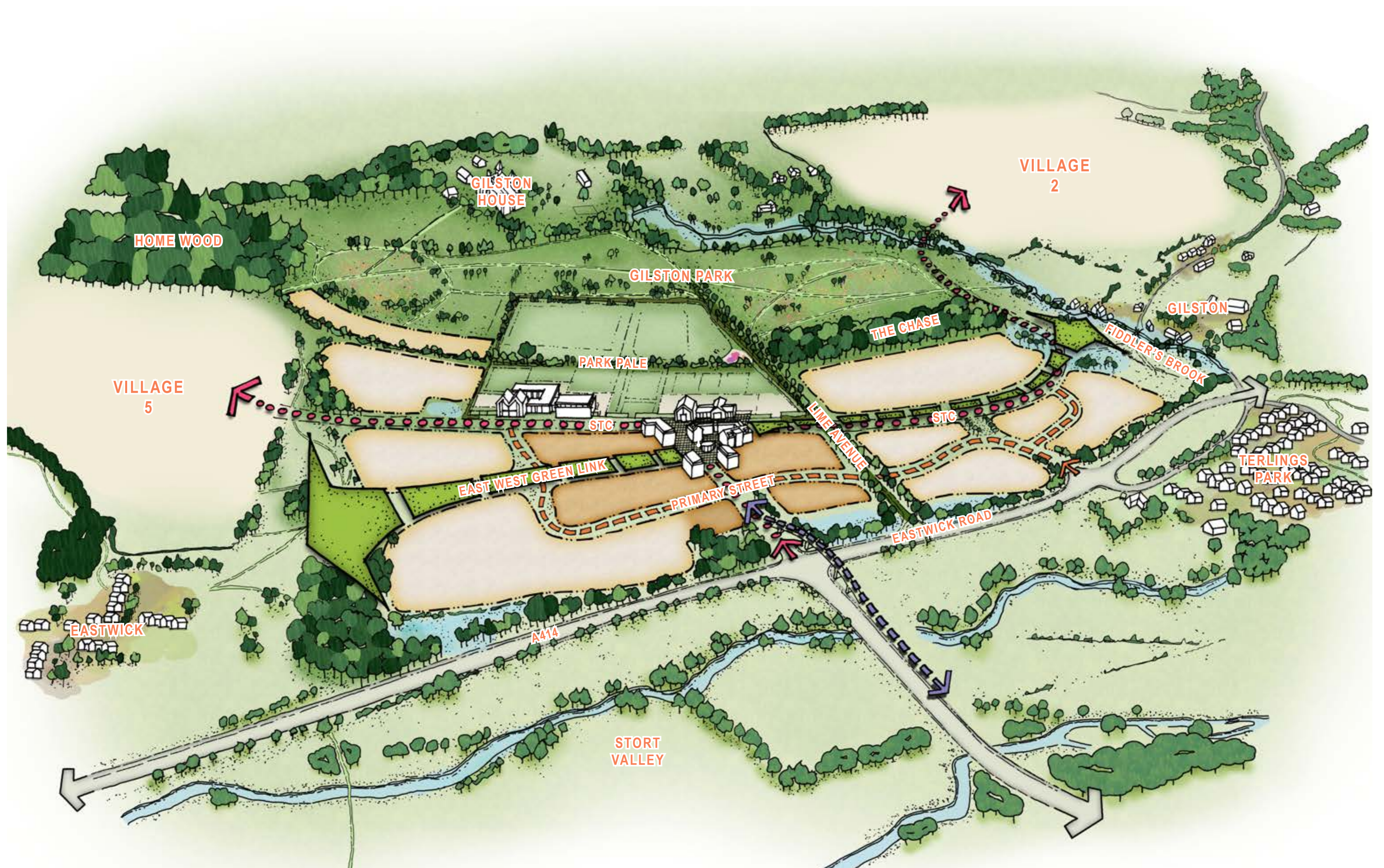# Masterplan Objectives and Vision

Village 1 Masterplan Scope, Objectives & Intended Outcomes

The Village 1 Masterplan (V1MP) will establish a spatial strategy for the key components that will comprise the Village, such as the Village Centre, access points and key routes, residential development plots, recreation and open spaces, and key supporting infrastructure such as education and health facilities. While an indicative Village 1 Study Area has been identified, the V1MP will establish and reinforce links to existing villages and landscape assets beyond this boundary.

The V1MP will be required to complement the Strategic Landscape Masterplan (SLMP) and must plan for a village that: has distinct character; integrates sensitively with its surrounding landscape setting taking account of existing ecological and heritage assets; ensures movement is accommodated to prioritise active and sustainable modes of travel and the achievement of the 60% mode share target; delivers sustainable homes and places that commit to tackling climate change; connects successfully into the wider sustainable drainage network and reduces flood risk; will be a place to live that is safe and secure, promotes healthy lifestyles and fosters a strong sense of community.

The objectives of the Masterplan are to:
- Develop and articulate a clear and shared vision;
- Identify the character, purpose and use of each of the key areas of the village masterplan; and
- Provide a framework for the successful delivery of the masterplan that encompasses development, access, amenity, SuDS drainage, sports and recreation, ecology and biodiversity, heritage assets and landscape integration, taking into account their long-term stewardship and management.

Masterplan Vision

1. Protecting Existing Natural Assets

Protecting the site's existing natural assets, including woodland blocks, veteran trees and mature hedgerows, to form a landscape framework which will be preserved where possible.

2. Reinforcing & Enhancing Strategic Green Corridors

Preserving and reinforcing the natural buffers to the neighbouring villages of Eastwick & Gilston, Eastwick Road and the A414. Creating a multi-functional East-West Green Link through Village 1 - linking the existing settlements of Gilston and Eastwick to new facilities and amenities.

3. Connecting Town & Countryside

Creating new, multi-modal links to facilitate direct, convenient, and safe movement across the site and surrounding villages and countryside.

4. Establishing a New Village Centre

Creating a distinctive neighbourhood hub located at the convergence of the Sustainable Transport Corridor (STC), East-West Green Link and Lime Avenue, providing a mix of uses and activity around a shared space at the heart of Village 1.

5. Establishing Village Green Focal Points

Establishing characterful Village Greens within the eastern and western neighbourhoods to act as a focal point for the new and existing communities.
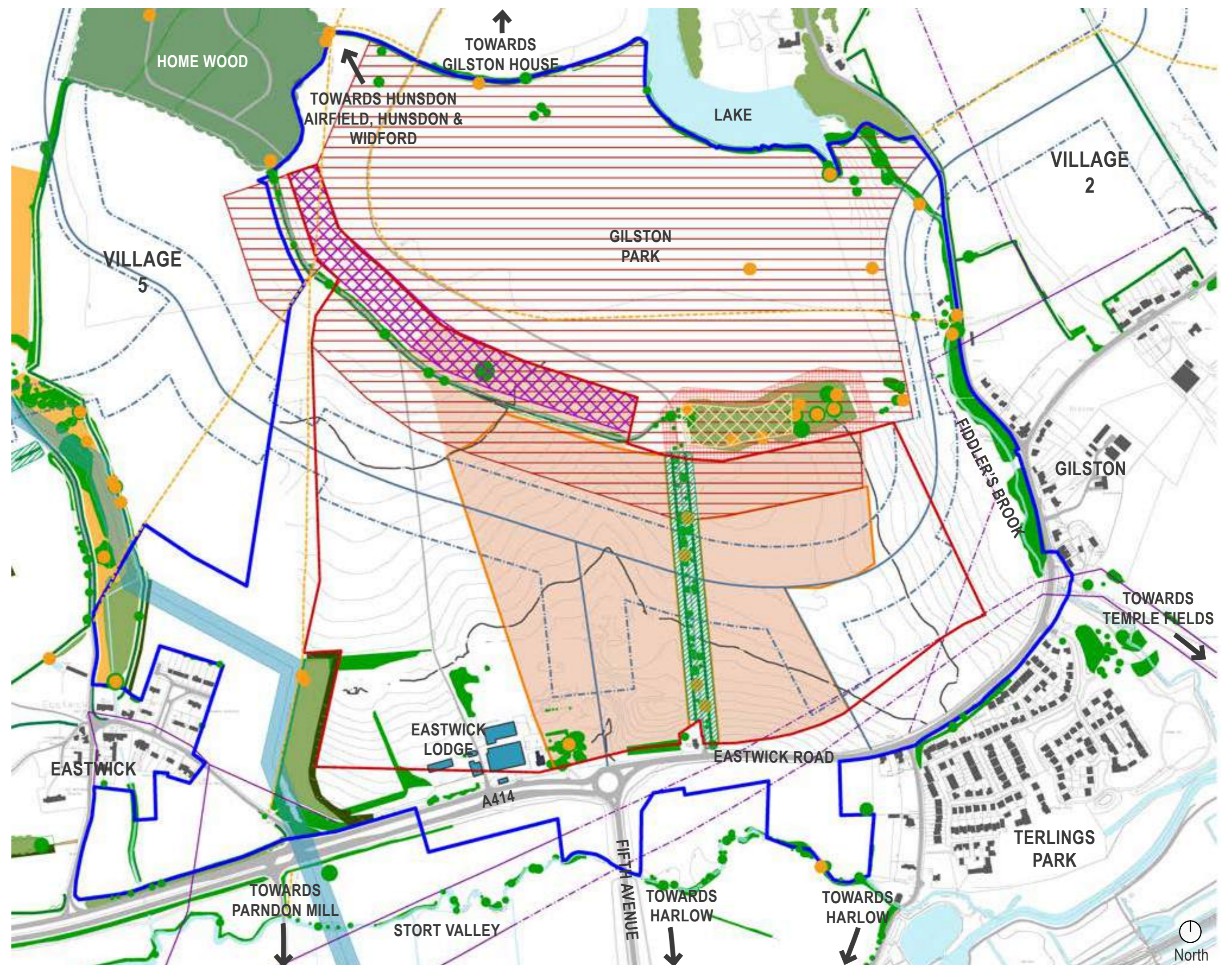
6. Delivering New Homes, Education Facilities and Workspaces

Providing a variety of uses including leisure, healthcare, workspace, education facilities, and high-quality new homes characterised by their landscape setting.
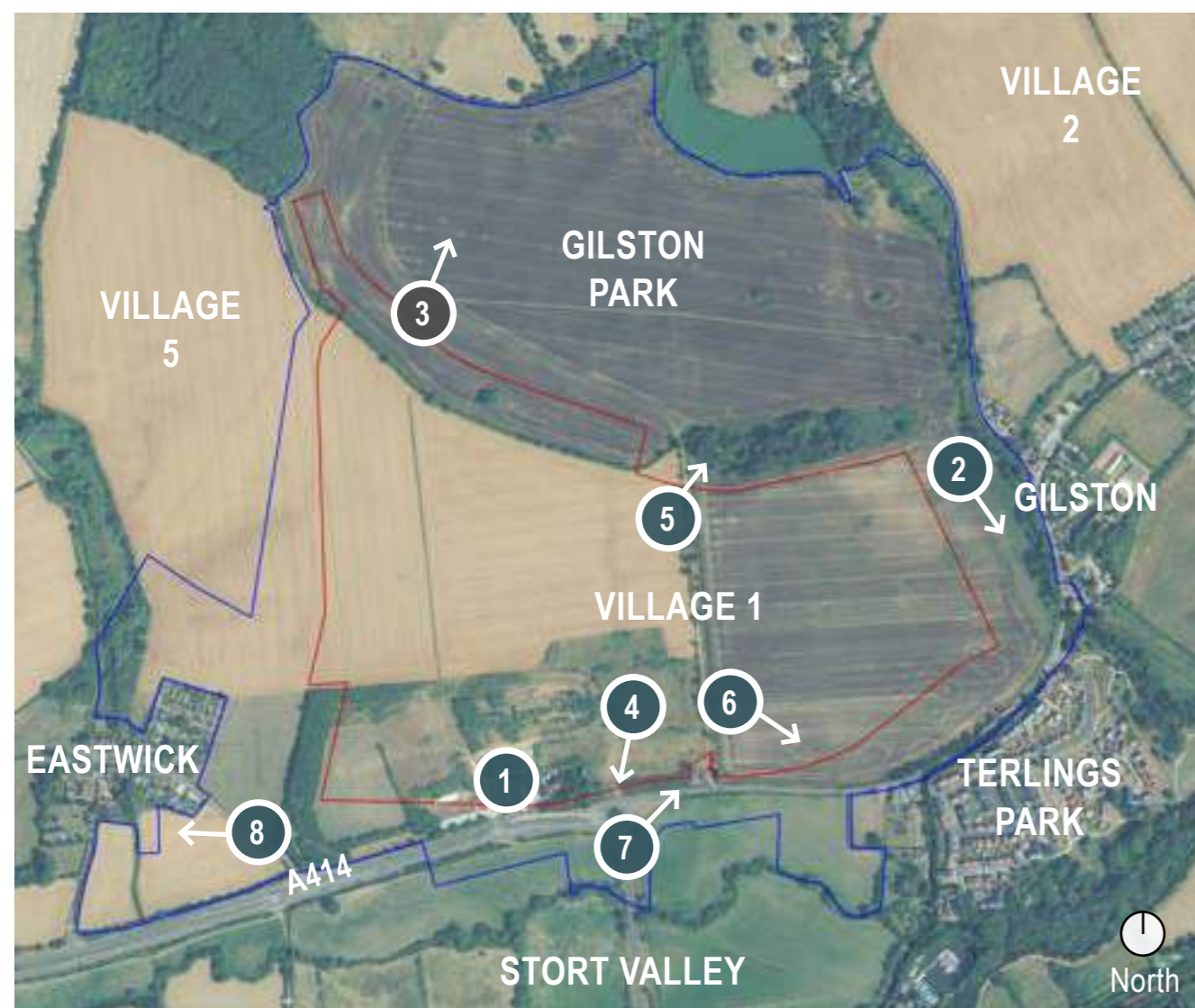
Site Analysis & Considerations

Development in Village 1 must consider its response to several existing features and new interventions. These considerations include:

- As part of the wider transport strategy there are proposed junction and road upgrades to the A414, and the V1MP will need to respond appropriately to these upgrades;
- V1MP will need to facilitate an efficient Sustainable Transport Corridor (STC) which will serve subsequent Villages as well as linking into the surrounding area;
- The sensitivity of its interface with existing settlements to the east and west, and existing buildings including Eastwick Lodge & South Lodge;
- Protecting existing woodlands, trees and hedgerows, including veteran trees;
- The sensitivity of the Park Pale and Lime Avenue need to be considered and protected;
- Consideration of views towards and from Gilston House and Gilston Park including the Sensitive Development Area as set out in the Outline Planning Application Parameter Plans; and
- Respecting the setting of The Mount - a scheduled monument.

Location Plan

Constraints Plan

KEY

— Gilston Park Estate Village 1 Masterplan Study Area

— Village 1 Masterplan Boundary (Village 1 Developable Area)

BUILT FORM:

— 10m Contours

— 1m Contours

■ Existing buildings retained

■ Existing buildings to be demolished

■ Existing buildings to be retained or demolished

▦ Scheduled Monument

▤ Sensitive Development Area

■ 16m easement either side for water main

■ Education and Mixed Use Zones

▢ Zone with maximum height of 18.0+AOD

▨ 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)

Site Photos

1. View to Eastwick Lodge

2. View towards Fiddler's Brook

3. View towards Gilston House

4. Access from the A414

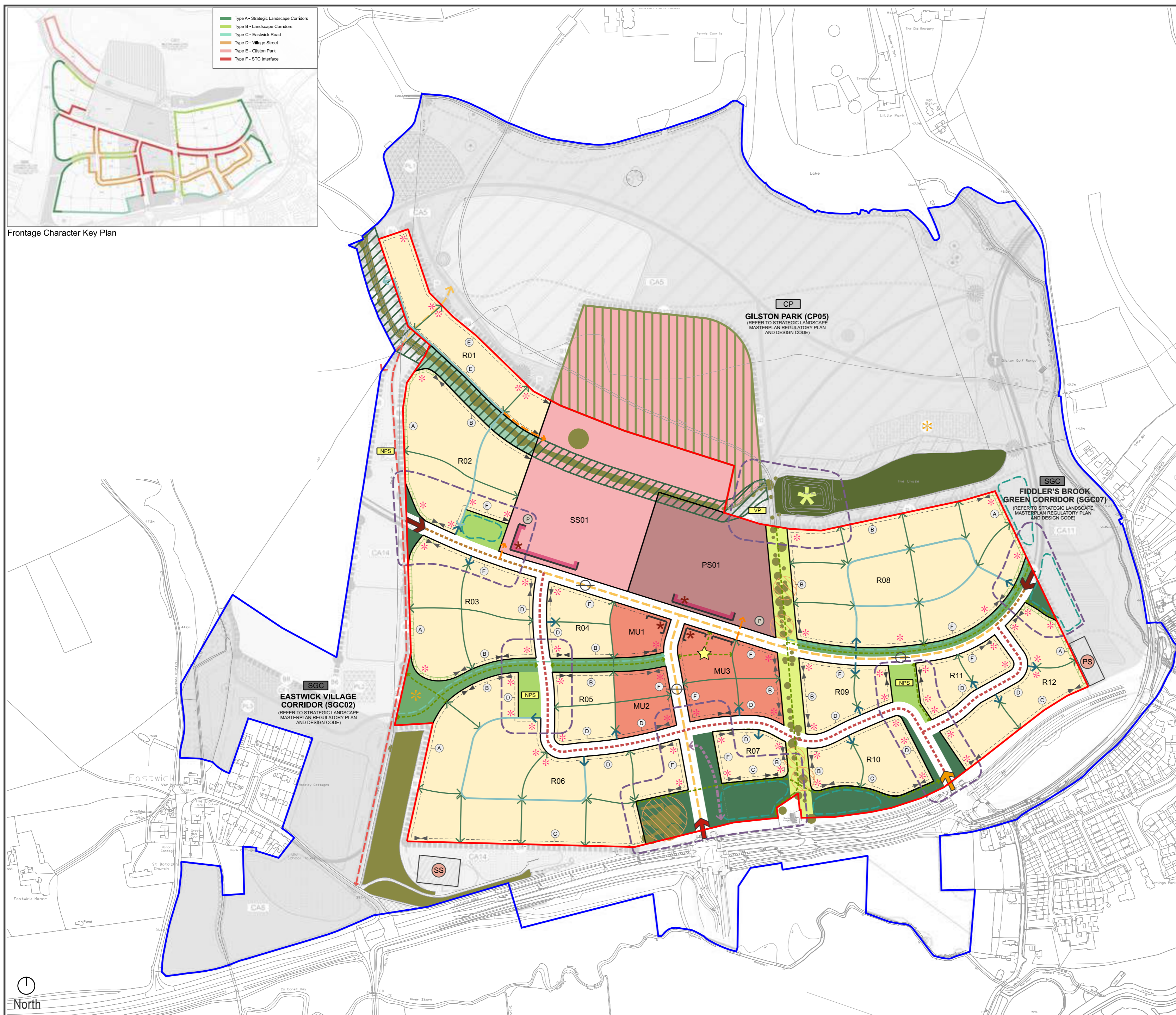**5. View towards The Mount & The Chase**

6. View towards Terlings Park

7. View to Lime Avenue & South Lodge

8. View towards St Botolph's Church

V1MP Regulatory Plan

Frontage Character Key Plan

Extract of the V1MP Regulatory Plan Key below - the key follows the structure of the V1MP Design Code - with the key numbers indicating the section of the Design Code they relate to.

V1MP Regulatory Plan

What is a Design Code & Regulatory Plan, and why are they needed?

Village 1 Design Code

The purpose of this Design Code is to provide a set of simple, concise, illustrated design requirements to provide specific, detailed parameters for the physical development of the village against which subsequent Reserved Matters Applications will be considered. It has been prepared to ensure that a high standard of design is delivered when preparing Reserved Matters Applications that are submitted pursuant to the Outline Planning Permission for the site.

The Village 1 Masterplan (V1MP) proposals have been developed in close coordination with the Strategic Landscape Masterplan (SLMP). Together this Design Code, and the SLMP Design Code carry forward the design ethos set out in the Outline Planning submission, and will translate into the phases of the development.

Structure of the Design Code

The V1MP Regulatory Plan forms the overriding design control tool and informs the structure of the V1MP Design Code. The Design Code must be read alongside the accompanying V1MP Regulatory Plan.

The adjacent diagram gives an overview of the relationship between the V1MP Regulatory Plan and Design Code document. The Regulatory Plan is the most important Design Code plan, with chapters within the document that relate to the Regulatory Plan's key. Adherence to the V1MP Regulatory Plan will ensure that all phases of the development will follow the core vision, as well as integrate effectively with their immediate and wider surroundings.

Throughout the Design Code, stipulations and recommendations are described as either '**Must / Must not**' or '**Should / Should not**'.

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.

Introduction

↓

REGULATORY PLAN

↓

Background

↓

Spatial

Green & Blue Infrastructure
Access & Movement
Residential Built Form
Non-Residential Built Form

↓

Appendices

Compliance Checklist
OPP Parameter Plans

Gilston Park
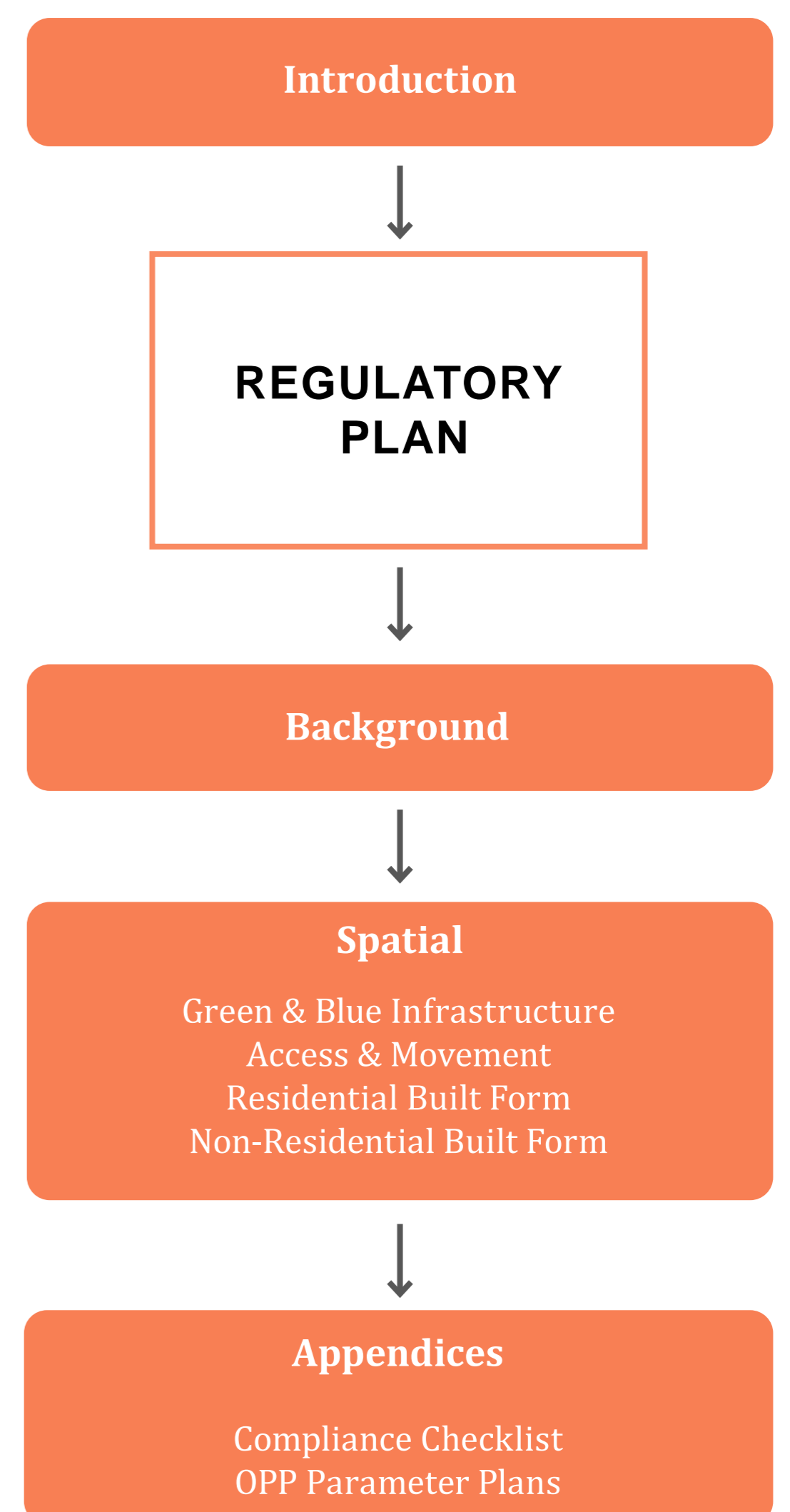
V1MP Design Code Extracts

Chapter 1: Introduction

This chapter sets out the purpose, status and hierarchy of the V1MP Design Code. The chapter also introduces the V1MP Regulatory Plan and explains how to read it.

The V1MP 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.

The contents list below sets out the sections/topics covered in this chapter of the code. The arrows indicate which sample extracts are included on this board (please note the extracts shown don't represent the entire section).

1.3 How To Use The Design Code

Design Fixes & Design Guidance

The Design Code includes:

1. **Mandatory design fixes** - elements within the Design Code that must be adhered to.
2. **Supporting design guidance** - illustrative content that shows how development may be configured to comply with mandatory design fixes.

The adjacent extracts and annotations provide an example of the relationship between design fixes and design guidance and illustrates how they are identified.

Throughout the Code, stipulations and recommendations are described as either '**Must / Must not**' or '**Should / Should not**'.
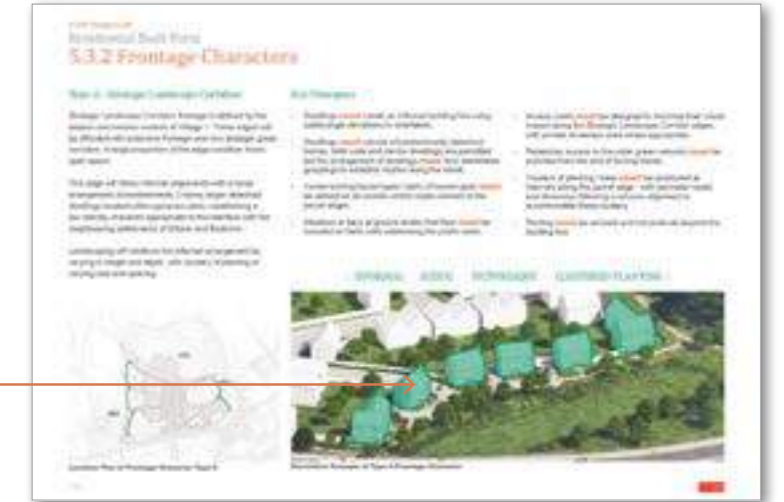
1. '**Must**' / '**Must not**' – elements within the Design Code that are mandatory design fixes and/or requirements. These hold the same weight as items listed under 'M' (Mandatory) included on tables and illustrations.

2. '**Should**' / '**Should not**' – requirements of the Design Code included to facilitate design quality and serve as recommendations to be followed.

Design options use the terms 'could', 'can' and 'may'.

Mandatory design fixes

Indicative design guidance illustration

1.3 How To Use The Design Code

In specific cases, both good and poor examples are illustrated to help the understanding of the key principles. They are marked with a green tick or a red cross as illustrated below:

✅ Good example
❌ Bad example

Compliance with the Design Code

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 V1MP Design Code & Regulatory Plan.

All reserved matters applications **must** demonstrate compliance with V1MP Design Code and Regulatory Plan.

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 for any departures from the V1MP Design Code and/or Regulatory Plan.

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.

Design Code Review

The V1MP Design Code and accompanying Regulatory Plan will cover a development period of several years, during which it is recognised that differing external factors will influence aspects of how the development is delivered. It is therefore intended that reviews of the Design Code and their associated plans are undertaken at suitable stages and shall be agreed with the master developer and EHDC.

These reviews will identify any areas where the documents are considered to have become out-of-date, in the expectation that they are then suitably amended to inform future design guidance and reserved matters applications.

Chapter 2: Background

This chapter summarises the relevant background information, including planning context, the vision, design principles & concepts, constraints and introduces the Illustrative Masterplan.

The contents list below sets out the sections/topics covered in this chapter of the code. The arrows indicate which sample extracts are included on this board (please note the extracts shown don't represent the entire section).

2.2 Features & Constraints
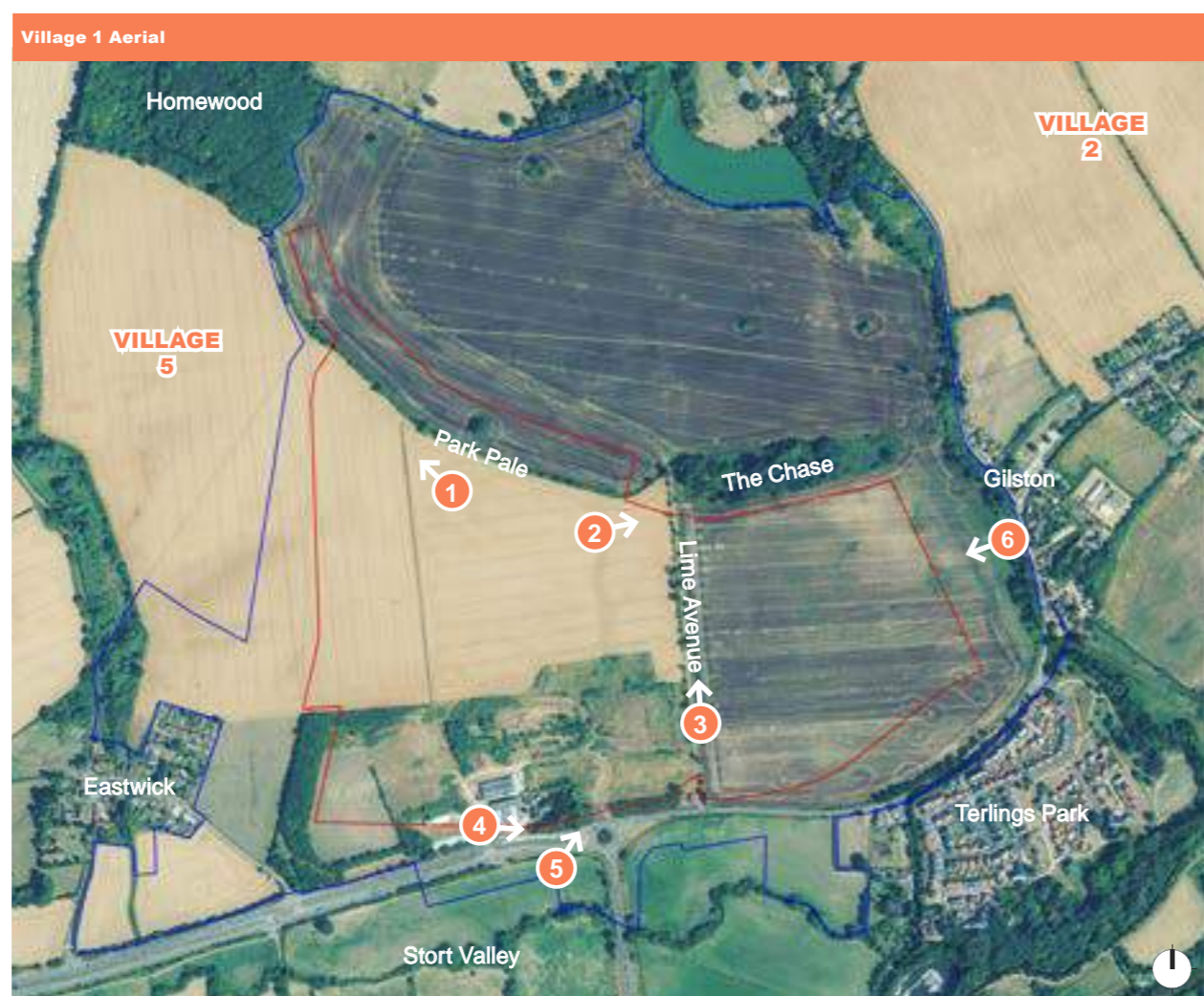
Village 1 - Context and Assets

Village 1 occupies the south-facing arable slopes of the Stort Valley and is framed by the tributary valleys of Fiddler's Brook to the East and Eastwick/Gould's Brook Valley to the west. To the south, the busy Eastwick Road dual carriageway flanks the southern boundary. In contrast, the northern boundary is formed by the woodland blocks and hedgerows that are remnants of the former parkland landscape of Gilston Park.

The elevated aspect of the northern part of the Village benefits from open horizons and views out towards Harlow New Town opposite the Start Valley slopes.

The character of trees and hedgerows across the Village varies from the riparian nature of the Start Valley to the south, where wet woodland of Willow, Alder and Poplar are evident to the broad-leaved woodland species of Beech, Hornbeam, Elm and Ash and occasional Oak characteristic of the woodlands of Homewood, The Chase and the tree-lined cutting of the former deer ditch known as the Park Pale.

An avenue of lime and horse chestnut trees mark the former park driveway and form a dominant landscape feature running from north to south across the centre of the Village.

The long term conservation and replenishment of this avenue is a key consideration due to the age and condition of the existing trees.

Village 1 Aerial

Homewood

VILLAGE 2

VILLAGE 5

Park Pale

The Chase

Gilston

Lime Avenue

Eastwick

Terlings Park

Stort Valley

2.2 Features & Constraints

KEY

- 10m Contours
- 1m Contours
- Existing buildings retained
- Existing buildings to be demolished
- Existing buildings to be retained or demolished
- Scheduled 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 vegetation retained subject to detailed design development
- Existing trees
- Veteran trees
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- 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
- Public Right of Way (footpaths)
- Sustainable Transport Corridor (STC) Limit of Plan Deviation generally +/- 60m with variations (*refer to Movement and Access Parameter Plan)

Constraints Plan

The extracts on this board are intended to be read from left to right (top to bottom), following the sequence of the Design Code. Draft extracts of the Design Code are located on a nearby table.

Gilston Park