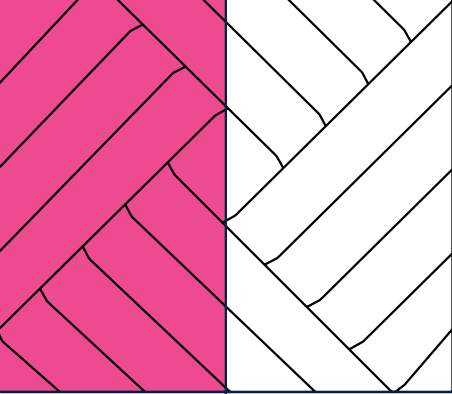




Part B

07 Illustrative Masterplan

This chapter provides an overview of the Illustrative Masterplan. Though not directly informing the development of the Parameter Plans, it provides a detailed design that further tests the robustness and feasibility of the Masterplan Framework, and has been an important tool in articulating the ambition and potential for development at East Hemel. This section introduces the overall Illustrative Masterplan, then explores each of the three areas - north, south and central in further detail.



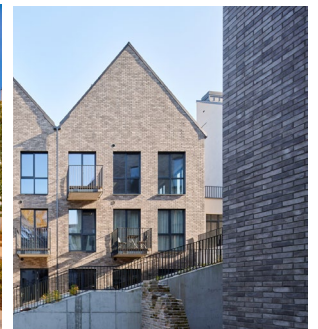
07.1 Illustrative Masterplan

The Illustrative Masterplan presents a vision for the development of East Hemel through a more detailed design exercise. Its purpose is to test the robustness of the Masterplan Framework and design principles by exploring how these can be translated into a deliverable proposal.

This includes consideration of scale, density, block configuration, street and building typologies, character, and landscape and public realm design.

In doing so, it provides confidence that the Parameter Plans and Development Specification can support a high-quality, policy-compliant development aligned with the overarching vision.

The Illustrative Masterplan describes one way in which the Parameter Plans and Development Specification can come forward, but is not the final design for East Hemel. Detailed designs will be further developed at future stages.

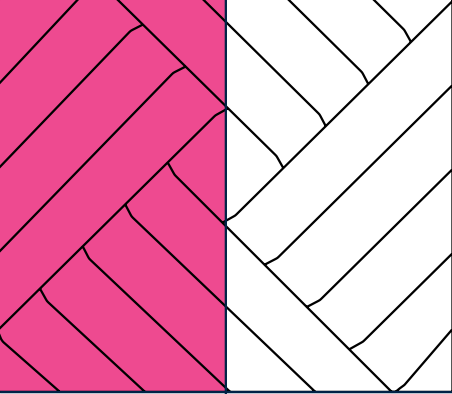




- ① Local centres
- ② Community cores
- ③ Primary schools
- ④ Secondary school
- ⑤ Wood End Farm
- ⑥ Westwick Row Farm
- ⑦ Nickey Line
- ⑧ Neighbourhood parks
- ⑨ Sports hub
- ⑩ Sports pitches
- ⑪ Community growing
- ⑫ Sustainable Transport Corridor
- ⑬ Primary mobility hub
- ⑭ Pedestrian / cycle bridge over the A414
- ⑮ Employment Area
- ⑯ Innovation hub
- ⑰ Upgraded A414 junction



Fig 07.1 Illustrative Masterplan



07.2

Northern Neighbourhood

07.2.1

Overview

The northern neighbourhood is defined by its landscape, where a flat plateau descends into the steep slopes of the Ver Valley. Here, a new neighbourhood will wrap around an expansive Country Park with the historic and activated Wood End Farm at its core.

Mature trees and historic hedgerows will be protected and form green corridors between communities.

The neighbourhood will form a new gateway into Hemel and to the Country Park. It will be urban in character, stepping down from a vibrant local centre, the area of greatest intensity supported by sports and schools, towards the lower density edges to parks and lanes.

The local centre can be located at the intersection of two key strategic routes—north south along the Sustainable Transport Corridor, and east-west into Spencer's Park—supporting its use by residents both within and outside of East Hemel. An extension to this east-west axis, a central, pedestrianised space could link a community hall, shops, services, later living, GP and two schools.

Images demonstrating potential character of the northern neighbourhood. Clockwise from top:

Lightmoor Village, Telford | Gillespies

The Avenue, Saffron Walden | Pollard Thomas Edwards

Active local centre | Alkmaar, NL

Eddington, Cambridge | Mole Architects

Accordia, Cambridge | Feilden Clegg Bradley Studios

Heller Street Park, Australia | Six Degrees Architecture

The Avenue, Saffron Walden | Pollard Thomas Edwards

Charenton-le-Pont local centre, France

Walking routes in the Country Park



- ① Local centre
- ② Community cores
- ③ Primary school
- ④ Secondary school
- ⑤ Community hall
- ⑥ Country Park
- ⑦ Wood End Farm
- ⑧ Nickey Line
- ⑨ Neighbourhood park
- ⑩ Green links
- ⑪ Sports hub
- ⑫ Community growing
- ⑬ Sustainable Transport Corridor
- ⑭ Secondary streets - bus and active travel connection only outside the Site
- ⑮ Gateways



Fig 07.2 Northern neighbourhood illustrative masterplan

07.2.2

Urban Design Principles

The key principles driving the illustrative masterplan design in the northern neighbourhood include:

Urban Structure

- Sensitive gateway onto Redbourn Road, acknowledging the landscape sensitivity and distinct character around Wood End Cottages
- Landmark gateway south of the Nickey Line to define the urban area, with frontages overlooking the Country Park
- Strong consistent frontage onto the STC, with increasing intensity as it reaches the local centre
- Reduced density towards the lanes and adjacent to neighbouring properties
- Overlooking of all open spaces with strong rhythmic frontages
- Active frontages framing and activating the local centre square and marking the centre on the STC
- Market buildings strategically positioned to create gateways and focal points for key views

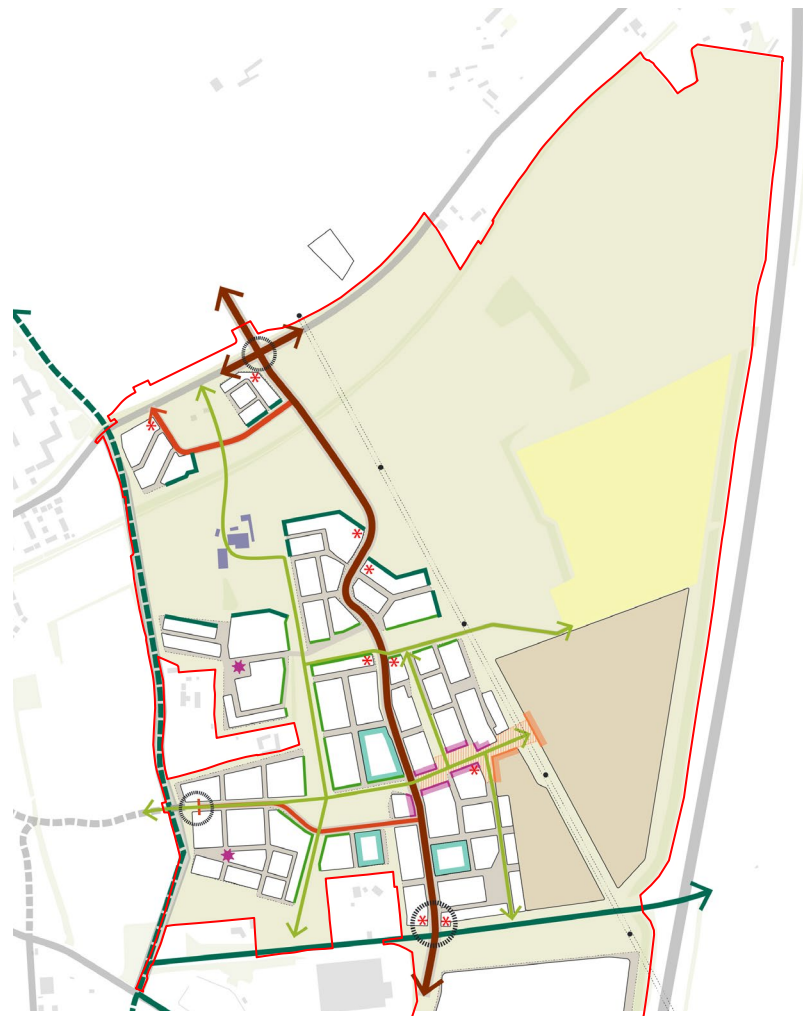


Fig 07.3 Northern neighbourhood urban structure















	Sustainable transport corridor
	Secondary streets
	Primary pedestrian-cyclist network
	Active frontage
	School frontage
	Country Park frontage
	Neighbourhood park and green link frontage
	Later living
	Community cores
	Marker buildings
	Key gateways
	Local centre square
	HGC Green Loop (quietways)
	Potential quietways

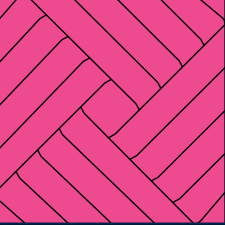
Movement

- Clusters of parcels accessed off the STC and secondary street, with limited through-movement for vehicles ensuring this remains on the strategic streets and communities are traffic-light
- No vehicular access into the local centre square, with the exception of timed deliveries; centre parking located at edges
- Access to school sites from the STC away from primary building entrances, to facilitate safe and attractive routes to school
- Potential small re-alignment to FP013a Public Right of Way



Fig 07.4 Northern neighbourhood movement

	Sustainable transport corridor
	Secondary streets
	Tertiary roads
	Access / shared streets
	Plot access
	Primary pedestrian-cyclist network
	Secondary pedestrian-cyclist network
	Public Rights of Way
	HGC Green Loop (quietways)
	Potential quietways
	Secondary / tertiary Mobility hubs
	Modal filters
	HGV restriction
	Nickey Line access points



Landscape

- A significant new Country Park forms a green gateway to the neighbourhood
- Central neighbourhood park on the east-west axis linking Spencer's Park to the local centre, with equipped play and a landmark community centre
- Small local open spaces located within communities, forming central 'community cores' and a connected greenspace network with opportunities for play-on-the-way
- A connected greenspace network, with opportunities for play-on-the-way
- Pedestrianised local centre square, flexible to spill out, activation and events
- Community growing in the south, responding to restrictions associated with Buncefield Oil Terminal, as well as co-located with Sports Hub
- Community sports pitches and sports hub, located on the limited flat area available.



Fig 07.5 Northern neighbourhood landscape

	Sustainable transport corridor
	Secondary streets
	Green corridors
	Nickey Line
	Public Rights of Way
	HGC Green Loop (quietways)
	Potential quietways
	SANG land / Country Park
	Parks & gardens and amenity greenspace
	Community growing
	Sports pitches
	Local centre square

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07.2.3

Country Park

The Country Park has been illustratively designed, adjacent, to respond to topography, create a strong landscape identity, and provide a range of spaces to support active community use and a layered experience of nature.

It will form a distinctive landscape backdrop to the surrounding neighbourhoods and is intended as an important destination for the area. It will be designed as a multifunctional landscape shaped by its chalk valley setting, historic assets, and strategic location between existing and new neighbourhoods. Its proposed design balances biodiversity, recreation, and community use, creating a destination for nature and people to thrive.

A network of walking, cycling, and bridle routes is proposed, including a 2.5 km circular loop. These trails will weave through varied landscapes of open meadows, chalk grassland, woodland edges, and a chain of connected ponds—promoting biodiversity while offering interesting routes for exercise, leisure, and quiet exploration.

Wood End Farm is proposed as a visitor hub, providing facilities within a characterful setting. The park will have filtered views from homes providing good natural surveillance, with play areas offset to avoid noise nuisance. Nature-based adventure play and local play spaces and community-focused activity areas in the west will complement the park's natural, lightly structured offer to the east. Parking provision will be included at Wood End Farm to ensure easy, welcoming access for residents and visitors travelling from further afield.

The design reinforces the distinct identity of the Upper Ver Valley, conserving long views and the area's characteristic landform. Existing woodland blocks, hedgerows, large scattered trees and the densely vegetated banks of the Nickey Line will be protected and enhanced, with new mosaic planting, ecology ponds and SuDS features integrated into the landscape.



Opportunity for local farm shop and cafe at Wood End Farm



Rural character



Adventure Play



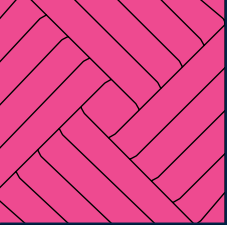
Naturalistic wild planting with areas of lawn

The illustrative layout for the Country Park has been developed incorporating ideas put forward by the community and stakeholders and could include:

- | | |
|-----------------------------------|-----------------------------------|
| ① Wood End Farm Visitor Centre | ⑨ Existing woodland |
| ② Parking | ⑩ Nickey Line connections |
| ③ Adventure Play Area (NEAP) | ⑪ Circular walk |
| ④ Local Equipped Play Area (LEAP) | ⑫ New proposed woodland & scrub |
| ⑤ Orchard and Cafe | ⑬ Scattered parkland trees |
| ⑥ Picnic area | ⑭ Attenuation ponds |
| ⑦ Bike trail | ⑮ Wildlife pond |
| ⑧ Wild swimming Pond | ⑯ Signalled crossing over the STC |



Fig 07.3 Country Park illustrative layout



A Green and Blue Landscape

The sections opposite—Fig 07.7 and Fig 07.8—illustrate the vision of green and blue infrastructure woven into the public open space. This demonstrates the illustrative character of the park as it integrates landform, water management, nature and activity.

The sketch adjacent—Fig 07.9—is a birds eye view taken from above Cherry Tree Lane, looking northeast over the Country Park, with Redbourn in the distance. It provides an impression of the illustrative park design, showing an activated Wood End Farm, the Nickey Line, new ponds, planting, orchards, trails and adventure play wuth development sensitively framing and overlooking the park.



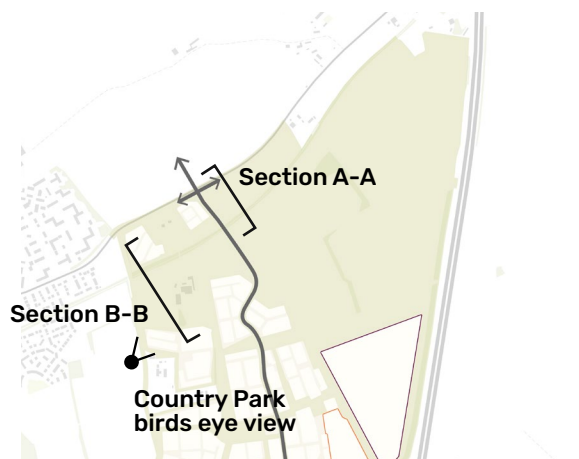
Activated water elements



Hainault Forest Country Park Visitor Centre



Brook Leys Great Circular Walk | Eddington Cambridge



Cycle lanes | Port Sunlight River Park, Liverpool

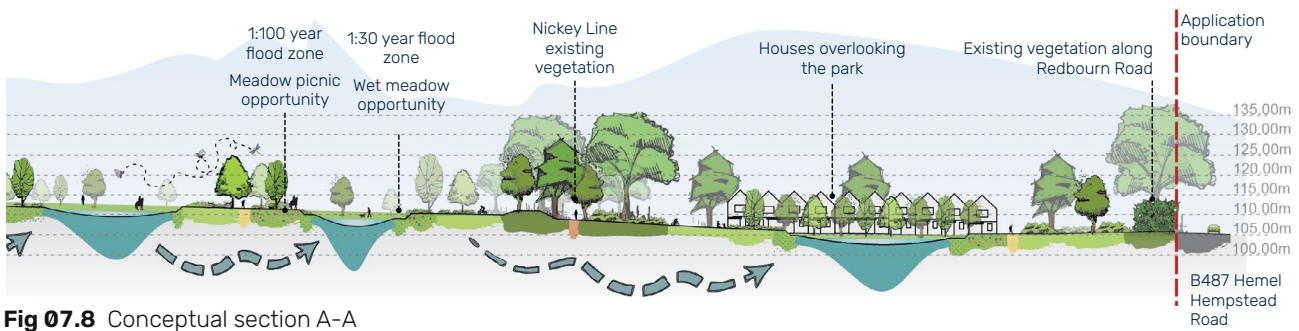


Fig 07.8 Conceptual section A-A

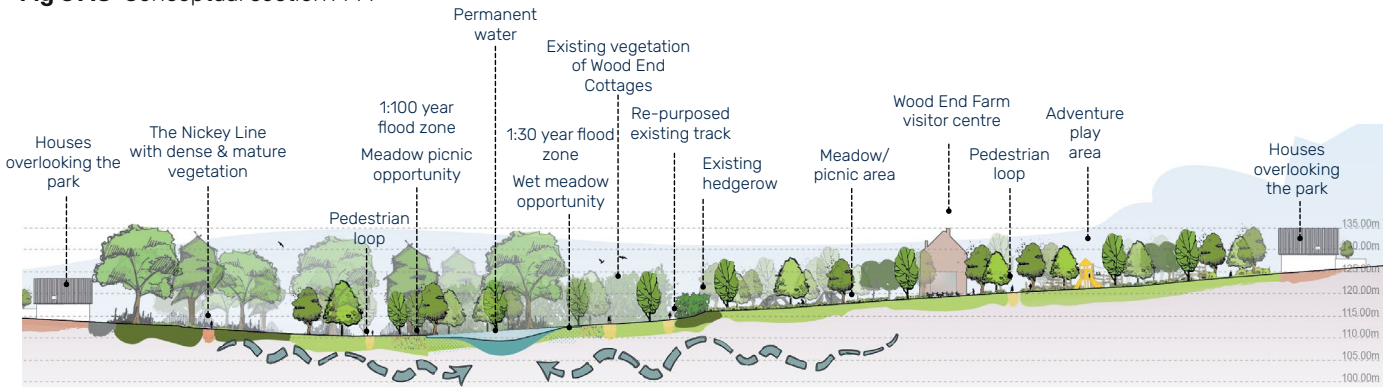


Fig 07.9 Conceptual section B-B

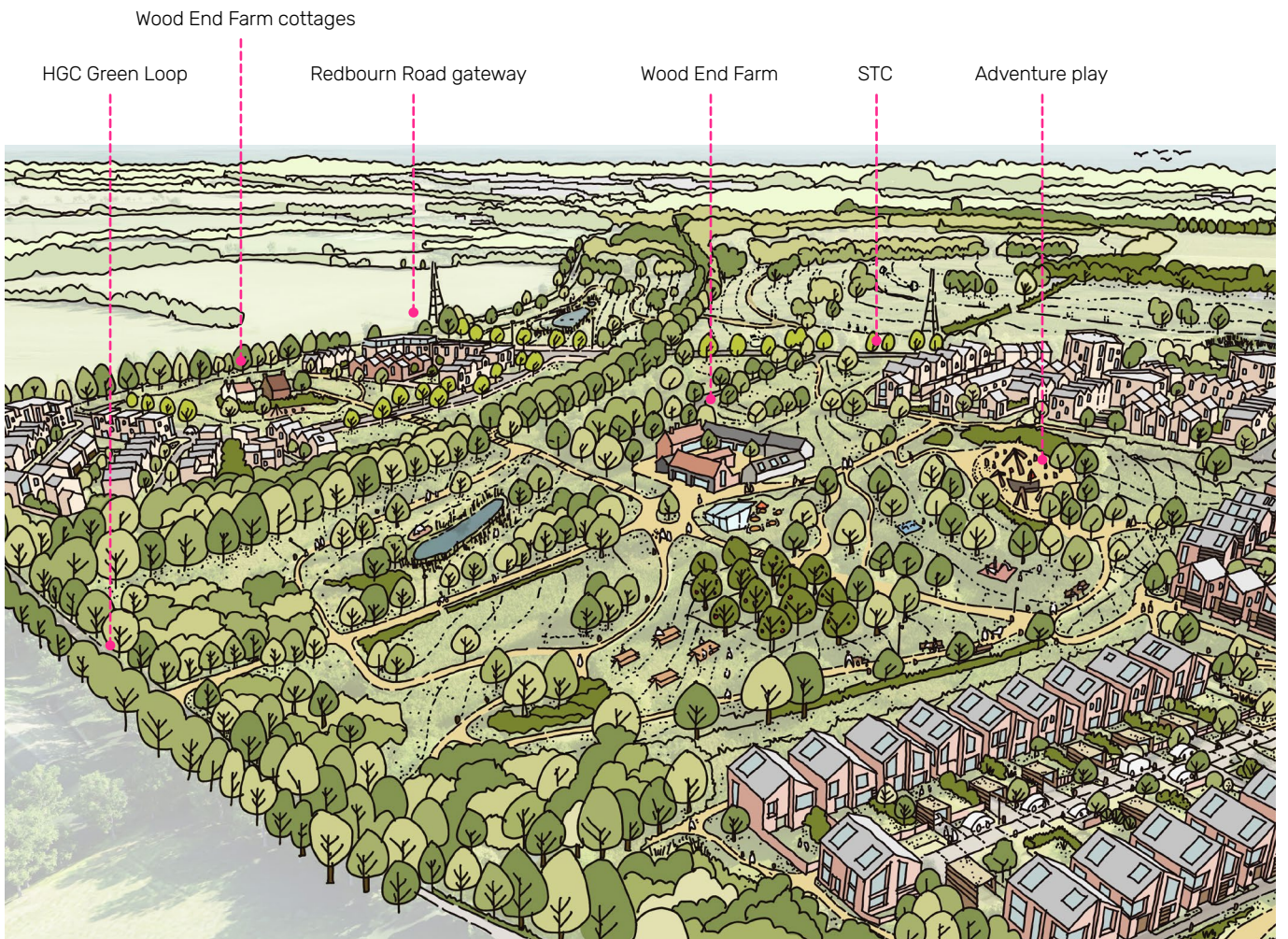


Fig 07.10 View of the Country Park looking northeast, Wood End Farm and surrounding development

07.2.4

Local Centre






The northern local centre has been illustratively designed as an extension to the neighbourhood's key east-west axis, creating a series of interlocking squares, each with distinctive characters and functions.

A direct route will connect the string of spaces, from a landmark community building within the neighbourhood park to the west on the STC, to the secondary school in the east. Anchored by primary and secondary schools and a mid-sized food store, it has the potential to accommodate the following uses:

- GP / Health Hub
- Dentist
- Food store
- Cafe
- Takeaway
- Local shops and services
- Gym/health and fitness
- Community hall
- Nursery
- Police Community Hub
- Co-working space
- Estate management
- Mobility hub



Fig 07.11 Northern local centre uses and distribution

	School buildings
	Community uses
	Retail + services
	Healthcare
	Parking

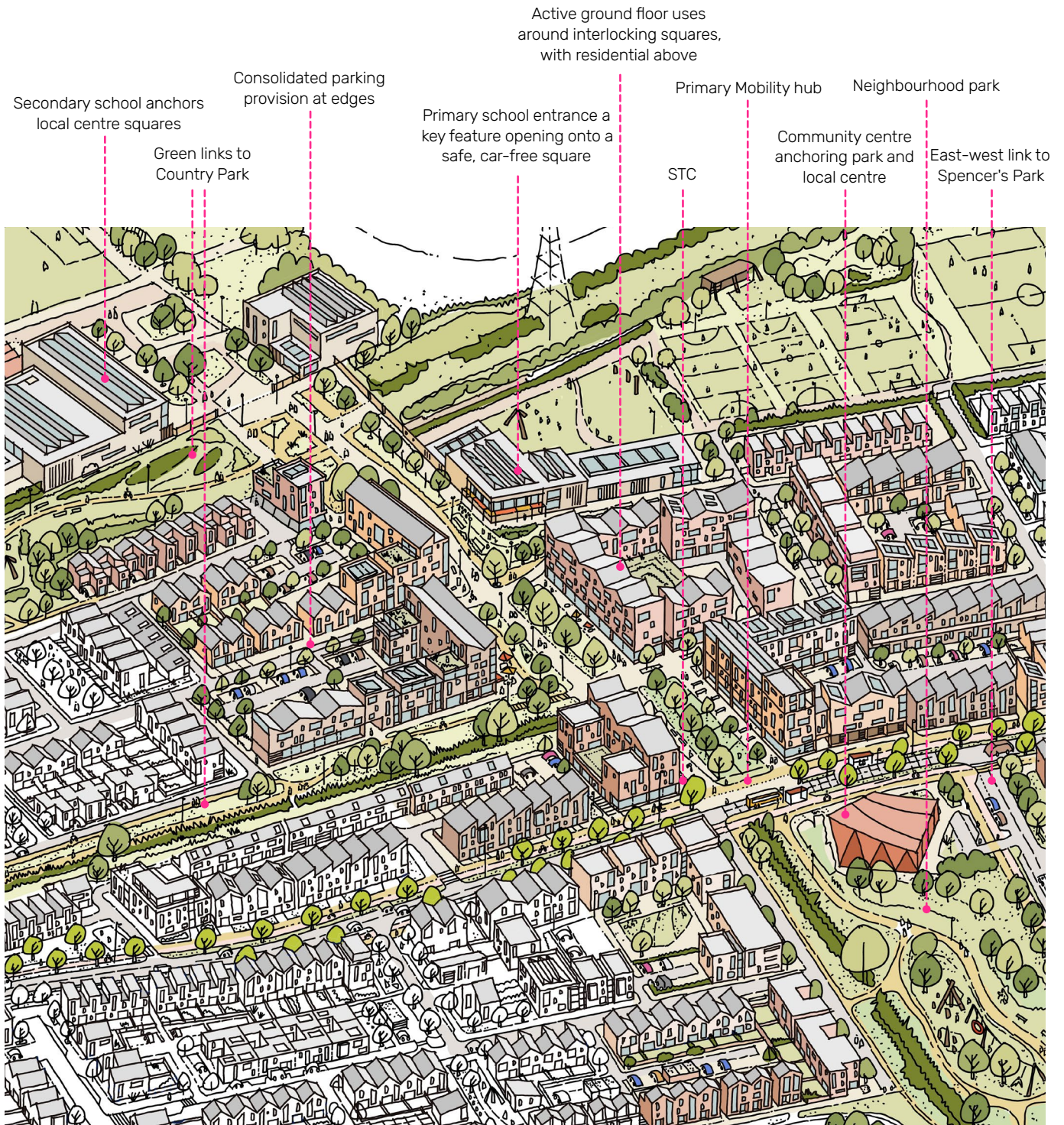
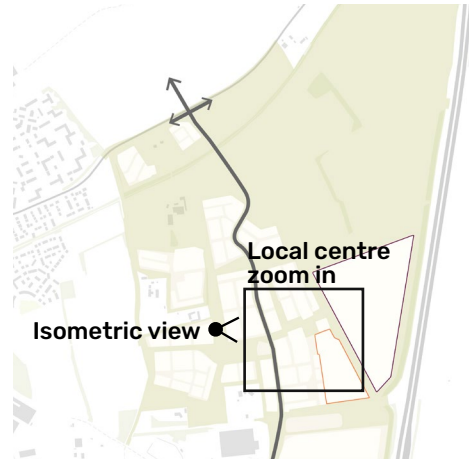


Fig 07.12 Isometric view of northern local centre