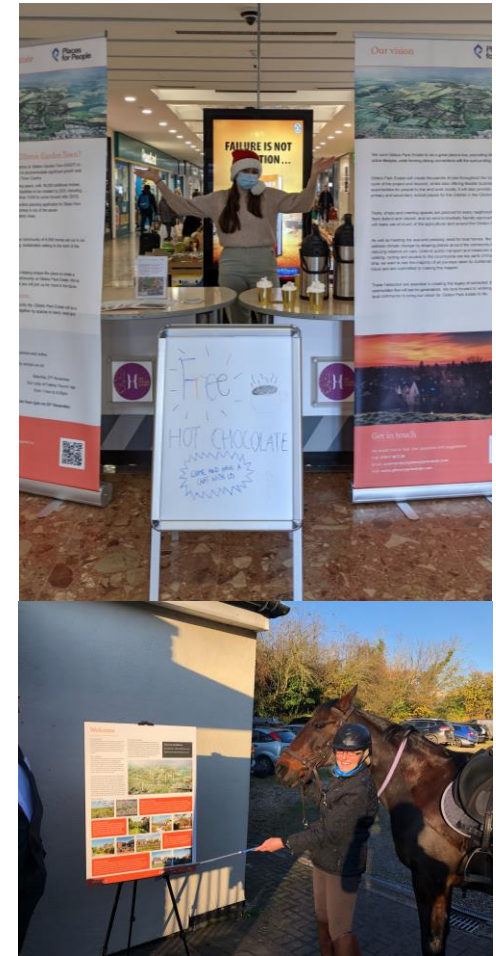
Community Consultation Feedback Report



January 2022

What is The Gilston Area?

- The Government designated the Harlow & Gilston Garden Town (HGGT) in January 2017 as a suitable location to accommodate significant growth and facilitate the regeneration of Harlow Town Centre.
- HGGT will provide 16,000 additional homes, employment areas and community facilities by 2033, with a further 7,000 to come forward post 2033.
- The Gilston Area of HGGT comprises a total of 10,000 homes, along with supporting infrastructure, across seven new villages.
- Places for People has submitted an outline planning application for Gilston Park Estate which is made up of 8,500 of these homes in 6 of the 7 villages.
- Places for People has been refining the Village 1 Masterplan and, together with Taylor Wimpey, the Strategic Landscape Masterplan, through discussions with the community groups and representatives which form the Working Groups and is now inviting feedback from the community on the more detailed plans.



Masterplan consultation

Masterplan consultation process

On the **23rd** and **27th November 2021** we held our community consultation events for the Village 1 and Strategic Landscape Masterplans of The Gilston Area. These events gave the local community an opportunity to **ask questions on topics ranging from the masterplans, sustainable modes of transport, ecology, and sustainability**, to name a few.

To provide the greatest opportunity for people to learn and comment on our plans we:



Held two events on a weekday and a weekend.



Held a virtual consultation via our website

<https://gilstonparkestate.com/>



Advertised in Herts Advertiser and Your Harlow



Promoted events through the Joint Working Group, Community Working Groups and social media.



Sent leaflets to over 4,000 houses.



Held three pop-up events in Bishop's Stortford and Harlow.

Purpose of public consultation



1. To raise awareness of masterplan process to a wide audience
2. To provide feedback on the consultation undertaken to date, particularly the Working Groups and emerging thinking
3. To broaden the range of feedback into the consultation process

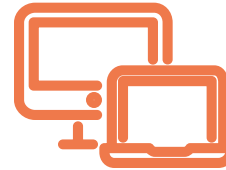
Who responded?



120 members of the community attended the events.



34 paper feedback forms submitted.



Three online feedback forms submitted.



Ongoing conversations with stakeholders.

Community Feedback

During the sessions, the Project Team presented various aspects of the latest emerging Village 1 and Strategic Landscape Masterplans.

We received your feedback on:

1. Background & Planning Context
2. Masterplan Objectives
3. Site Analysis & Constraints
4. Strategic Landscape Vision
5. Outline Planning Parameter Plans
6. SLMP Constraints & Opportunities
7. SLMP Strategies
8. Strategic Landscape Character Areas
9. Village 1 Masterplan Strategies
10. Village 1 Character Studies
11. Emerging Illustrative Masterplan



Your Views

Your Views

Following the community consultation events, we would like to **thank everyone who provided feedback** on our masterplans for The Gilston Area.



Name

First

Last

Address

Street Address

Address Line 2

City

Postcode

Email

Would you like to receive updates via email as the plans progress?

☐ Yes

☐ No

SLMP

On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how

Headline Figures



Strategic Landscape Masterplan

We asked – Which specific aspects of the SLMP proposals do you feel could be approached differently, and how could these issues be addressed?

You answered –

- *“Having listened to HGGT transport strategy group discussion. I am left concerned that sufficient car parking spaces will be allocated to each dwelling.”*
- *“Very pleased and pleasantly surprised by the SLMP. We’ve been following the plans closely and see a lot of the village’s input has been incorporated into these latest plans, which is fantastic to see. Thank you!”*
- *“Our concern is that construction traffic will pass through the Gilston village. We would like assurance that this will not happen.”*
- *“Must ensure good drainage and avoidance of flash flooding which are on the increase with the weather becoming more unstable due to climate change. Have to say I did find the maps and keys hard to follow.”*
- *“Ecological buffer zones must be considerably larger, currently we have otters these will be lost.”*

Headline Figures



Strategic Landscape Masterplan

We asked – Within the strategic landscape proposals, are there any features which you are keen to see implemented?

You answered –

- *“Great to see so many walking corridors and cycling routes being preserved, including a way to walk from Village 1 to Terlings Park and other parts of Gilston Village for a more integrated feel.”*
- *“It would be good to have a few farming areas retained. This area has exceptionally good soil and water, and now we have left the EU we need to be more self-sufficient with grains, vegetables etc.”*
- *“The High Wych Road needs to be developed. All existing infrastructure should be used. There is no need for new crossings over the Stort.”*
- *“Extension of the 50mph limit from Hunsdon Lane to A414 junction 5th Avenue.”*
- *“A hugely reduced residential development, improved railways.”*

Headline Figures



Strategic Landscape Masterplan

We asked – What landscape features or facilities would encourage you to explore the Gilston Area landscape?

You answered –

- ***“Paths and cycleways. The area is already well served with public footpaths, bridleways etc. Don’t build on these, enhance them.”***
- ***“Continuation of the green space plan started when Harlow New Town began.”***
- ***“I already cycle/run around this area. It is used throughout the year by a large number of people. Safe areas are important.”***
- ***“Improved woodland management would enhance the wood areas, and the maintenance of paths where they exist would encourage people to discover unknown places and places which used to be off-limits as they were not accessible.”***
- ***“Landscaped ponds and wetland areas designed to encourage wildlife.”***

Headline Figures



Strategic Landscape Masterplan

We asked – On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how positively do you welcome the Strategic Landscape Masterplan (SLMP) proposals? ?

- **Over one third** of respondents positively welcomed the Strategic Landscape Masterplan proposals.

Headline Figures



Village 1 Masterplan

We asked – Which specific aspects of the V1MP proposals do you feel could be approached differently, and how could these issues be addressed?

You answered –

- *“Enhance the Stort, don’t destroy it.”*
- *“More information on how much of infrastructure is sustainable i.e. sewage, water, electric.”*
- *“I’m uneasy about building 5-storey’s high - I think that will destroy the views up towards Gilston Park, especially where you can stand on Eastwick Road and have lovely views of Gilston Park House, especially in sunshine.”*
- *“I am concerned about what will happen to Gilston Lane. I love driving down the lane when I return home and I really want to continue doing that.”*
- *“I am concerned at the lack of council housing being made available for people to rent. So called 'affordable housing' is a misnomer as it isn't affordable for working class people desperate for somewhere to live but unable to afford extortionate rents.”*

Headline Figures



Village 1 Masterplan

We asked – Are there aspects of the Village 1 Masterplan which you particularly welcome and why?

You answered –

- *“Cycle track joining Gilston and Eastwick looks promising.”*
- *“Schools.”*
- *“Great to see the plans for a primary and secondary school in walking distance from Terlings Park. That’s fantastic. Also great to see the green space preserved around Gilston Park House.”*
- *“I particularly welcome the opportunity to walk and cycle along safe routes. Also, the transport links to Harlow.”*

Headline Figures



Village 1 Masterplan

We asked – What facilities and features are you most keen to see implemented and would encourage you to visit Village 1?

You answered –

- *“Local business must be encouraged to move to premises in Village 1 till the other villages are ready. Shops seeking locally produced fruit or vegetables would be welcome.”*
- *“Small retail/cafes.”*
- *“Primary and secondary schools are fantastic to have. Also the sports facilities and park land. A playground would also be fantastic to add if possible.”*
- *“I envisage myself walking, cycling or hopping on a bus to shop in the village centre, enjoy tea and cake while reading a newspaper.”*

Headline Figures



Village 1 Masterplan

We asked – On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how positively do you welcome the Village 1 Masterplan (V1MP) proposals?

- **Approximately one third** of respondents either positively welcomed or were neutral regarding the Village 1 Masterplan proposals.

Thank you

*...for your feedback and taking the time to work with us to shape the
masterplan for The Giston Area.*

Contact us

Email: community@gilstonparkestate.com

Telephone: 07862 009 783





Agenda

Gilston Area (V1MP) CWG 3 Places for People

Thursday 16 November 2023

Meeting details

Topic: Gilston Area Strategic Landscape Masterplan (V1MP) – Character Areas

Date: Thursday 16 November 2023

Time: 6.00-8.30pm

Venue: Eastwick & Gilston Village Hall, Pye Corner, CM20 2RB

Agenda

Time	Topic	Facilitated by
18.00 – 18.05 5 mins	Introductions to the Working Group & Workshop 3	Meeting Place
18.05 – 18.15 10 mins	Presentation: recap of CWGs process	JTP
18.15 – 18.45 30 mins	Presentation: masterplan update	JTP
18.45 – 19.00 15 mins	Presentation: design code methodology	JTP
19.00 – 19.10 10 mins	Q&A from presentations	Meeting Place/JTP
19.10 – 19.15	Break	

10 mins		
19.15 – 20.15 60 mins	Group Discussions • Built Form • Green Infrastructure • Access & Movement	JTP/DJA
20.15 – 20.25 10 mins	Reporting back from each table	Meeting Place
20.25 – 20.30 5 mins	General round up, next steps and a planning update, Q&A if possible	Meeting Place/Quod



GILSTON PARK ESTATE - VILLAGE 1

CWG 3

November 2023

AGENDA

CWG 03

1. Introductions to the Working Group and Workshop 3
2. Recap of CWG process
3. Project background & masterplan update
4. Design Code methodology

BREAK

5. Group discussions
Session 1 - Green Infrastructure
Session 2 - Access & Movement
Session 3 - Built Form
6. Report back
7. Round up, next steps and final questions

VILLAGE 1 MASTERPLAN - TEAM

CLIENT

PLACES FOR PEOPLE

LEAD CONSULTANT

JTP

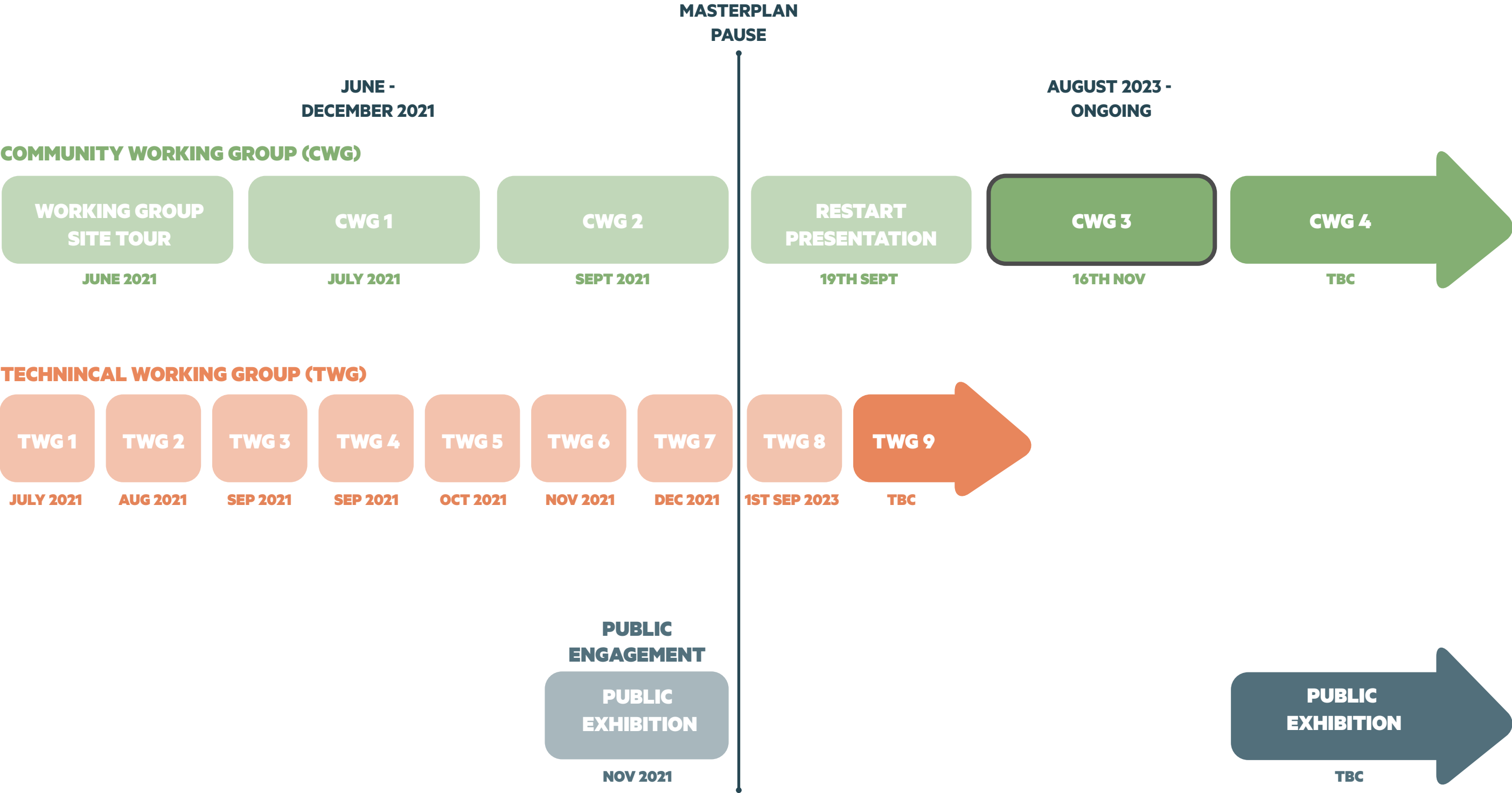
VILLAGE 1 MASTERPLAN DESIGN TEAM

- JTP - Architecture and Masterplanning
- Quod - Planning Consultant
- Ardent - Transport Planning
- David Jarvis Associates - Landscape Design
- AECOM - Civil Engineers
- EPR Ecology - Ecology
- Meeting Place - Communications
- Montagu Evans - Heritage
- Mola - Archaeology

COORDINATION WITH SLMP STUDY TEAM

- Coordination with SLMP Team, including Grant Associates (Lead Consultants)

V1MP ENGAGEMENT PROCESS

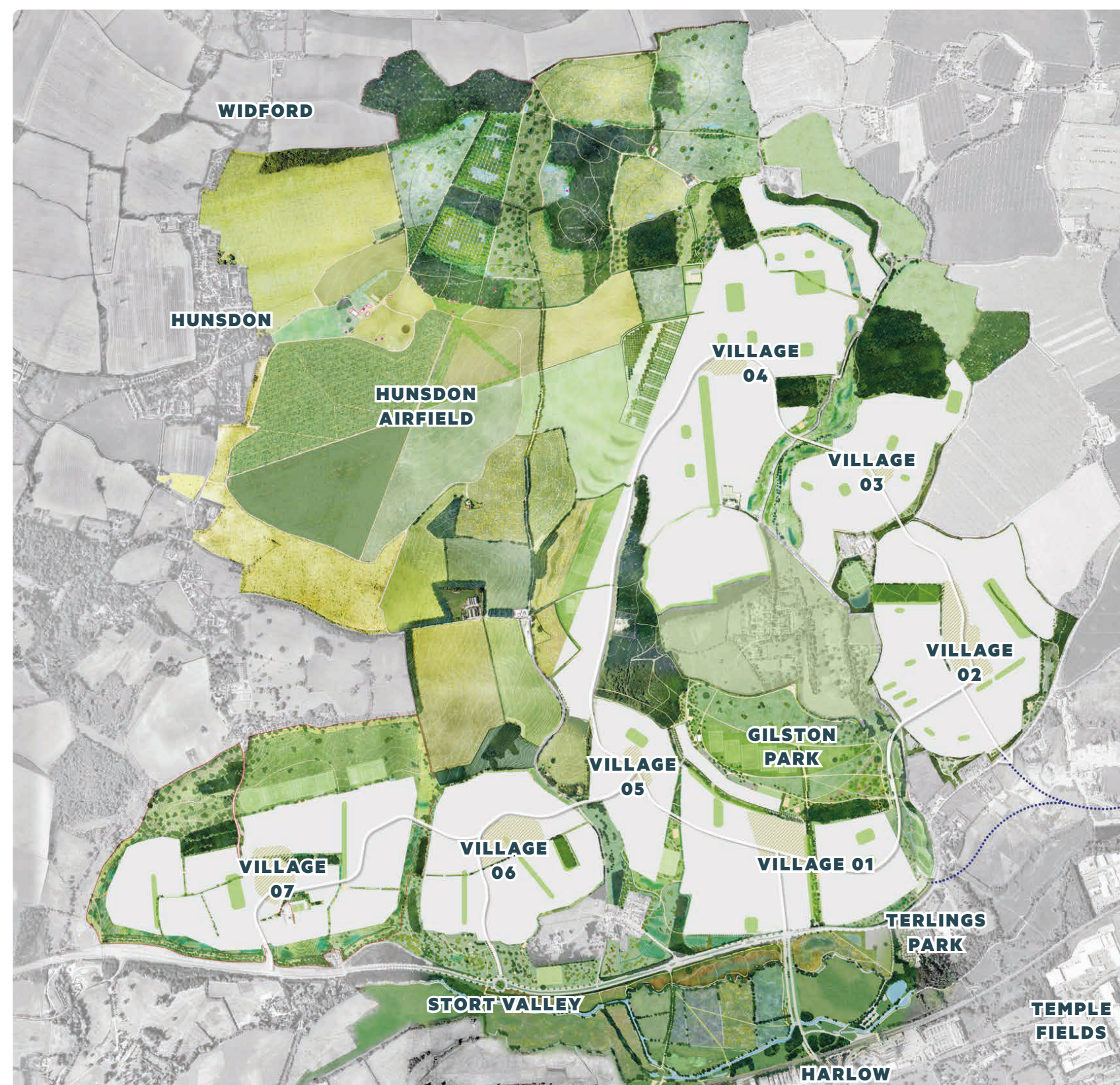
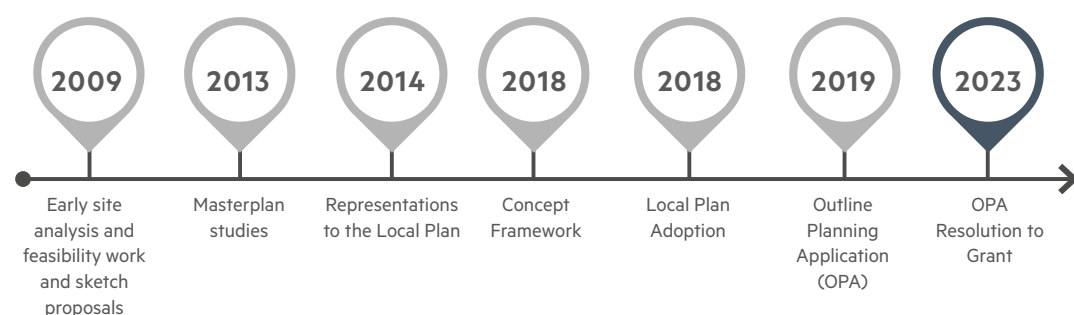


PROJECT BACKGROUND & MASTERPLAN UPDATE



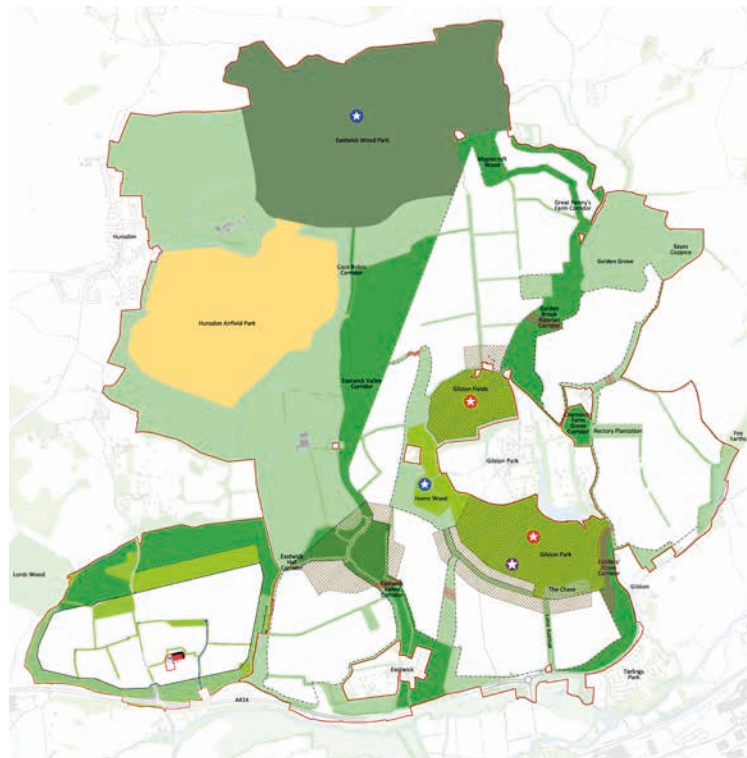
STUDY BACKGROUND & PLANNING CONTEXT

- The Village Development outline application submitted by Pfp seeks permission for 8,500 residential homes, and mixed-use development. The outline application from Taylor Wimpey proposes a further 1,500 new homes and other supporting uses.
- The proposals for Gilston Park Estate comprise six interlinking villages set into the landscape. Villages will sit within and reflect the topography of their surroundings, revealing the natural inherent beauty of the Hertfordshire countryside. Both outline applications have successfully secured a resolution to grant planning permission from East Herts Council, and the S106 Agreement is currently being finalised.
- Following submission of the OPA's, and in accordance with the Gilston Area Charter, the Village 1 Masterplan and the Village 7 Masterplan are now being developed. In parallel with this, the Strategic Landscape Masterplan is also being developed which enables the principles set out in both studies to be tested in relation to their wider application.



SLMP Study Area

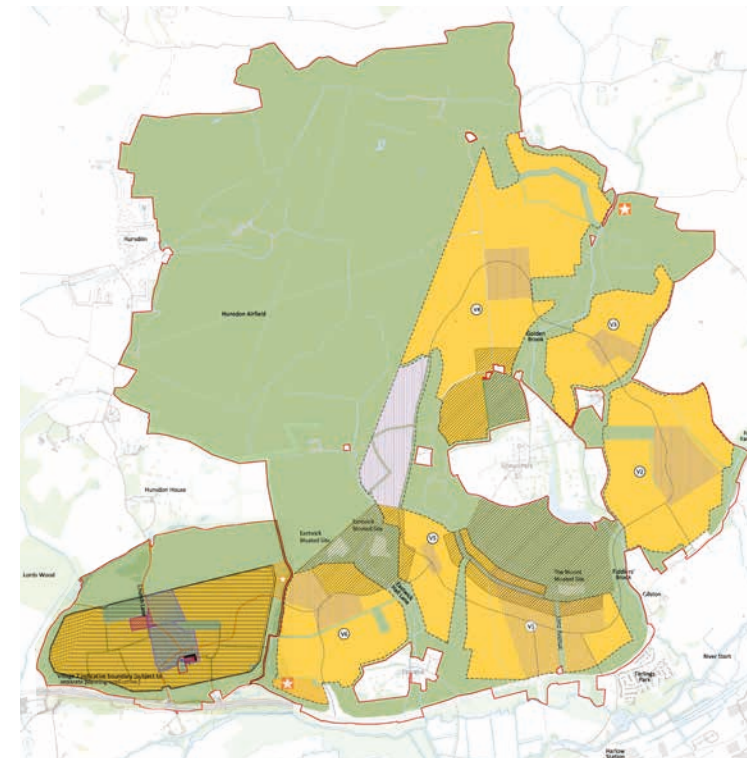
STUDY CONTEXT - OPA PARAMETER PLANS & DEVELOPMENT SPECIFICATIONS



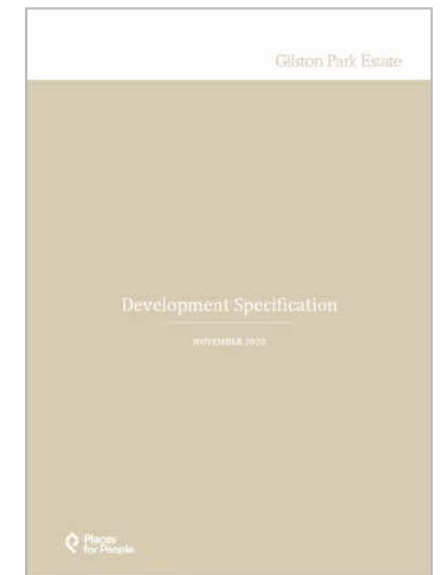
Green Infrastructure & Open Space*



Existing Vegetation & Buildings*



Principal Land Uses*



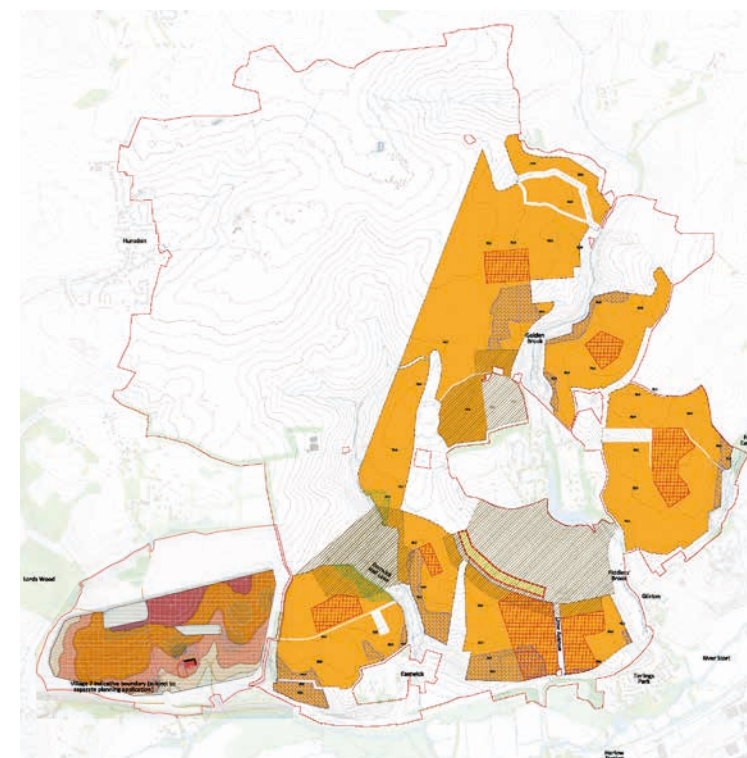
V1-6 Development Specification



Village Corridors, Constraints & Developable Areas*



Access & Movement*

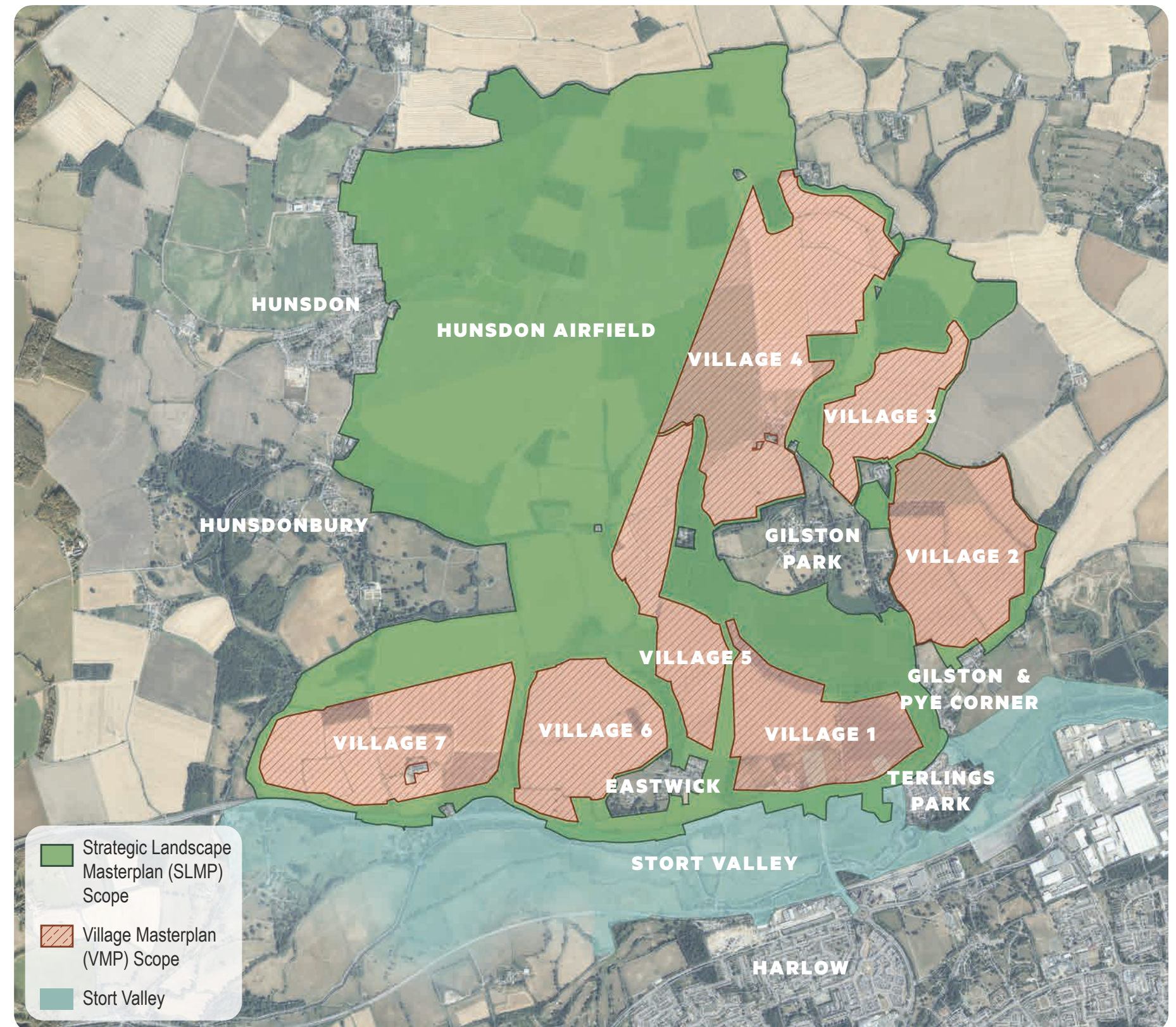


Maximum Heights*

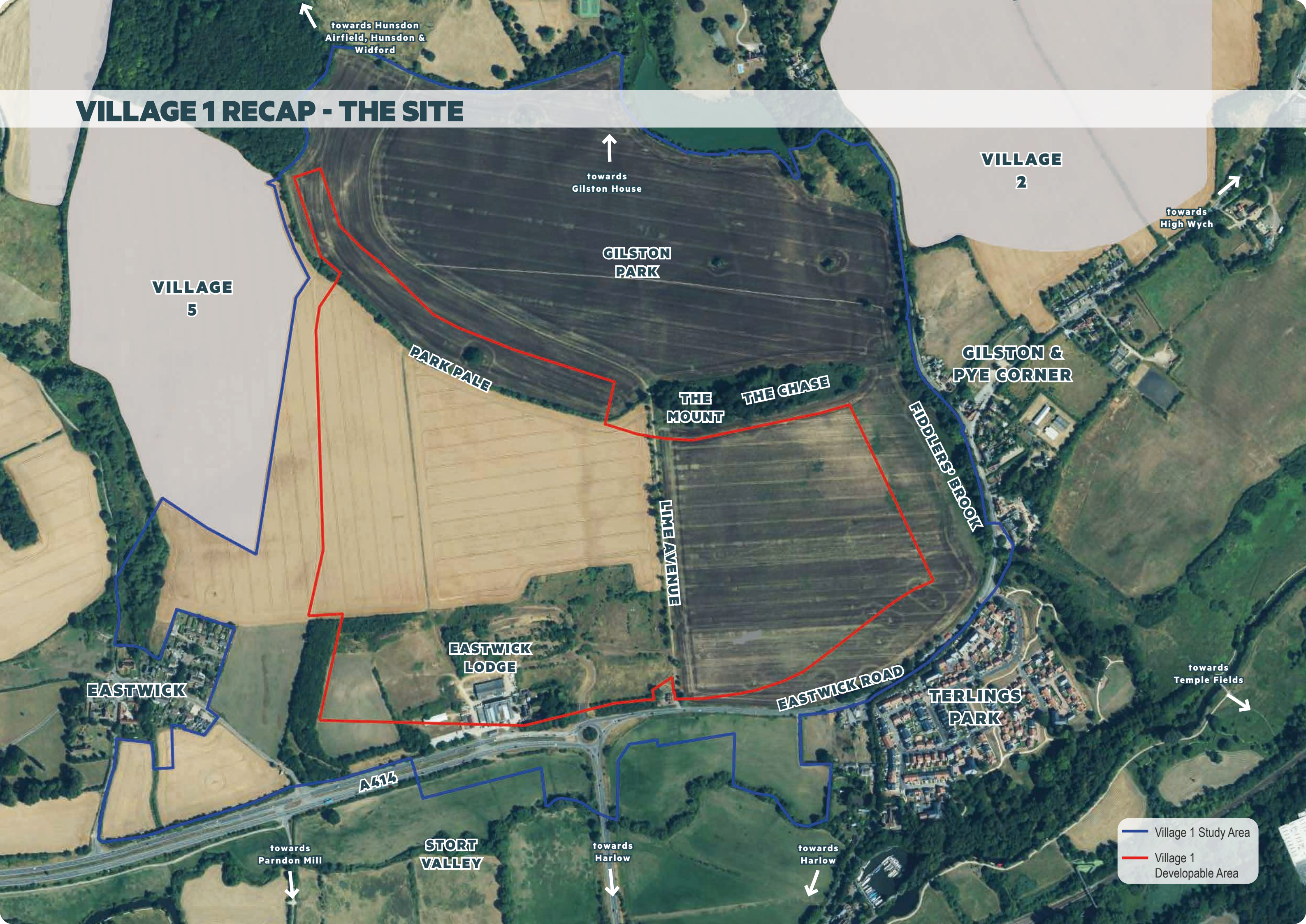
*Overlay of the combined OPA Parameter Plans for V1-6 and V7. Refer to outline planning apps for full details of Parameter Plans & Development Specification

STUDY CONTEXT - SLMP & VILLAGES RELATIONSHIP

- Village Masterplans will be required for each of the Gilston Area villages, together with an overarching Strategic Landscape Masterplan (SLMP) that will address the appropriate strategic elements of the development and the important network of green spaces that will play a key role in knitting the area together and integrating it into the wider context.
- Each Gilston Area Masterplan will be supported by a Design Code and together they will provide an added layer of detail to the evolving plans for the Gilston Area, building on the parameters and commitments included within the outline planning application stage and the work already undertaken in the Gilston Area Concept Framework which underpins these applications.
- The content of each Masterplan must align with any parameters established through the outline applications, the statutory Development Plan documents and take account of relevant guidance including the Gilston Area Concept Framework and the Garden Town Vision and OPA Strategic Design Guide.



VILLAGE 1 RECAP - THE SITE



towards Hunsdon
Airfield, Hunsdon &
Widford

towards
Gilston House

VILLAGE
2

towards
High Wych

VILLAGE
5

GILSTON
PARK

GILSTON &
PYE CORNER

PARK PALE

THE
MOUNT

THE CHASE

FIDDLERS' BROOK

LIME AVENUE

EASTWICK
LODGE

EASTWICK

EASTWICK ROAD

TERLINGS
PARK

towards
Temple Fields

towards
Parndon Mill

STORT
VALLEY

towards
Harlow

towards
Harlow

— Village 1 Study Area
— Village 1
Developable Area

A414

CONSTRAINTS MAPPING

KEY:

- Village Developable Area
- Village 1 Study Area

Built Form

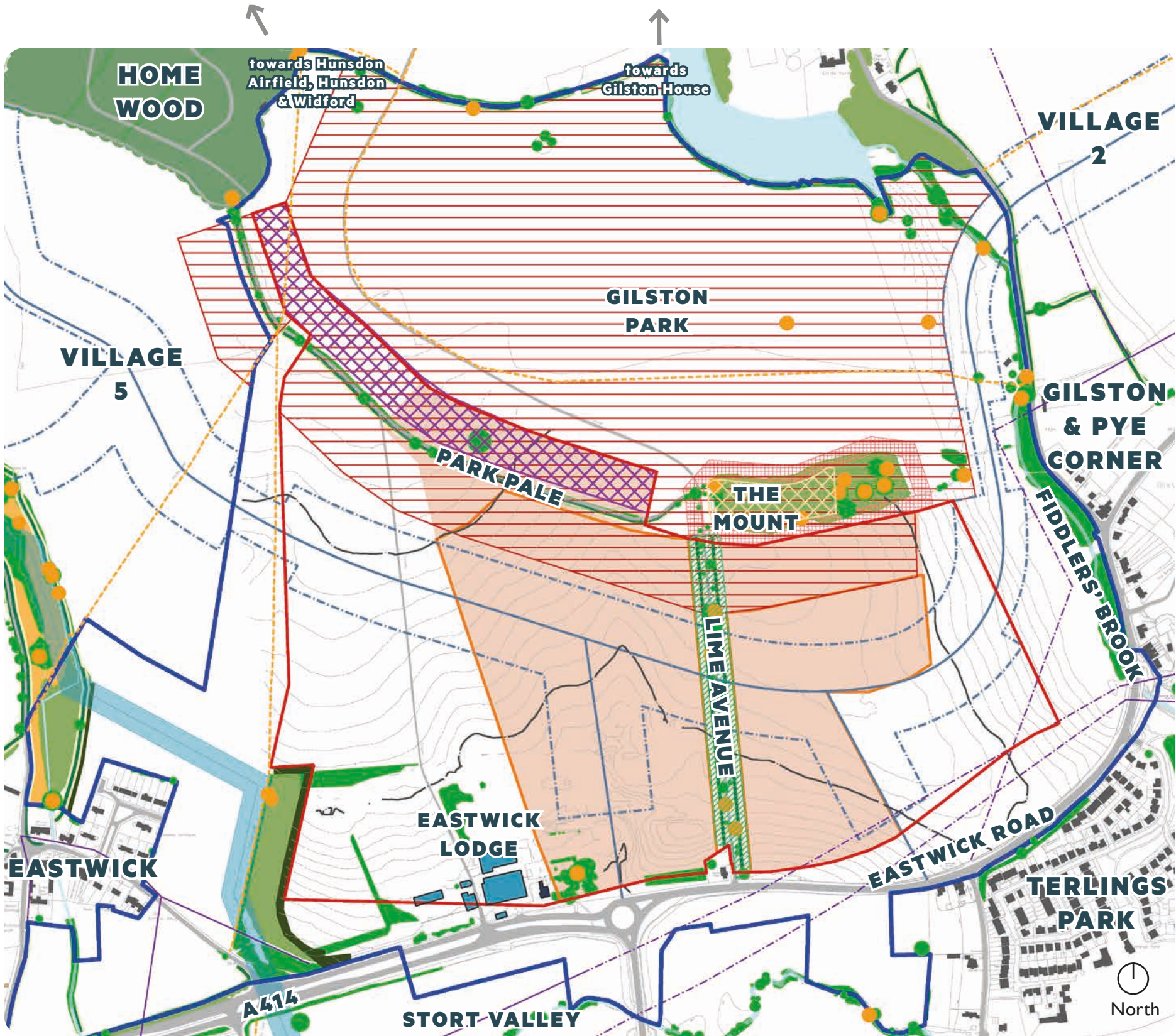
- 10m Contours
- 1m Contours
- Existing buildings retained
- Existing buildings to be demolished
- Existing buildings to be retained or demolished
- Scheduled Ancient Monument
- Sensitive Development Area
- 16m easement either side for water main
- Education and Mixed Use Zones
- Zone with maximum height of 18.0+AOD (refer to Development Specification for proportion of buildings permitted to achieve maximum height of up to 5 storey)
- Area of additional height control where building height is limited to 11m
- Other existing OHLE cables
- Other existing OHLE cables to be underground, subject to detailed design

Existing Landscape Features

- Existing vegetation retained subject to detailed design development
- Existing trees
- Veteran trees
- Hedgerows
- Woodlands
- 5m Buffer to existing hedgerows (measured from centre of existing hedge)
- 10 Buffer to Existing Woodlands
- Ancient woodlands - including Ancient and Semi-natural Woodlands and Ancient Replanted Woodlands
- 20m wide ecological corridor
- Existing waterways
- Local wildlife site

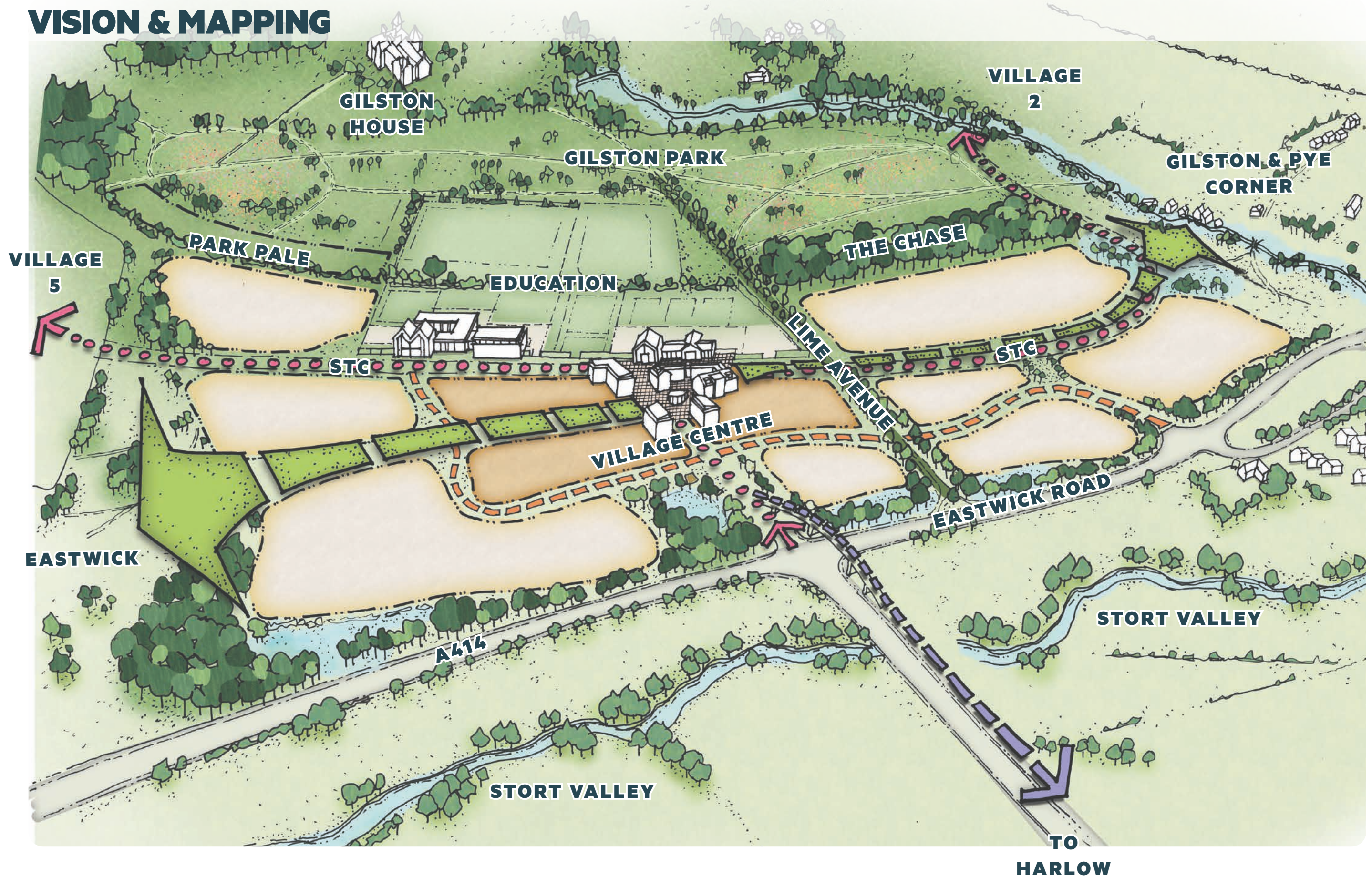
Site access and connectivity

- Public Right of Way (footpaths)
- Sustainable Transport Corridor (STC) Limit of Plan Deviation generally +/- 60m with variations * (*refer to Movement and Access Parameter Plan)



Village 1 Constraints Mapping

VISION & MAPPING



ILLUSTRATIVE MASTERPLAN



KEY

- 1 Gilston Park
- 2 Park Pale
- 3 The Mount
- 4 The Chase
- 5 Lime Avenue
- 6 Village Green and Play
- * Village Centre*
- 7 Primary School
- 8 Secondary School
- 9 Primary Access (All Modes)
- 10 Pedestrian & Cycle Footbridge
- 11 STC Access (Sustainable Modes)
- 12 Retained Woodland
- 13 Fiddlers' Brook
- 14 Play
- 15 Orchards
- 16 Allotments
- 17 Community sports provision

*Note: Design approach of the Village Centre is currently being discussed with EHDC.

ILLUSTRATIVE MASSING & PLACEMAKING



GILSTON HOUSE

VILLAGE
2

GILSTON PARK

GILSTON & PYE
CORNER

VILLAGE
5

TERLINGS
PARK

EASTWICK ROAD

A414

STORT VALLEY

EASTWICK

STORT VALLEY

MIXED USE
CENTRE

VILLAGE
SQUARE

HIGH DENSITY
HOUSING

HOMES
OVERLOOKING
STRATEGIC
LANDSCAPE

EDUCATION

MOBILITY
HUB

STC
CORRIDOR

CYCLE /
PEDESTRIAN
BRIDGE

WALKING
ROUTES

PLAY &
RECREATION

COMMUNITY
SPORTS

PROTECTING &
ENHANCING
HERITAGE

COMMUNITY
GROWING

MULTI
FUNCTIONAL
OPEN SPACE

BIODIVERSITY
ENHANCEMENT

*Note: Design approach of the Village Centre is currently being discussed with EHDC.

DESIGN CODE METHODOLOGY



INTRODUCTION

WHAT IS A DESIGN CODE?

- A Design Code is a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site.
- The graphic and written components of the code are detailed and precise, and build upon a design vision.

WHY ARE CODES NEEDED?

- Increased control
- The bridge from Outline Planning (establishes parameters and principles of development) to Reserved Matters (full detail)
- Coherence and placemaking
- Quality of development
- Creating a legacy
- Long and short term value
- Creating a development with character
- Community reassurance (new and existing residents)



INTRODUCTION

WHAT MUST A SUCCESSFUL DESIGN CODE BE?

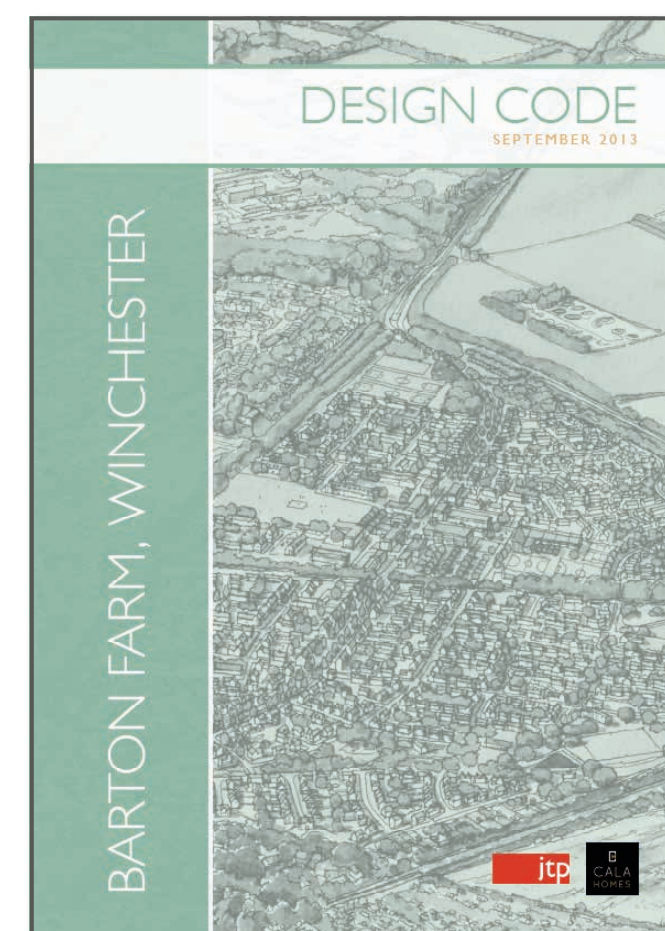
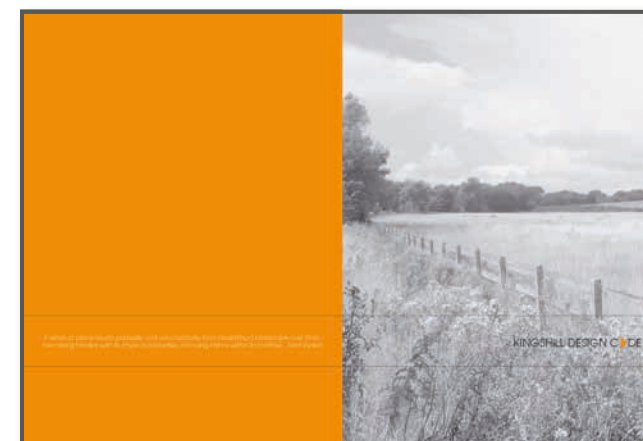
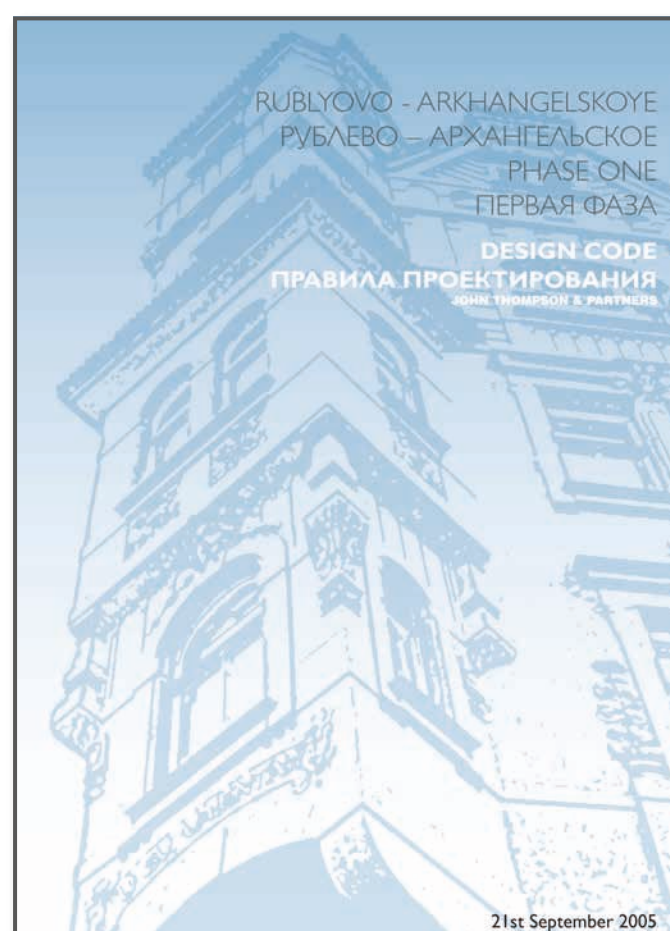
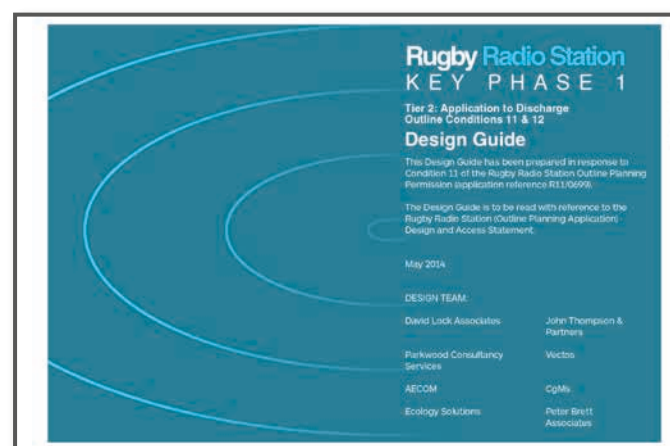
- Approachable
- Understandable
- Implementable
- Adaptable
- Easy to navigate
- Easy to police
- Based on a single drawing that conveys as much information as possible
- Structured to create character, distinctiveness and environmental responsiveness
- Ability to adapt or revisit to allow for future change
- Elements of flexibility to allow proposals to come forward at RMA stage

PITFALLS - DIFFICULT TO NAVIGATE; A LENGTHY DOCUMENT WITH NO OVERARCHING DRAWING



JTP EXPERIENCE

JTP DESIGN CODES



CONTEXT - GILSTON AREA CHARTER

LESSONS LEARNED: The level of detail required for the Design Code is not defined in the Gilston Area Charter. However Appendix 2 of the Charter contains a review of other design codes and lessons learned to inform GPE.

ALCONBURY

This Design Code demonstrates the importance of good presentation and clarity in creating a successful document which achieves its aims and objectives. This example can be used to consider the level of detail that is appropriate for the Gilston Area Design Codes. Establishing clear linkages with Reserved Matters applications is helpful in defining the scope, remit, role and status of design codes. The use of a Regulatory Plan is helpful in reviewing and understanding this Design Code.

The Gilston Area could:

- Incorporate and adapt the structural and presentational elements of this Design Code.
- Provide a similar level of clarity on design fixes and guidance.
- Consider incorporating an overarching Regulatory Plan.

CHESTERTON

The Design Code focuses on design characteristics that are important to achieve, informed by stakeholder engagement. The Codes present clear mandatory and illustrative requirements. The document is well presented and clearly structured / articulated. The Codes include a Regulatory Plan, present detailed design elements, and include a compliance checklist which covers mandatory requirements to inform the reserved matters applications.

The Gilston Area could:

- Draw upon the approach to presenting and structuring a Design Code.
- Incorporate a Regulatory Plan.
- Include a compliance checklist.

CHILMINGTON GREEN

There are similarities in the scale and type of development to the Gilston Area. The Design Code covers the entirety of the development rather than distinct village areas. The structure of the document is clear and follows best practice by including a Regulatory Plan, a structured approach, and clearly demonstrating mandatory and illustrative components. Stakeholder engagement has informed the production of this document, and the Codes include a quality charter which helps to provide an overarching series of commitments to guide individual developments.

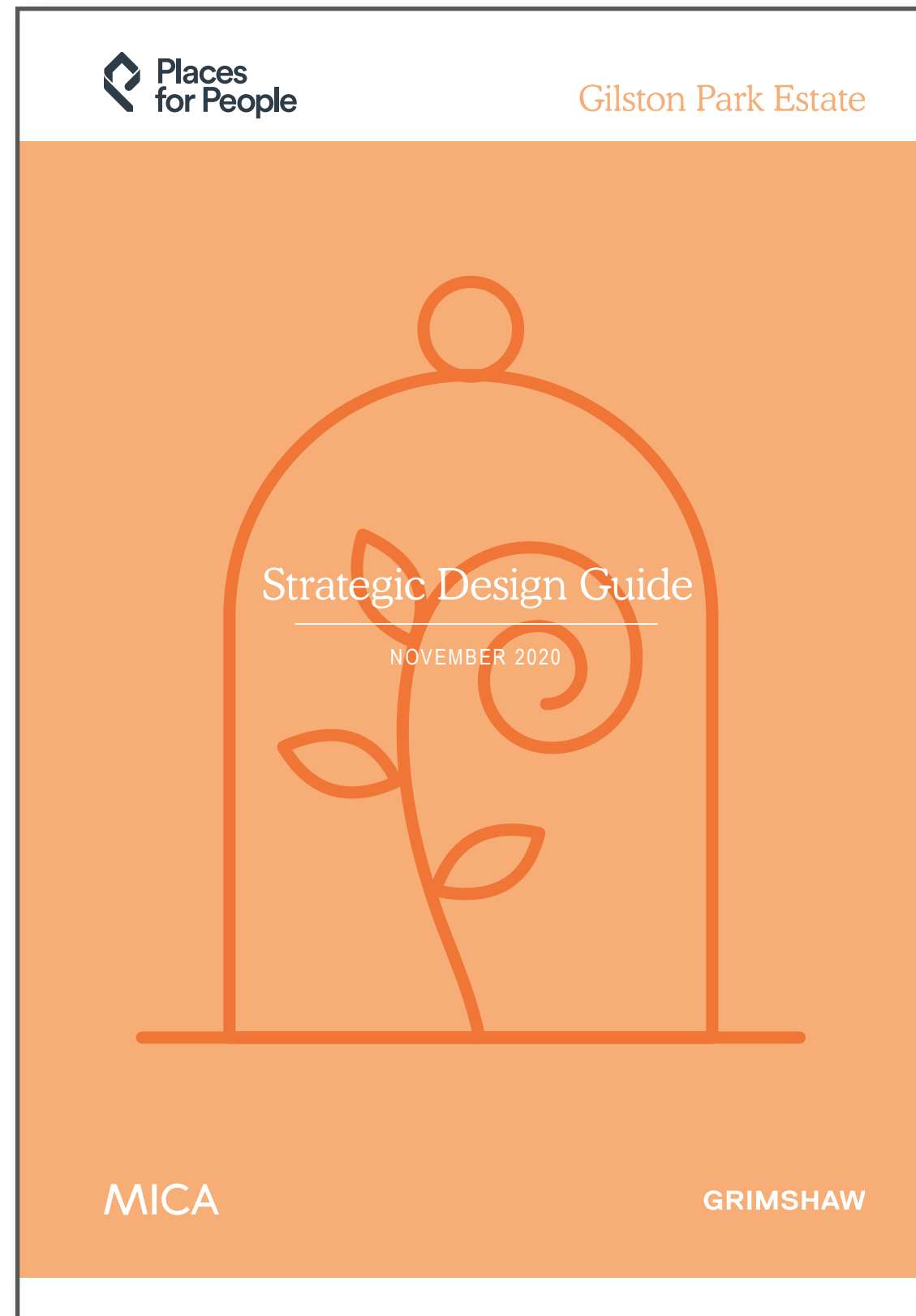
The Gilston Area could:

- Include a Regulatory Plan and should clearly demonstrate mandatory and illustrative features.
- Draw upon the approach to stakeholder engagement.
- Include a quality charter to outline a set of commitments to guide development.

CONTEXT - GILSTON AREA CHARTER

STRATEGIC & VILLAGE PRINCIPLES

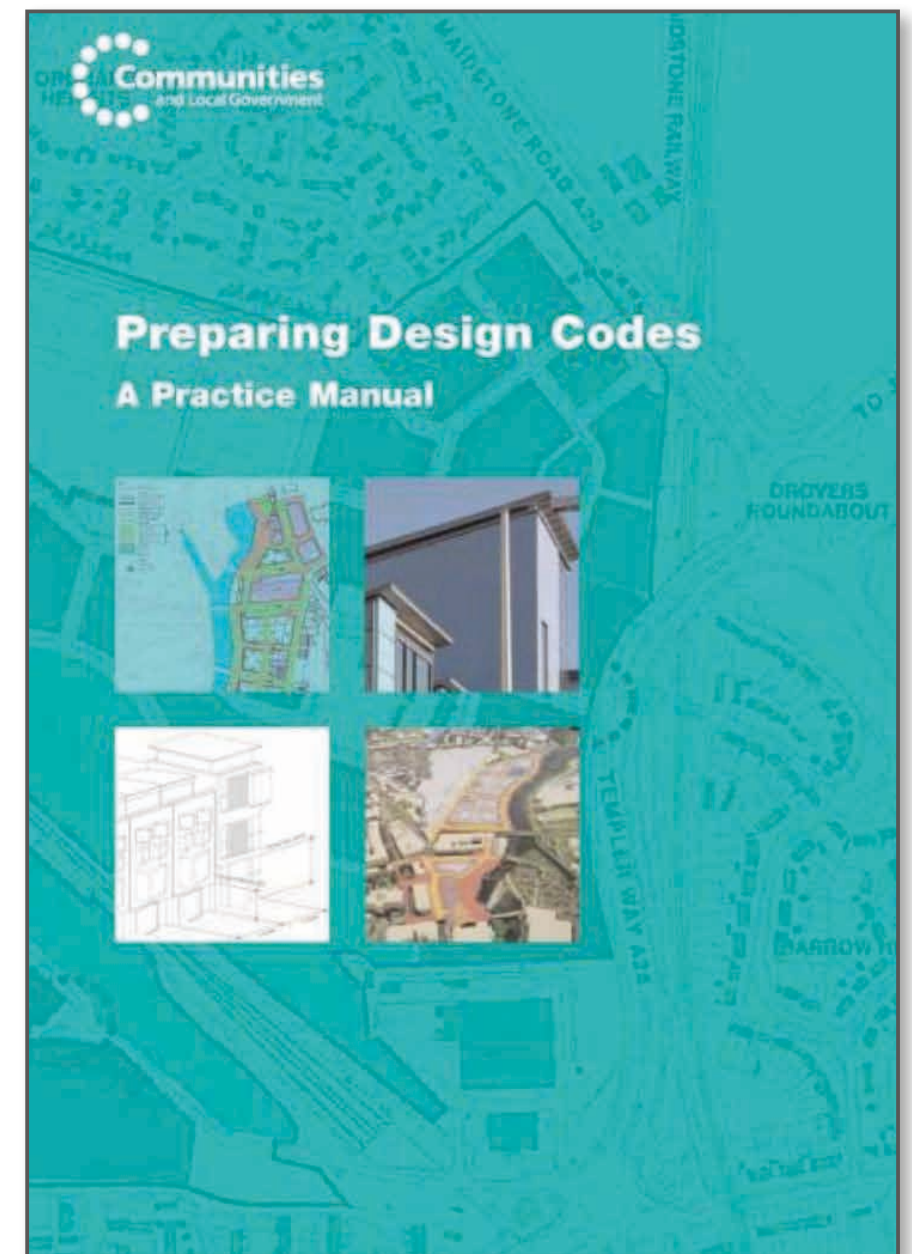
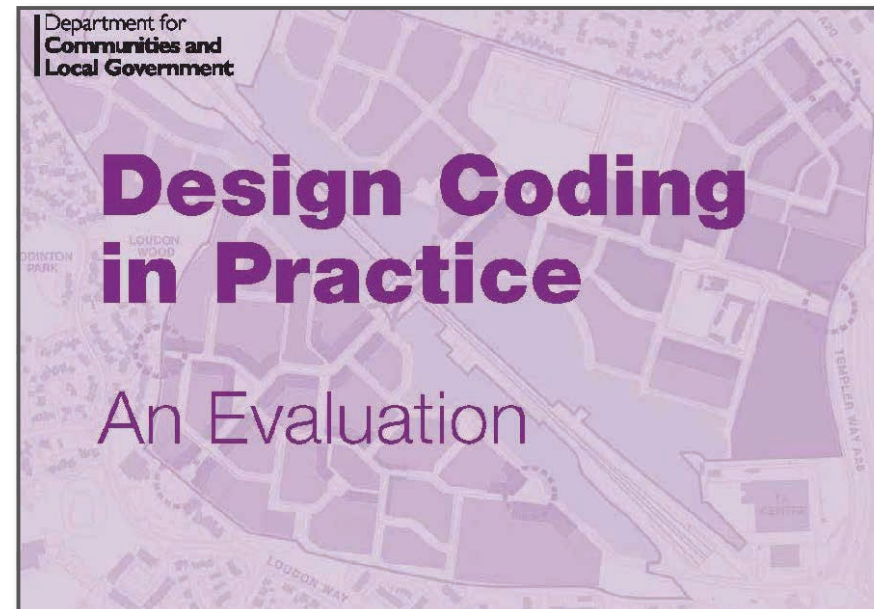
- The Strategic Design Guide is a document for approval and the V1MP & Design Code will be required by conditions to be in compliance with it.
- It sets 10 strategic principles for the Gilston Area, and shows how these are related to the four themes of the HGGT vision and design guide.
- It also sets village principles for Village 1, including key physical characteristics that will shape the masterplanning process, and design principles which should inform the Village 1 Masterplan and Design Code.



CONTEXT - DESIGN CODE GUIDANCE

NATIONAL MODEL DESIGN CODE

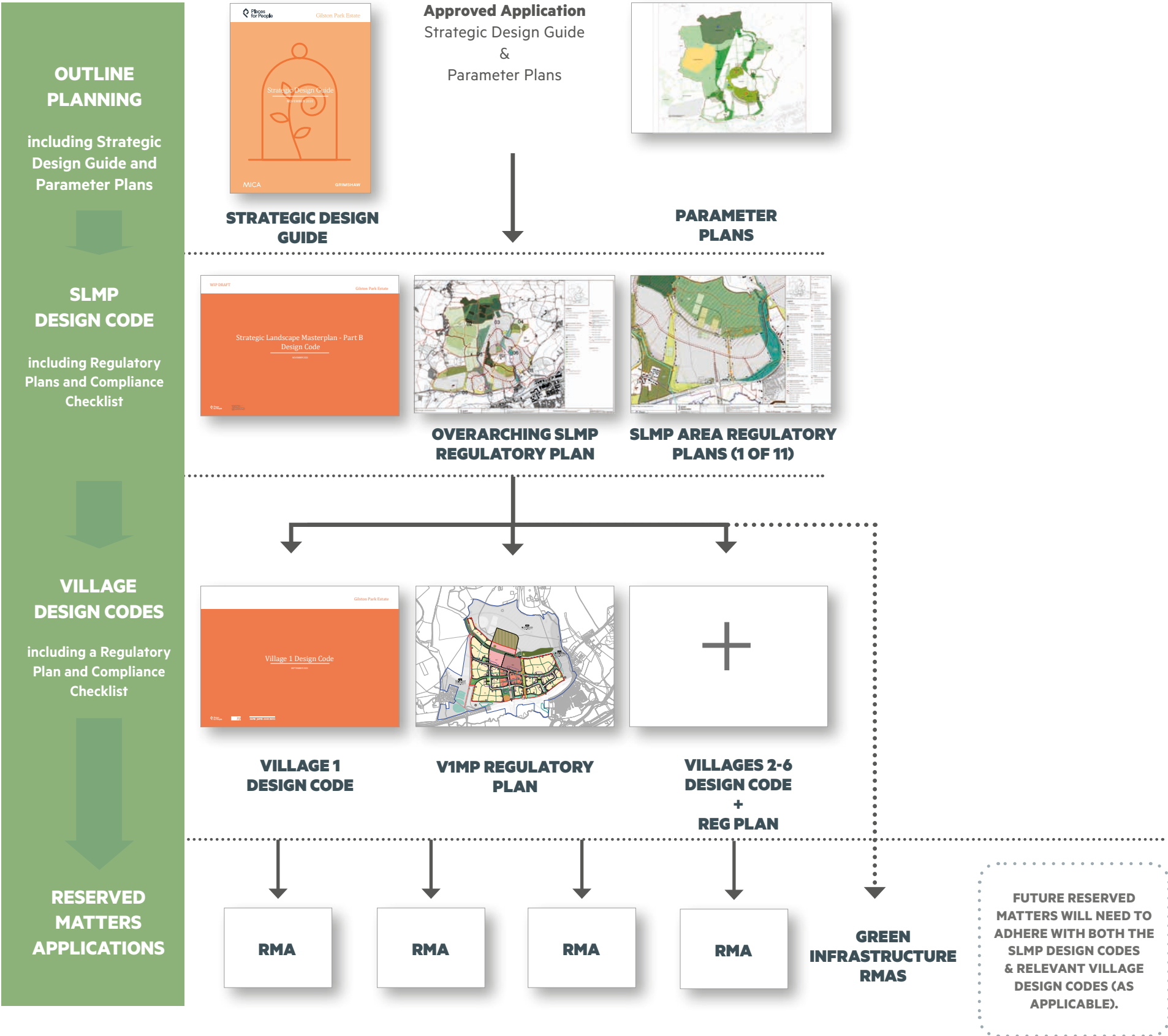
- The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.
- The National Model Design Code forms part of the government's planning practice guidance and expands on the ten characteristics of good design set out in the National design guide, which reflects the government's priorities and provides a common overarching framework for design.



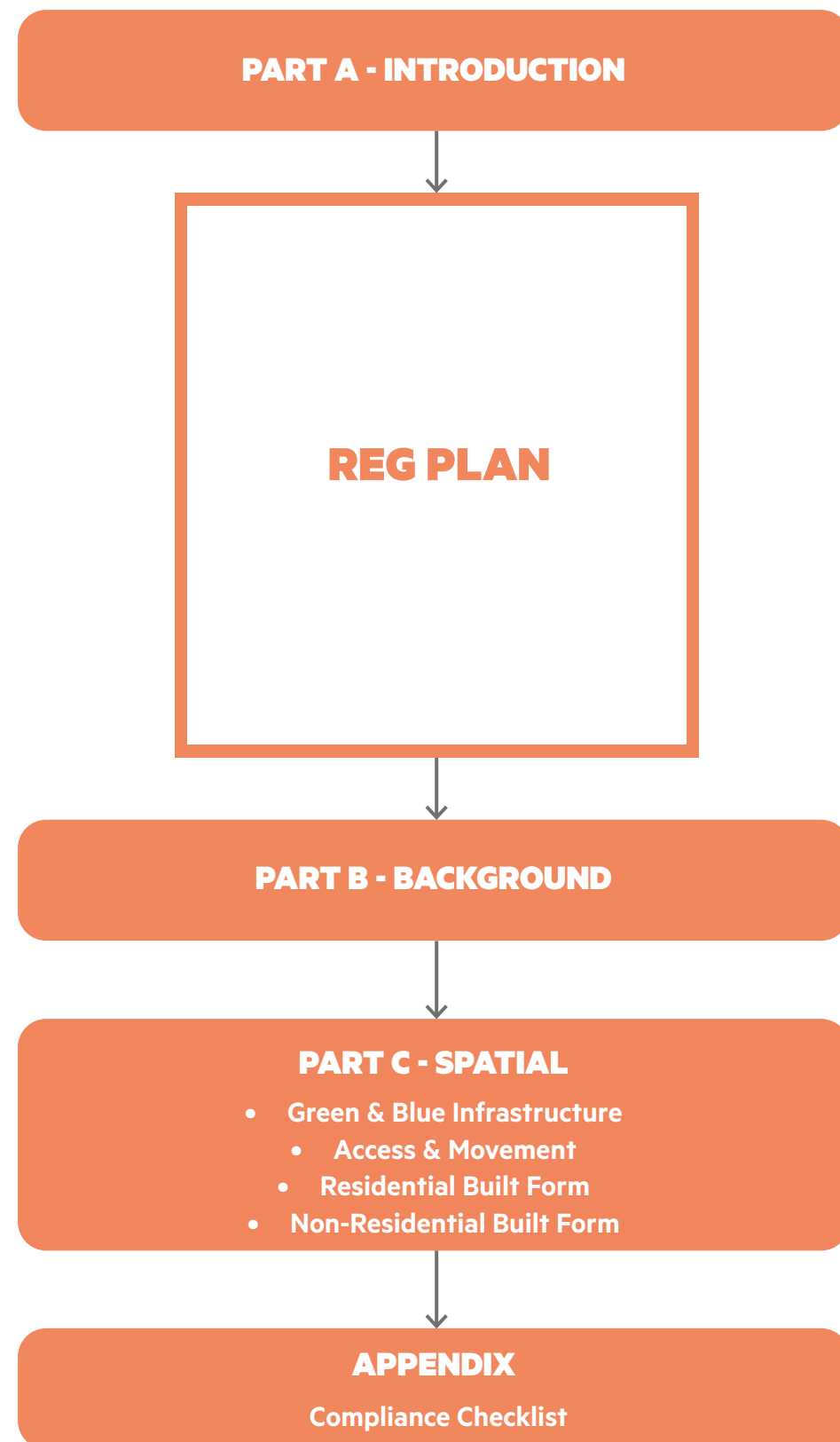
HIERARCHY AND STATUS OF THE CODES

HIERARCHY OF CODES

- The Design Codes form a comprehensive set of design and technical guidance covering the entire development.
- The proposed structure of codes, with the SLMP Design Code acting as the overarching document, is illustrated opposite.
- The SLMP Design Code will take the parameters established in the outline planning application and develop them into an overall Regulatory Plan, which will establish a framework within which future Village Design Codes can come forward.
- Reserved Matters Applications relating to elements within the Villages will need to demonstrate compliance to both the SLMP & Village Design Codes (as applicable).
- Green Infrastructure RMAs outside of the village boundaries may come forward at varying stages reflecting the evolution regarding the delivery of the development.



V1MP DESIGN CODE STRUCTURE



PART A - INTRODUCTION

Sets out the purpose, status and hierarchy of the design code. The chapter also introduces the Regulatory Plan and explains how to read it.

The Regulatory Plan is based on the masterplan and sets out a framework of mandatory requirements and design fixes which all future detailed planning applications must comply with.

PART B - BACKGROUND

Summarises the relevant background information, including planning context, the vision, design principles & concepts, site constraints and the Illustrative Masterplan.

PART C - SPATIAL GREEN & BLUE INFRASTRUCTURE

Sets out design principles for the multifunctional green and blue infrastructure network, including guidance on sustainable drainage systems (SuDS), play provision, and biodiversity.

The chapter extends to design principles for the arrangement and use of key public spaces, with further detail on the principles for detailed aspects of the design including hard and soft landscape materials, street trees and street furniture.

PART C - SPATIAL ACCESS & MOVEMENT

Sets out the key principles of the access strategy and movement network, including guidance on street design, active travel, and parking and servicing strategies.

PART C - SPATIAL RESIDENTIAL BUILT FORM

Identifies controls on building height and density and sets out general urban design principles for block layout and street scenes.

Provides guidance on how to deliver a real sense of place through the creation of local distinctiveness, including the identification of key groupings, frontage characters, and use of materials and building detailing.

PART C - SPATIAL NON-RESIDENTIAL BUILT FORM

Identifies areas of non-residential built form including the mixed uses and education facilities.

This chapter sets out the key framework parameter and design principles for the Village Centre.

HOW TO READ THE DESIGN CODES

COMPLIANCE WITH THE DESIGN CODE

- All RMAs must demonstrate compliance with the SLMP Design Code and the relevant Village Design Code.

A Compliance Checklist is included as an appendix to this document. A completed copy of the checklist must be provided with each planning application to confirm that it is in compliance with the Design Code, or if not, provide suitable justification.

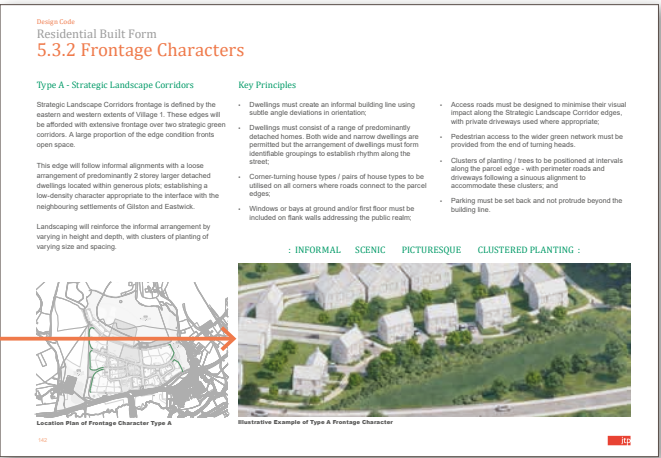
It is recognised that there may be circumstances where it is not possible or desirable to comply with the Design Code. This may be due to technical/site constraints or changes in policy or legislation which require an alternative approach. There may also be situations where a non-compliant solution can be demonstrated to be a better design solution and/or the result of an opportunity provided by advancements in technology or manufacturing.

In all cases, departures from the Design Code will only be acceptable when a rationale for breaking the design code can be justified through supporting documentation, such as the Design & Access Statement accompanying the detailed planning applications.

The information within the codes is categorised as follows:

- ‘Must’ / ‘Must not’ – elements within the Code that are mandatory design fixes, requirements within this category cannot be varied.
- ‘Should’ – elements within the Design Code that are good practice and act as recommendations to be followed. Requirements within this category can only be varied through the check-list justification process.
- ‘Must’, ‘Must not’ and ‘Should’ guidance are included within each section in bold to establish the mandatory design fixes and recommendations for each element.
- In specific cases, both good and poor examples are illustrated to help the understanding of the key principles.
- A Compliance Checklist is included in the appendices to provide those delivering Village 1 with a tool to review their proposed designs and check that they are in compliance with the Design Code & Regulatory Plan.
- A justification ‘If not, why’ column is provided for any departures from the design guidance.

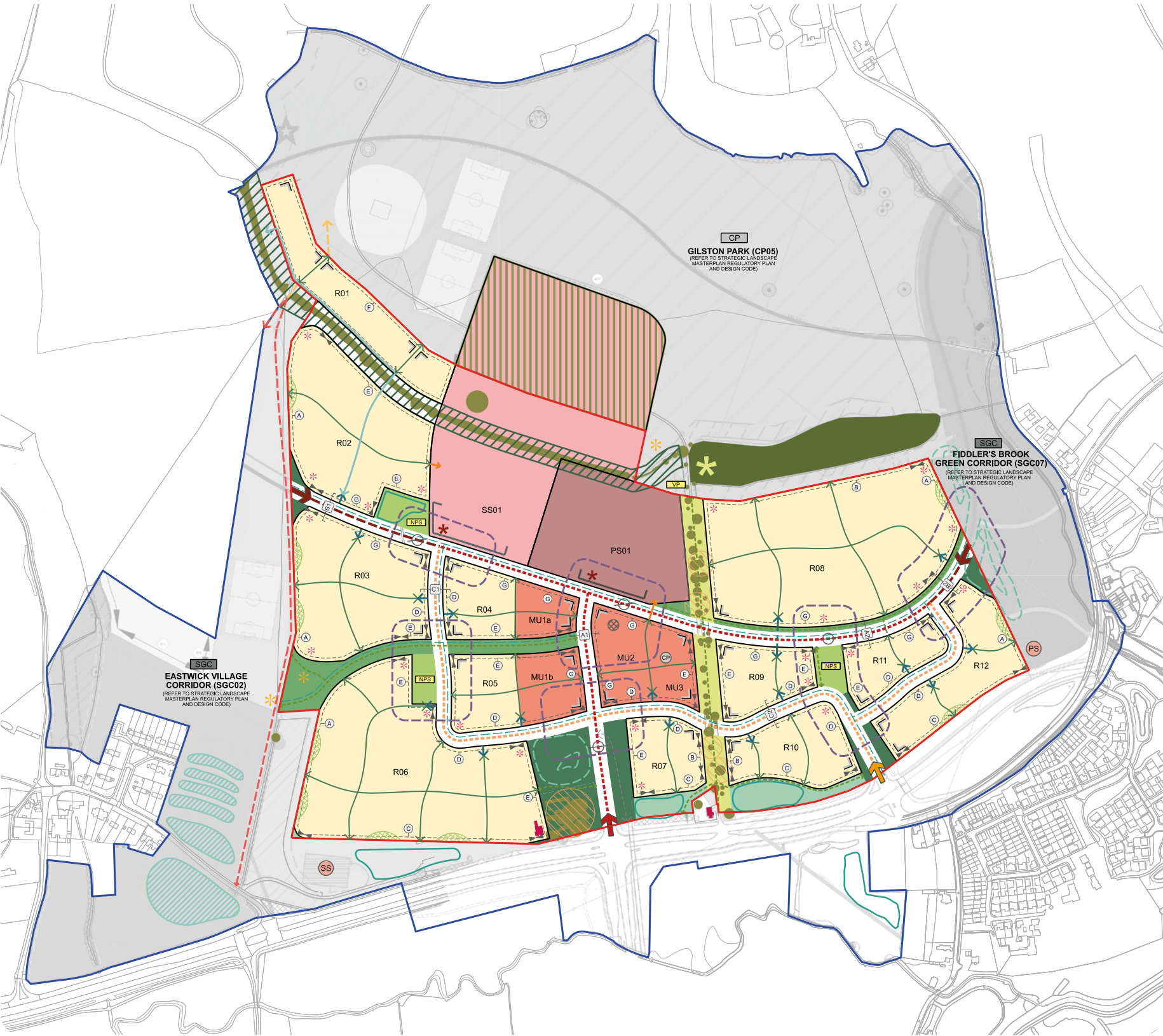
Indicative design guidance Illustration



Mandatory design fixes

Residential Built Form 5.3.2 Frontage Characters			
Street Component	Permitted Types	Notes	
Building Line	Irregular		
Spacing between buildings	Varied		
Building alignment / orientation	Staggered		
Edge Planting	Perimeter Planting		
Component	Illustration	Notes	
Building Typologies	D1, D2, D4, SD1, SD5 	Predominantly detached homes with occasional semi-detached permitted. (For full library of building typologies refer to the back of this chapter)	
Parking Arrangements	P2, P3, P7 	(For full library of parking typologies refer to the back of this chapter)	
Boundary Treatments	B5 	(For full library of boundary typologies refer to the back of this chapter)	
Set-back	2-3m 		
Materials	Walls - Primary Walls - Accent Roofs Windows Balconies Details 	Palette must be limited to be primary wall and to accent along any green frontage. Master buildings can use contrasting accent material on entire facade. Where a building is part of a key grouping it will demonstrate a cohesive material application with the rest of the homes within the grouping.	

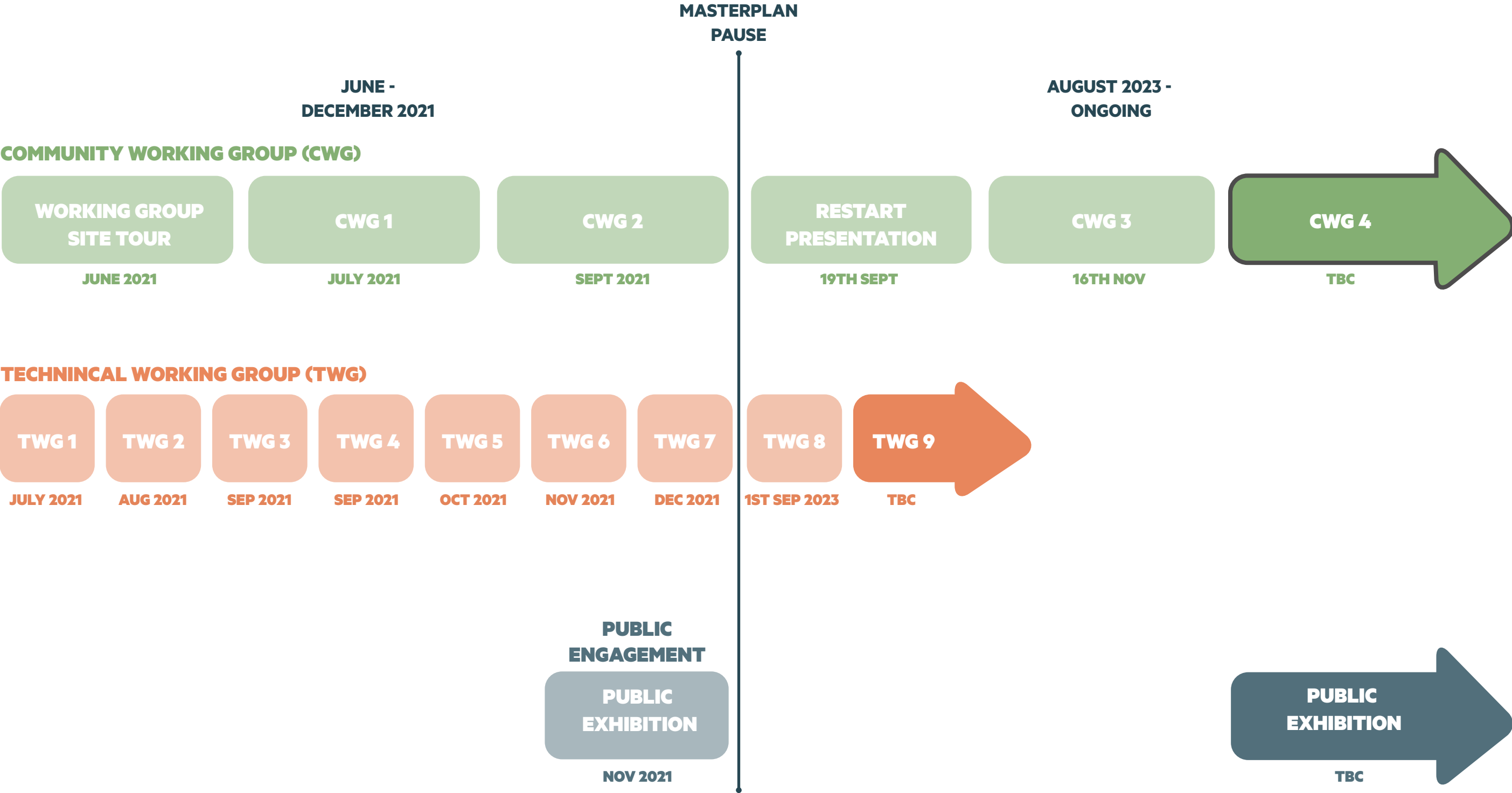
V1MP REGULATORY PLAN



V1MP REGULATORY PLAN
(INDICATIVE ONLY)

KEY	
2. Context	
Boundaries	
	GPE Village 1 Masterplan Boundary
	Village 1 Developable Area
Land Use	
	Chapter 1 Residential (Use Class C2/C3)
	Chapter 2 Primary School (Use Class F1)
	Chapter 3 Secondary School (Use Class F1)
	Chapter 4 Secondary School sports pitches
	Village Centre including residential (Use Class C3), commercial, businesses and services (Use Class E F1), Health Hub (Use Class E), community facility (Use Class F2) and Mobility Hub
3. Green Infrastructure	
	Strategic Landscape Elements (refer to SLMP)
	Strategic Green Corridors
	Gilston Park
	The Chase
	The Moated Mount (scheduled monument)
	3.2 Existing Vegetation & Features
	3.2.1 Existing Trees
	3.2.2 The Park Pale
	3.2.3 Veteran Tree Buffer
	3.4 Community Allotments/Orchards
	3.6 Play Provision
	Village Playground
	Neighbourhood Play Space
	3.7 Green Infrastructure Components:
	3.8 Green Corridors & Buffers
	3.8.1 Line Avenue
	3.8.2 East-West Green Link
	3.8.3 Southern Interface
	3.9 Community Spaces
	3.9.1 Gateways
	3.9.2 Village Greens
	3.10 Incidental landscape
	3.12 Blue Infrastructure
	3.12.1 Strategic drainage elements (refer to SLMP)
	3.12.2 V1 attenuation basin (seasonally dry)
	3.12.3 V1 attenuation basin (partially wet)
	3.12.4 Swales/rain gardens
4. Movement and Access	
4.2 Site Access Points	
	Southern STC Access A (sustainable modes only)
	STC Access B (all modes)
	Southern all modes access C
4.3 Street Hierarchy	
	4.3.1 Street Type A - STC (sustainable modes only)
	Street Type A variant sections (X)
	4.3.2 Street Type B - STC (all modes)
	Street Type A variant sections (X)
	4.3.3 Street Type C - Primary Street (all modes)
	4.3.4 Street Type D - Secondary Street
	4.3.5 Street Type E - Tertiary Street and Cross Parcel Permeability
	Access to minor routes & parcels
	4.3.6 Access point: fixed location (for access to minor street, +/- 10m flexibility of location permitted)
	4.3.7 Vehicular route to schools
4.6 Bus Network	
	Indicative bus stop
4.7 Active Travel Network	
	Existing footpath (Public Right of Way)
	Rerouted footpath (Public Right of Way)
	Location of proposed footcycle bridge
	Indicative leisure route (footway/cycleway)
4.11 Utilities	
	Indicative location of foul water pumping station
	Indicative location of electrical sub station
5. Residential Built Form	
	5.3.1 Marker Buildings
	5.3.2 Gateway Buildings
	5.3.3 Landmark Buildings
	5.3.4 Key Groupings
	5.4 Frontage Character Location Plan
	Type A - Strategic Landscape Corridors
	Type B - Landscape Corridors
	Type C - Eastwick Road
	Type D - Village Street
	Type E - Village Greens and Spaces
	Type F - Gilston Park
	Type G - STC Interface
6. Non Residential Built Form	
	6.2 Design Principles for Mixed Uses
	Indicative location of Village Square
	Indicative Car Park location
	Potential retention of existing buildings
	6.3 Design Principles for Primary and Secondary School
	School frontage

NEXT STEPS





SUPPORTING INFORMATION

1. **LANDSCAPE**
2. **MOVEMENT**
3. **BUILDINGS**



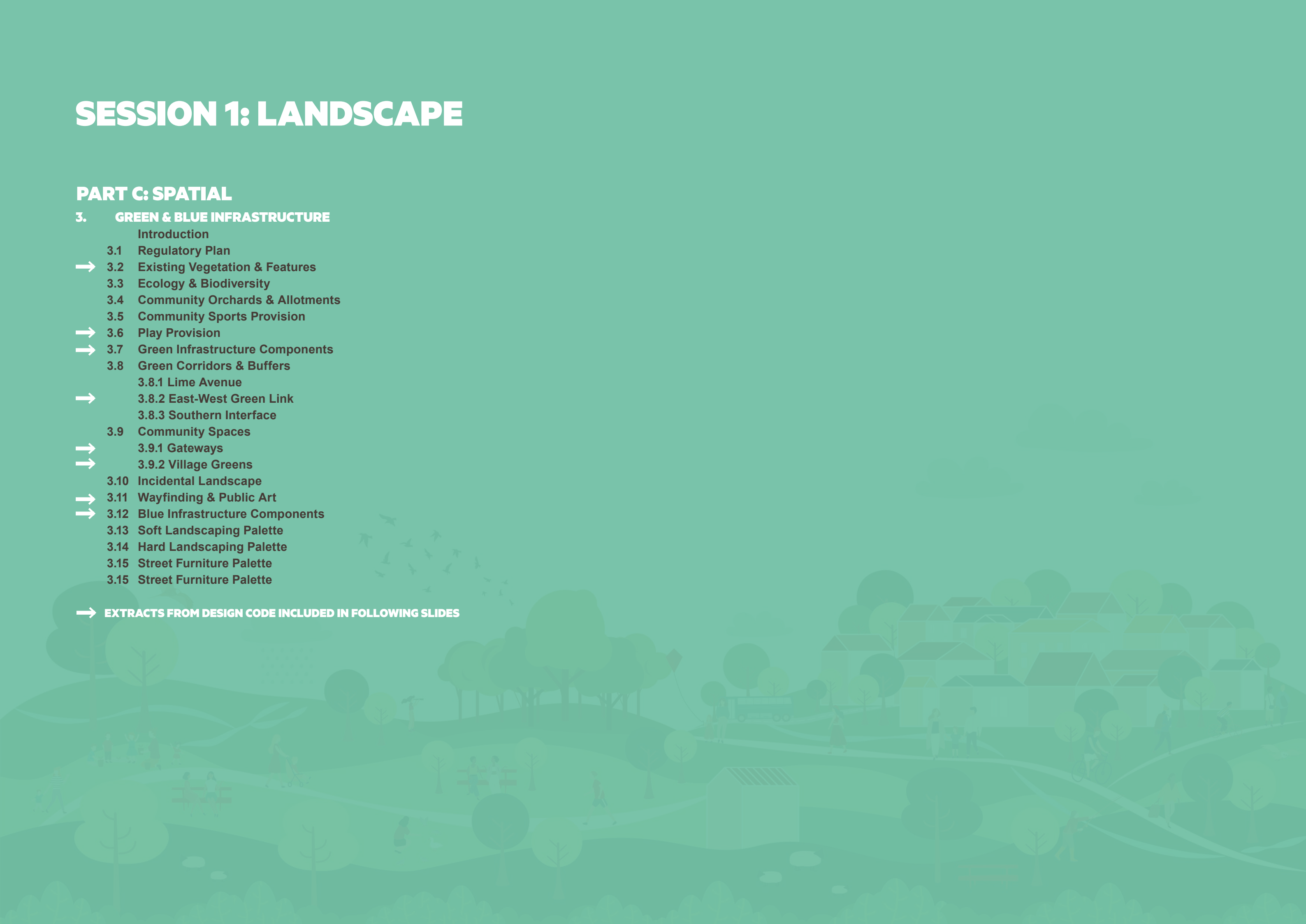
SESSION 1: LANDSCAPE

PART C: SPATIAL

3. GREEN & BLUE INFRASTRUCTURE

- Introduction
- 3.1 Regulatory Plan
- 3.2 Existing Vegetation & Features
- 3.3 Ecology & Biodiversity
- 3.4 Community Orchards & Allotments
- 3.5 Community Sports Provision
- 3.6 Play Provision
- 3.7 Green Infrastructure Components
- 3.8 Green Corridors & Buffers
 - 3.8.1 Lime Avenue
 - 3.8.2 East-West Green Link
 - 3.8.3 Southern Interface
- 3.9 Community Spaces
 - 3.9.1 Gateways
 - 3.9.2 Village Greens
- 3.10 Incidental Landscape
- 3.11 Wayfinding & Public Art
- 3.12 Blue Infrastructure Components
- 3.13 Soft Landscaping Palette
- 3.14 Hard Landscaping Palette
- 3.15 Street Furniture Palette
- 3.15 Street Furniture Palette

→ EXTRACTS FROM DESIGN CODE INCLUDED IN FOLLOWING SLIDES



SESSION 1:

LANDSCAPE

REG PLAN - GREEN & BLUE INFRASTRUCTURE COMPONENTS

KEY

Strategic Landscape Elements (refer to SLMP)

SGC

Strategic Green Corridors

CP

Gilston Park

The Chase

*

The Moated Mount (scheduled monument)

Existing Vegetation & Features

Existing Trees

The Park Pale

Veteran Tree Buffer

*

Community Allotments/Orchards

Play Provision

VP

Village Playground

NPS

Neighbourhood Play Space

Green Infrastructure Components

Green Corridors & Buffers

Lime Avenue

East-West Green Link

Southern Interface

Community Spaces

Gateways

Village Greens

Incidental Landscape

Blue Infrastructure

Strategic drainage elements (refer to SLMP)

V1 attenuation basin (seasonally dry)

V1 attenuation basin (partially wet)

Swales/rain gardens

Village Square



Regulatory Plan: Green Infrastructure

Design Code

3. Green & Blue Infrastructure

3.2 Existing Vegetation & Features

Figure x: Existing Landscape Assets



Key

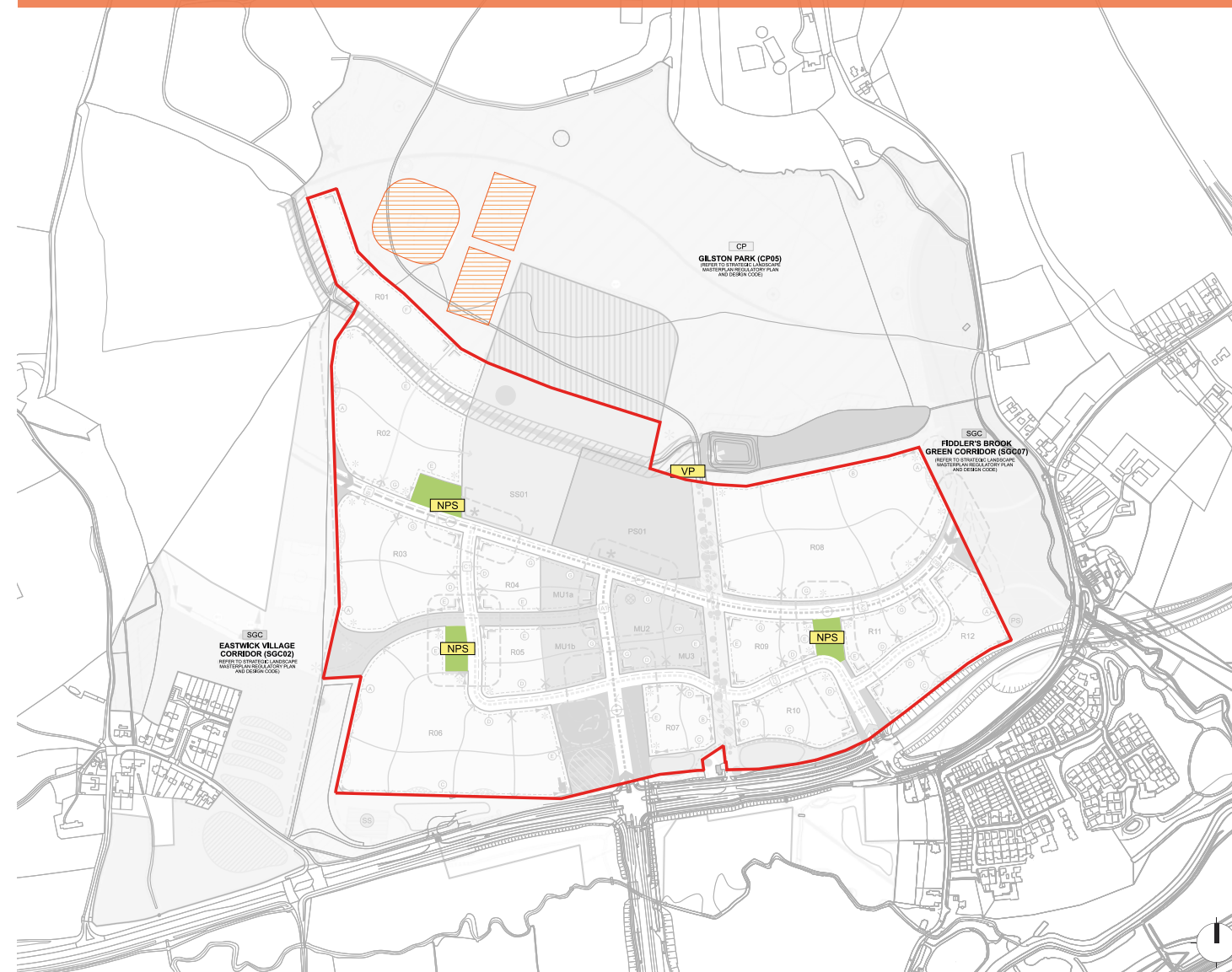
- The Chase
- Park Pale
- Scheduled Monument
- Existing Trees
- Veteran Tree Buffer

Design Code

3. Green & Blue Infrastructure

3.6 Sports and Play Provision

Figure x: Sports and Play Overview



Key

-  Community Sports
-  Village Playground
-  Neighbourhood Play Space
-  Community Sports Provision

Design Code

3. Green & Blue Infrastructure

3.7 Green Infrastructure Components

Figure x: Green Infrastructure Components



Key

Green Corridors & Buffers

- Lime Avenue
- East-West Green Link
- Southern Interface

Community Spaces

- Gateways
- Village Greens

Incidental Landscape

- Village Square
- The Chase
- The Moated Mount (scheduled monument)

3. Green & Blue Infrastructure

3.7 Green Infrastructure Components

Figure x presents the Village 1 Green Infrastructure components as follows:

Village Gateway:

A set-piece landscape providing a setting for the southern entrance to the development, a sense of arrival and a marker in terms of the quality of open spaces to be provided within the Village.

The Village Approach is part of a much larger interaction of landscape and architecture, that links through the existing features on site. It marks the point of arrival to Village 1 when arriving by sustainable modes of transport, with built form visible through a coordinated, filtered foreground landscape that incorporates woodland, ponds and considered tree groupings to provide a highly attractive setting. The Village Approach is primarily an informal landscape and will incorporate appropriate naturalistic feature elements that could include ponds, landform, tree groupings.

Neighbourhood Greens:

The Neighbourhood Greens are an important and accessible public open space component that is distributed across the development to provide an attractive setting and community focus for residential neighbourhoods. The size and arrangement of the greens will vary but should always include opportunities for play, exercise and productive landscape component. The Neighbourhood Greens will be well overlooked and given structure by the proposed residential parcels.

Lime Avenue

Lime Avenue is an historic feature of the Village 1 site. It will be retained and enhanced with replacement and reinforcement planting to ensure its long term survival. It forms an important connection through Village 1, linking the Central Stort Crossing / A414 edge to the south, and Gilston Park to the north.

Greenways:

The Greenways are generously scaled, multifunctional green corridors that connect the adjacent settlements of Gilston to Eastwick whilst providing significant green amenity for the residential development. The Greenways connect key destinations within and beyond Village 1 and are an important part of the multi-user active travel movement strategy as well as the biodiversity and habitat proposals.

The Greenways provide the setting for the attenuation areas that form a key component of the drainage strategy. Because these components are dry for most of the year - wet only after rainfall while the water dissipates - they have been designed as an integral part of the green infrastructure. As such, they contribute directly towards the extensive 'Natural and Semi-Natural Greenspace' offer.

Village Centre Setting:

The Village Centre is a sequence of linked spaces at the heart of Village 1 and lie at the central point of many of the key spaces within Village 1. It is bounded by mixed use development on three sides with the STC and schools to the north. These areas will be designed as social spaces, focused on pedestrian and cycle use with opportunities for play, water management and urban greening.

Southern Interface

The southern edge is a complex landscape containing much of the significant infrastructure for Village 1 and beyond, as well as bring the outward face of the Village when approached from the south. It will retain much of the existing vegetation, particularly around the south western corner and T177 east of Eastwick Lodge. This will be enhanced with new areas of tree and hedgerow planting to define the edge of the Village, screen infrastructure such as the primary substation, pumping station and any acoustic screening.

Design Code

3. Green & Blue Infrastructure

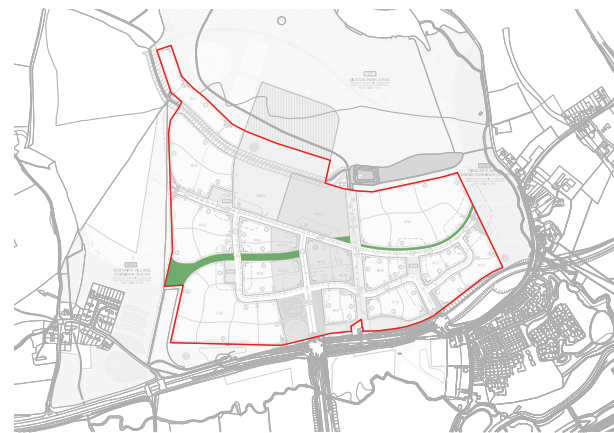
3.8.2 East-West Green Link (West)

Character and Form

The East – West Green Link comprises of two open space areas either side of the Community Centre, providing Green Infrastructure (GI) connections from the centre of the village to the surrounding parkland. The design must balance amenity, ecology and movement while creating a transitional space from the rural surroundings to the heart of the development. The spaces should have an overall naturalistic character with visual cues taken from the surrounding parkland landscape.

Western Section

The western section creates a link from the Eastwick Village Corridor west of the site into the urban village centre. To emphasise this transition the space must have a natural and organic character in the west merging to a more formal arrangement closer to the village centre.



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Function

- The East – West Green Link must act as a green lung into the development for nature and residents.
- The main route through the space must be 3m in width to enable combined footpath and cycle use. Pedestrian/cycle travel through the space should take priority where roads are crossed through the use of shared surface crossings.
- Pedestrian movement along the link must be functional and also fun, through the integration of features such as outdoor fitness equipment and informal play items such as balance logs and stepping stones.
- Seating and areas for rest should be incorporated along the route.
- Planting proposals must frame and focus views along the spaces. They must create visual interest and create ecological connections.
- SuDS must be incorporated along the length of the link.

Features - Western link

- At the western end, as the built form opens towards the parkland, planting should be used to emphasise views into the parkland.
- An orchard including local varieties, must be located at the western end of the space to create a focal feature looking west through the space and also from the parkland.
- The north-south road dissecting the space should define the switch between a naturalistic and formal character.
- SuDS features must be integrated into the design and must include areas of permanent water.

- Areas for play should be located along the main pedestrian route, these may include outdoor exercise equipment, items promoting exploratory play, trim trail type items and smaller informal features such as balance beams and stepping stones for younger children. These can be combined with seating and planting to create a series of focal features leading people through the space.

Materials

- A simple and consistent palette of materials is required, and used in a consistent manner to aid legibility.
- A band of close mown grassland is required along path edges, with longer grass preferred in the main body of the open spaces for pollinators and biodiversity benefits.
- Tree planting must reflect the 'GPE Strategic Design Guide' including (but not limited to) Tilia cordata (Lime), Acer campestre (Maple) and Carpinus betulus (Hornbeam). Diversity of tree planting should be encouraged, with use of evergreen species considered acceptable if proposed in an appropriate layout and ratio.
- Planting with proposed SuDs or wetland areas should be explored, including the creation of 'wet woodland' habitats.
- Pedestrian footpaths must be a minimum 2m wide self binding gravel. Shared footpath / cycleways (off-road) must be a minimum 3m wide resin bound gravel. Shared footpath / cycleway must be a bituminous surface.

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3. Green & Blue Infrastructure 3.8.2 East-West Green Link (West)

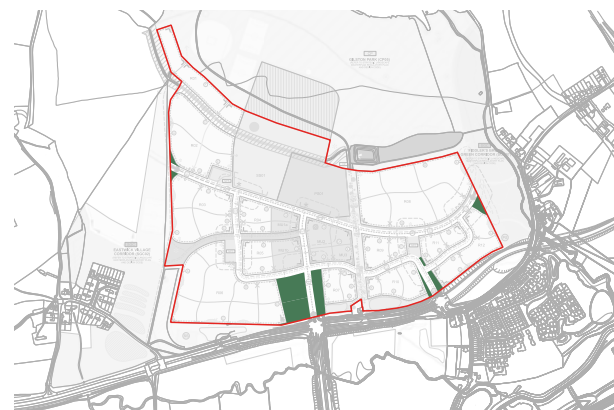
Figure x: Greenways Illustration



Design Code

Green & Blue Infrastructure
3.9.1 GatewaysSTC Gateway
Character and Form

Village Approach is a key gateway into Village 1 and the wider Gilston Park development, and must establish the required level of quality for the design and implementation of the public realm at Gilston Park. It must balance movement, landscape and built form to create an appropriate transition into the proposed first phase of the development. It is about stepping away from the access roads and circulation routes and into a biodiverse meadow with a strong tree structure. The Village Approach is a placemaking element within the wider landscape framework and must incorporate the key Green Infrastructure components of water, tree planting and grassland to help establish the character of the Village 1. Landscape design must be focused on creating a high quality, setting that frames and structures views using existing retained trees and proposed landscape elements, including woodland copses, wetland areas and amenity focused areas.



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Function

- The Village Approach must be designed to act as a 'place making' element within the wider landscape framework. It must reflect the development character and be coordinated with architectural proposals to establish key views and vistas.
- This area sits at the entrance of the STC into the site. It should create a defined entrance and sense of arrival, with a clear layout to aid wayfinding for all users.
- Planting proposals must include areas of tree planting to assist in framing and controlling views, hedges to define and enclose the space and meadow areas. Trees in groups and as individual specimens will be arrayed throughout the landscape in order to bolster and coordinate with the architectural proposals

Features

- The proposals must retain Tree T377 and its buffer zone. A strong simple arrangement of trees and hedges should be used to frame the approach and clearly define the open spaces to the east and west of the STC.
- The cycleway bridge connection must be properly integrated into the landscape through the use of clear and consistent boundaries and materials.
- The drainage infrastructure must be carefully designed to form a functional part of the open space. An area of permanent water is required in the STC gateway.
- Within the western open space the boundary and interaction with the residential parcels must be carefully considered with areas of tree planting used to frame and provide visual mitigation.
- Simple landscape elements should be used to create points of interest in the landscape. This should include clear

routes, signage and provision of places to rest and enjoy the landscape.

- The integration of existing and proposed vegetation - including hedgerows, trees and grassland must be carried out wherever possible. Existing hedgerows are to be retained and enhanced where possible.
- Slopes of ditches, basins and mounds must be a maximum of 1:3, but preferably 1:5-1:10, to allow for safe access and ease of maintenance and ponds must meet design standards set out in the CIRIA SuDS Manual (C753). Ponds must have varying shelf levels to allow for marginal / emergent planting within them.

Materials

- A simple and consistent palette of materials is required, and used in a consistent manner to aid legibility.
- A band of close mown grassland is required along path edges, with longer grass preferred in the main body of the open spaces for pollinators and biodiversity benefits.
- Tree planting must reflect the 'GPE Strategic Design Guide' including (but not limited to) Quercus robur (Oak), Tilia cordata (Lime), Acer campestre (Maple) and Carpinus betulus (Hornbeam). Diversity of tree planting should be encouraged, with use of evergreen species considered acceptable if proposed in an appropriate layout and ratio.
- Planting with proposed SuDs areas should be explored, including the creation of 'wet woodland' habitats.
- Pedestrian footpaths must be a minimum 2m wide self binding gravel. Shared footpath / cycleways (off-road) must be a minimum 3m wide resin bound gravel. Shared footpath / cycleway (within road corridor) must be a bituminous surface to match the road surface.

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Green & Blue Infrastructure 3.9.1 Gateways

Figure x: Village Approach 1 (STC) Illustration



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An example of a gateway space that uses naturalistic landscape typologies to frame development frontages



An example of blocks of woodland and a SuDS network framing a development entrance/ edge



Simple elements within the landscape - bridges, fencing, seating act as low-key visual markers and focal points.

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