

02.29 Arboriculture

Existing Trees

Due to the way the site is currently used, tree cover is mostly concentrated along the field boundaries and is best described as consisting of distinct, scattered groups. The most notable trees on site, from an arboricultural perspective, are two mature English Oaks (T18 and T37). These trees are high-quality specimens that contribute significantly to the visual and ecological value of the site and are expected to do so long-term. Additionally, a woodland area (W1) is located offsite to the east of Common Lane. All are classified as Category A within BS5837:2012 guidance, and their confident retention has been a key consideration during the iterative design process.

Of slightly lesser importance, category B tree cover occurs throughout the boundaries. Two trees—T25 (an English Oak in terminal decline) and T29 (a hazardous Ash)—are in poor condition and not suitable for retention. As such, they are categorized as U in line with the guidance.

Background checks confirm that the site is not located within a Conservation Area; however, three Tree Preservation Orders (TPOs) apply to trees within influence of the site.

Key

Red Line Boundary

15

Tree Numbers

Tree Canopies

8

Category 'U' Trees

Category 'A' RPA

Category 'B' RPA

Category 'C' RPA

Shading Arc

TPO

Tree Preservation Order

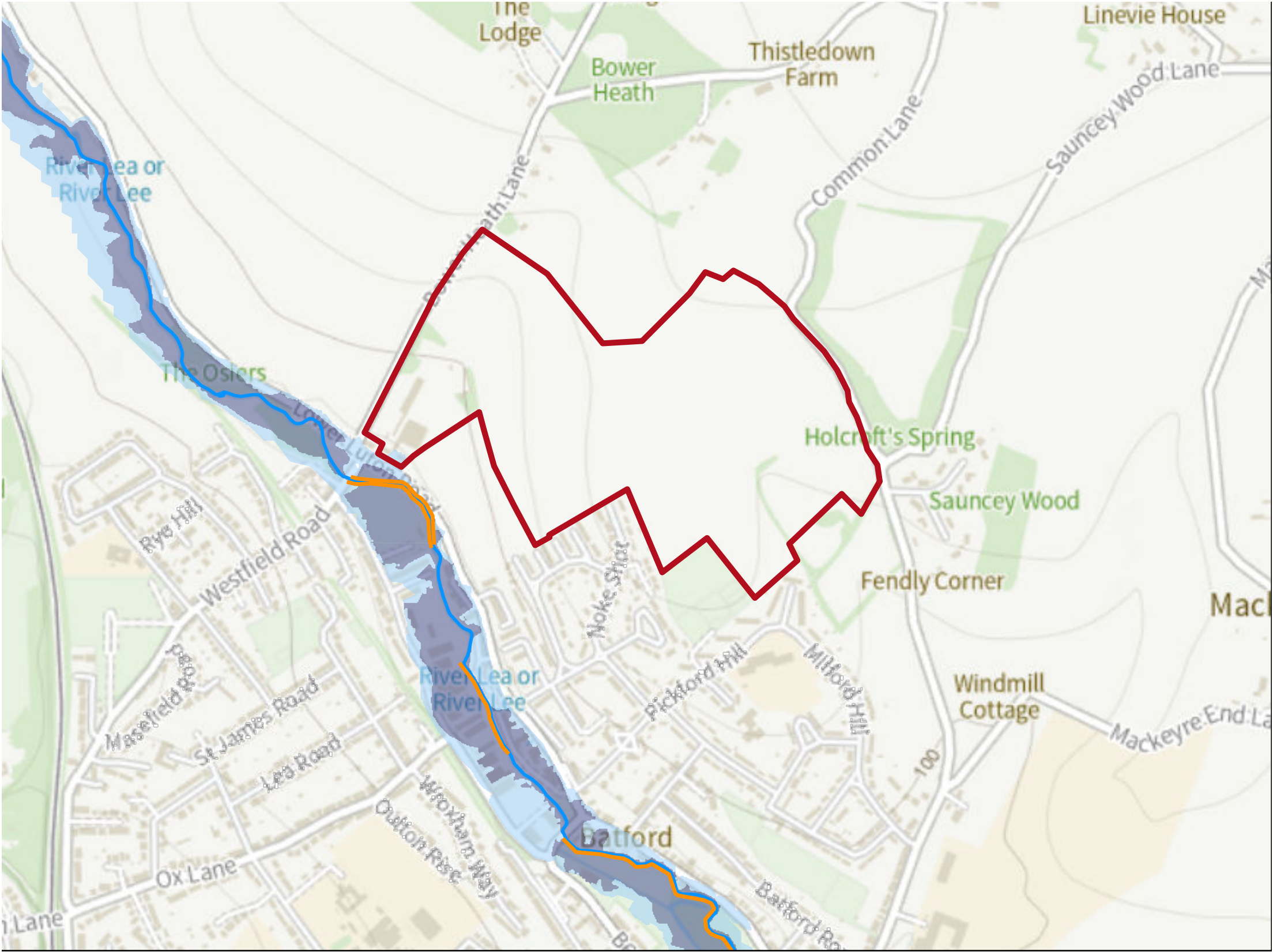
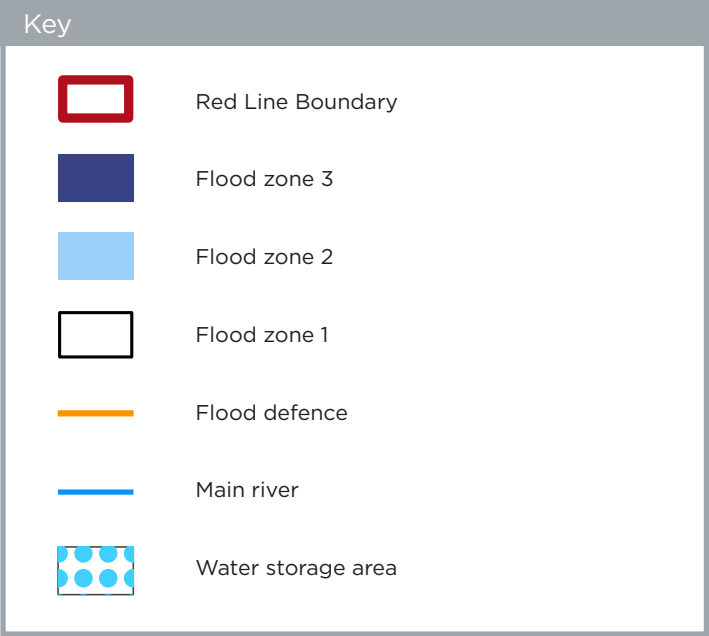


Tree Survey Plan

02.30 Flood Risk

Drainage

The Flood Map for Planning indicates that the majority of the development site is located within Flood Zone 1 and at a low probability of fluvial flood risk. The south-west corner of the site, along Lower Luton Road and in closest proximity to the River Lea, is located in an area within Flood Zone 2 (Medium Probability). This fluvial flood risk represents the existing and established scenario, and will remain comparable post-development.



Flood Map Planning

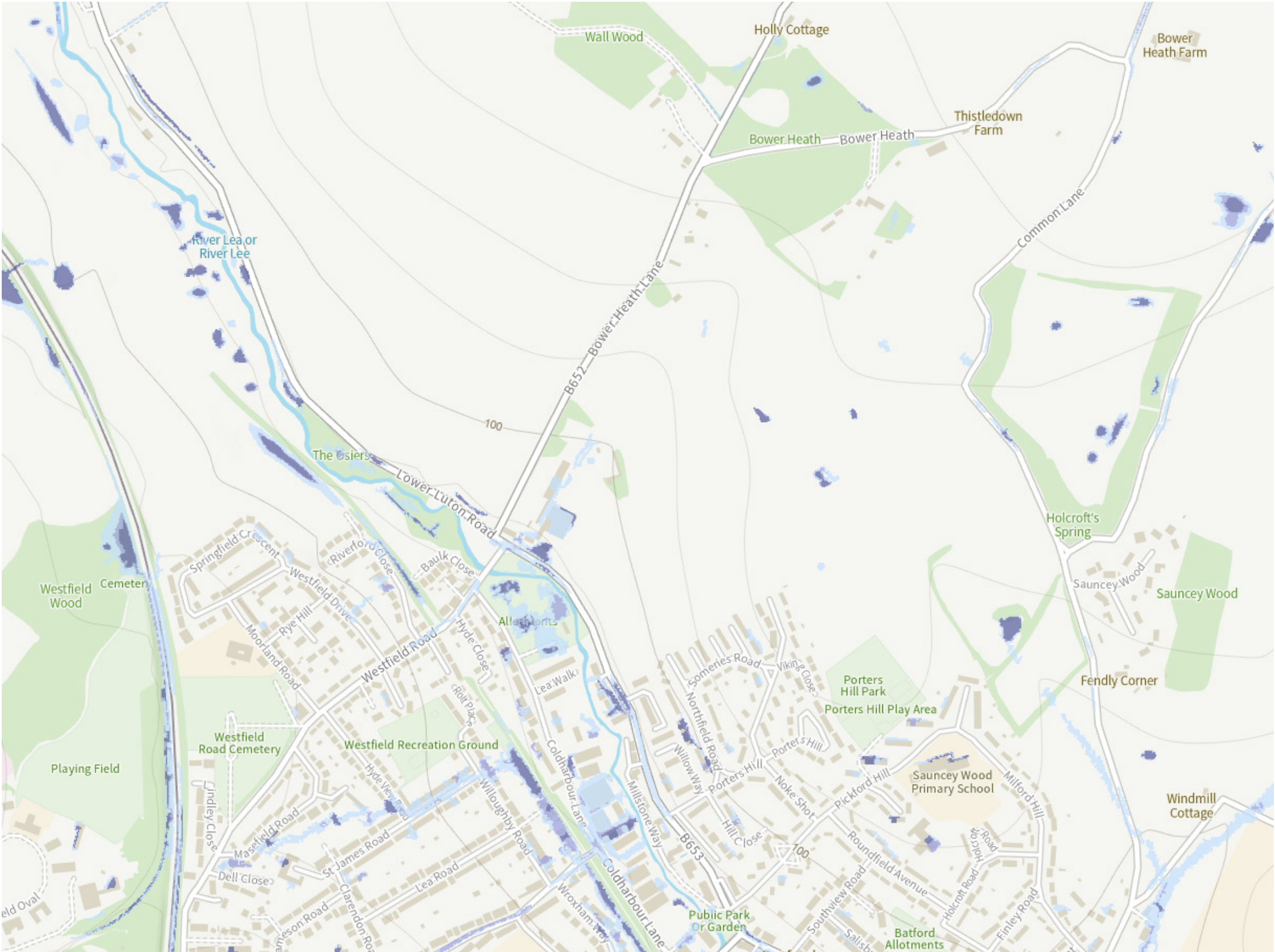
The Environment Agency's Long term flood risk map shows the site to be predominantly located in an area of very low chance of surface water flooding in a given year. Small areas of the site are shown to be located at a low, medium and high chance of surface water flooding in a given year. These areas are isolated and located entirely within the development site, likely to be anomalous based on low spots from the ground level data used by the Environment Agency when producing the maps. These areas are not considered to constitute a surface water flow route originating from offsite that needs to be maintained.

Key

High chance. More than 3.3% chance each year

Medium chance. Between 1% and 3.3% chance each year

Low chance. Between 0.1% and 1% chance each year



Flood Map - Surface Water Extent

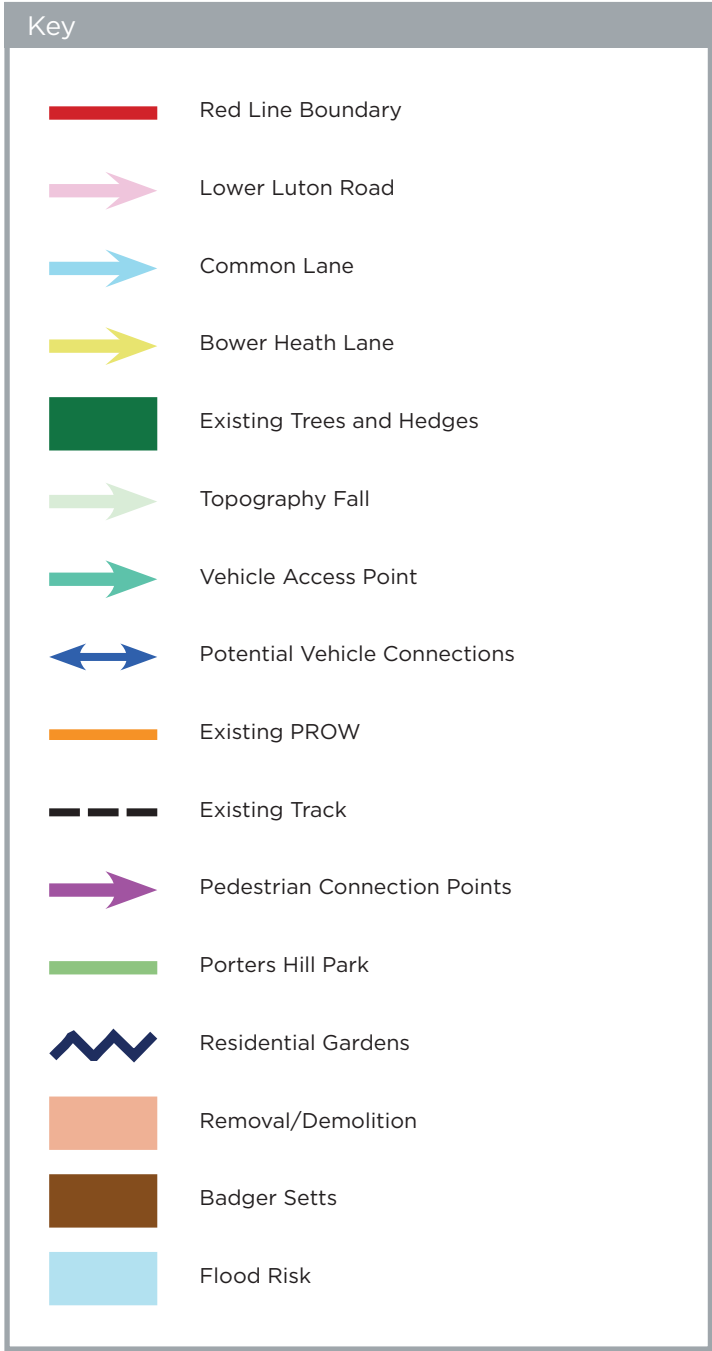
02.31 Opportunities & Constraints

General Site opportunities

- Introduce dedicated pedestrian links within the site to facilitate seamless access between the proposed development and the surrounding areas, specifically connecting to Batford, Common Lane and Bower Heath Lane. These new routes will improve walkability, and enhance connectivity for residents and visitors. Integrate the existing public right of way from Turners Close into a formal legal pedestrian connection. These connections will support the integration of the development with the wider community.
- Incorporate a Sustainable Drainage Systems (SuDS) throughout the development to effectively manage surface water runoff, reducing the risk of flooding while enhancing the overall environmental quality. These measures will also contribute to the creation of diverse habitats, supporting local flora and fauna and improving the site's ecological value.
- Implement a strategic planting scheme using a diverse mix of native, species-rich wildflowers and shrubs to enrich local biodiversity.
- Focus planting initiatives along the site's periphery and within designated green corridors to establish continuous wildlife-friendly habitats. Create buffer zones of native vegetation to mitigate any potential impacts from the development and provide pedestrians a natural and scenic route for movement around the site perimeter.
- The site layout should incorporate flexible spaces to accommodate potential expansion and adaptation in future planning applications and developments. This approach will support the long-term sustainability of the site while addressing the evolving needs of the community over time

General Site Constraints

- Ensuring the privacy of existing neighbouring properties, especially those with adjoining gardens, is crucial. This can be achieved through strategic design measures such as setbacks and screening elements with landscaping dense planting. These efforts will help reduce visual intrusion, protect residential amenity, and promote a positive relationship between the development and the existing community.
- The demolition of existing structures may affect Lower Luton Road and Bower Heath Lane shortly with air and noise pollution. Measures should be in place to minimise any disruptions. Regular communication with the local community will also help manage expectations and address concerns effectively.
- Existing badger setts on the site may cause environmental and ecological concerns. These areas must be dealt with sensitivity.
- Existing site topography may raise challenges for the development, mitigating features should be incorporated to mitigate any harsh level changes.
- Maintain clear vision of existing trees within the site. Protecting the natural landscaping of the development. Establishing storey heights for developable areas will be key in this process. To minimise visual impact and maintain important sightlines to the surrounding landscape.



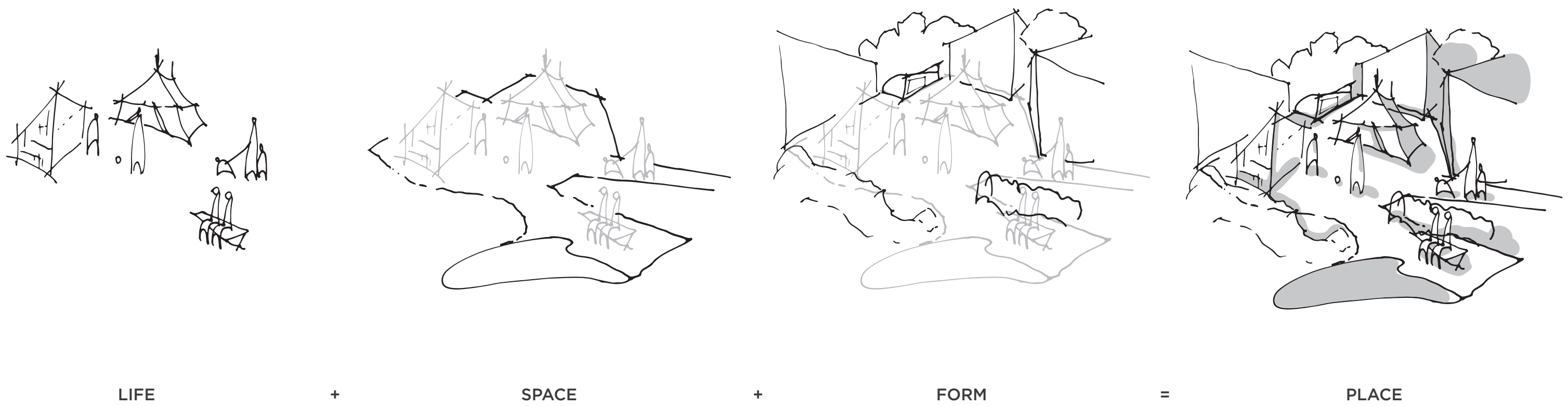


03

DESIGN DEVELOPMENT

03.01 Design Framework

Our approach centres upon the idea that the best places focus upon the lives and activities of users first. By placing appropriate spaces around these activities, an attractive environment that is safe and promotes healthy lifestyles can be created. Our driver is the vision to create a unique development that is leisure-led, and will inspire a new era of communal living, health and wellbeing.



03.02 Design Evolution

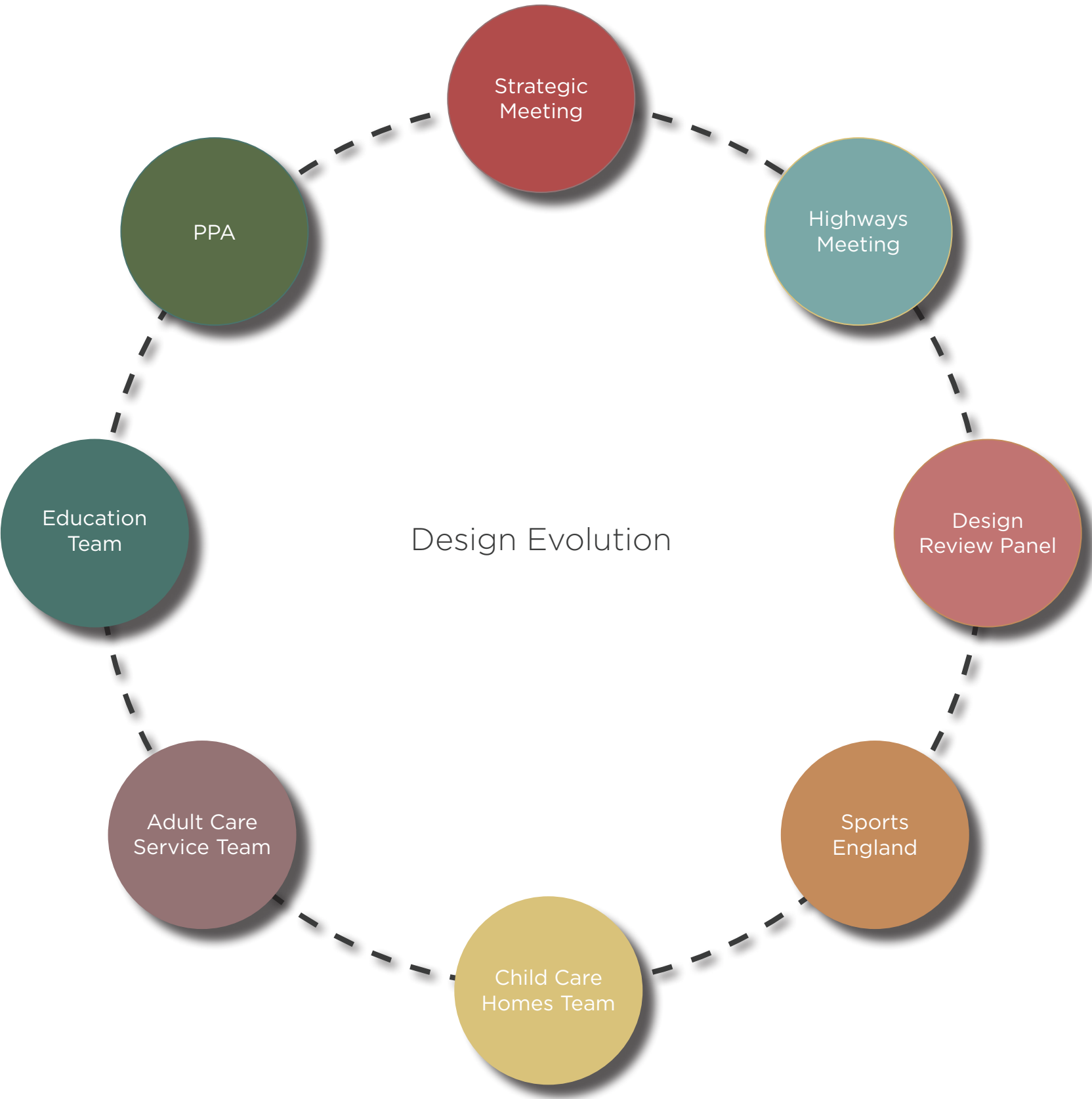
A series of design meetings were undertaken to facilitate the iterative development of the scheme. These sessions involved representatives from St Albans District Council and Hertfordshire County Council, alongside Crest Nicholson, Stantec, and all relevant consultants.

As part of a Planning Performance Agreement, four formal design meetings were held. These meetings provided a structured framework for the proposal to progress in stages, ensuring that the councils were actively engaged throughout the process and able to communicate their objectives, priorities, and expectations for the scheme.

Concurrently, a series of highways-focused meetings were conducted with Hertfordshire County Council. These discussions ensured that the proposals complied with local highway standards and assessed the potential impact of the development on existing infrastructure, particularly along Lower Luton Road and adjoining streets. Further detail regarding these considerations is set out within the accompanying transport reports.

In addition to these technical discussions, a series of strategic meetings were held to address broader planning and development considerations.

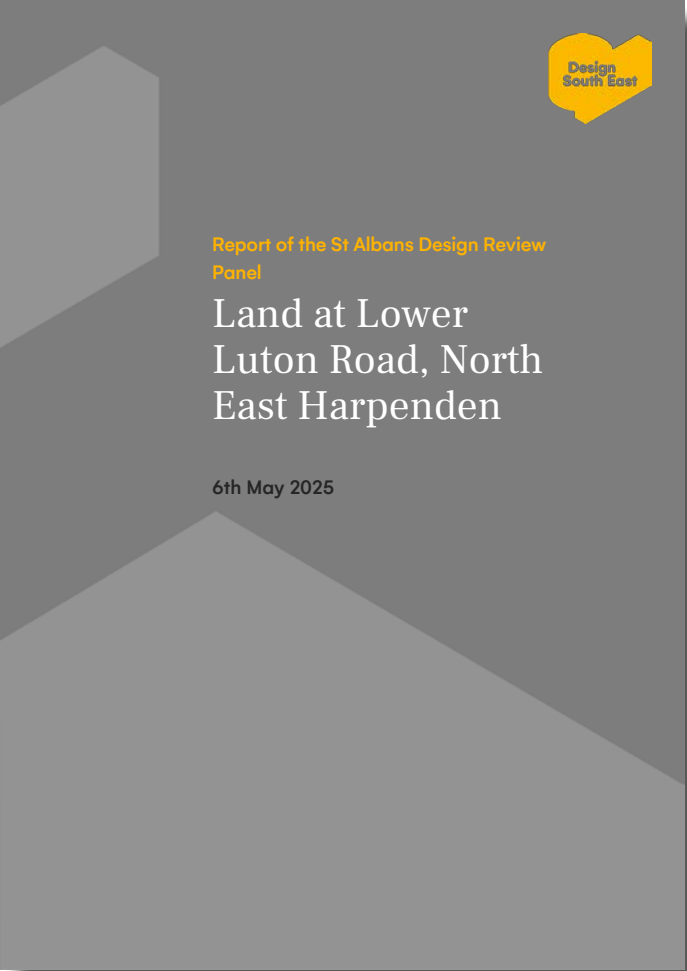
Complementing this process, targeted engagement with key stakeholders was undertaken. These meetings provided a forum to exchange knowledge, share ideas, and ensure that the masterplan was robust, coordinated, and responsive to the needs and concerns of all parties affected by the development.



03.03 Design Review Panel

The meeting was held on 17th April 2025, attended by six panel members from Design South East. This was an independent design review, with an unrestricted scope to consider all aspects of the proposals.

Following the review, a detailed report was shared, summarising the key findings and offering recommendations to help shape the development of the site in a way that benefits the community and supports thoughtful, well-designed planning.



Summary of findings

The proposal aims to create a strong and distinctive character for the new development, shaped by the site’s natural topography, landscape, and identity. By working closely with neighbouring landowners, the development can take a collaborative approach that brings wider benefits to the whole community.

There is an exciting opportunity to further develop ideas around active travel and sustainable transport, ensuring that walking, cycling, and public transport are well integrated into the neighbourhood.

At the meeting, constructive discussions took place around the location of the school and local centre. The shared goal was to create a welcoming heart for the new community—one that not only supports existing residents but also helps future residents feel a strong sense of belonging. This will allow the site to reach its full potential while retaining a natural and harmonious form.

The meeting also highlighted the chance to embrace the site’s landscape and topographical features. By making the most of both existing and proposed green spaces, the development can enhance its character, provide meaningful places for people to enjoy, and celebrate the area’s unique setting.

Key recommendations by the Design Review Panel

Strategic masterplan

Collaborate with neighbouring landowners to ensure alignment of infrastructure, while maximising the site’s natural identity. Key features such as views, hedgerows, and topography will inform the development framework and help shape a distinctive character.

Movement and connectivity,

The development to reduce the reliance on private cars by working closely with the council to lower parking ratios, supported by measures such as car clubs and cycle hire schemes. A reliable and well-planned bus strategy will play an important role in strengthening

sustainable transport choices. Active travel is central to the vision, with routes designed to connect seamlessly beyond the site to key destinations within Harpenden. Opportunities to explore for a potential through-route, providing access for buses and, where appropriate, limited vehicles. Public and mixed-use areas to be designed to ensure they are highly accessible by walking and cycling, creating safe, convenient, and welcoming connections for all users.

Landscape strategy

Utilise the Landscape Visual and Impact Assessment to inform solutions for the site’s topography. Make the most of existing natural assets and explore opportunities to integrate blue infrastructure and green edges more seamlessly into the development.

Architecture, density & Character

Consider a range of house types and typologies that respond sensitively to the site’s slopes and landscape. Explore variations in density, with lower-density areas in more secluded locations. Design a meaningful public realm that strengthens connections to surrounding open spaces, fostering a sense of community and encouraging interactions between residents through well-considered placement of key spaces and amenities

Sustainability

Develop a clear and comprehensive sustainability strategy that sets out how the development will minimise environmental impact, promote energy efficiency, and support low-carbon living. The strategy should address sustainable building design, renewable energy integration, water management, waste reduction, and biodiversity enhancement, ensuring that sustainability is embedded throughout the site and contributes positively to the wider community.

Community engagement

Develop and thoroughly document a structured engagement process that captures input from Harpenden residents, local groups, and other stakeholders. Demonstrate clearly how this feedback has influenced key aspects of the development’s design, including layout, public spaces, housing types, and infrastructure. By evidencing this engagement, the process will show a commitment to collaboration, ensure the design responds to local needs and aspirations, and foster a strong sense of ownership and connection within the community.

03.04 PPA Meeting

Recommendations

Design Meeting 1 (27th February)

Summary of the meeting comments.

The site’s steep gradient contributes to its distinctive character and presents an opportunity to create a dynamic and varied public realm. To ensure accessibility for all users, an active travel network that is partially independent yet well-connected may be necessary. Pedestrian and cycling routes should respond sensitively to the terrain, with particular attention to key connections such as the Lea Valley Walk and school access.

A landscape-led approach to water management is encouraged from the outset. Integrating sustainable drainage solutions rather than relying on mechanical systems will support long-term resilience. There is also potential to collaborate with neighbouring developments on joint drainage strategies, as successfully demonstrated elsewhere in the district.

Key community facilities, including the primary school, local centre, sports areas, and potential allotments, should be clearly located and designed in consultation with stakeholders to ensure they meet local needs and foster a strong sense of place.

The masterplan should be shaped by the integration of three foundational layers: movement (grey), landscape (green), and water (blue). Strengthening the contextual response through a more detailed geological study, surface run-off analysis, and clearer mapping of nearby habitat corridors will support both ecological connectivity and sustainable development.

Retaining existing trees and addressing the impact of contour-perpendicular roads on views and walkability will further support a responsive, place-led approach.

Design Meeting 2 (25th March)

Summary of the meeting comments.

Design meeting 2, following the initial meeting and feedback provided, the layout evolved. The proposal demonstrates a strong understanding of its context, with a well-executed analysis that aligns with local planning guidance and thoughtfully considers heritage assets, existing green spaces, and the surrounding urban grain. This provides a strong foundation for a place-sensitive and sustainable development.

To further enhance its responsiveness to the site, greater integration of natural features particularly the steep topography is encouraged. The current layout, while structured, would benefit from a more organic approach that works with the topography.

The scheme retains a generous amount of green space, including areas within the Green Belt, and makes initial strides in water management. To build on this, improved integration of Sustainable Drainage Systems (SuDS) into the landscape will be key to delivering a resilient and environmentally responsive design.

Design Meeting 3 (22nd May)

Summary of the meeting comments.

The third design review for North East Harpenden praised the applicant’s strong contextual and landscape analysis, which defines distinct character areas Valley, Slopes, Ridge, and Plateau providing a solid framework for future development. To support cohesive planning, a coordinated framework across all four land parcels and a clear, illustrated vision are recommended.

The built form is underpinned by a well-considered 3D model and street hierarchy. Further refinement to building scale, particularly in response to street widths and public spaces, will enhance the scheme. Local precedents, such as the Batford Estate, could inform character, while greater clarity on visitor parking, tree placement, and cycling continuity is encouraged.

The movement strategy effectively maps walking and cycling routes, including a new accessible path through parkland. Strengthening connections especially to Lower Luton Road and the school bus route will improve overall accessibility. Prioritising active travel and reducing car dependency remains a key objective.

The landscape strategy, which retains generous green spaces and weaves in ecological corridors, play areas, and rain gardens. The central park is well-positioned to support both biodiversity and recreation, with further detail needed on SuDS and public space character.

The proposed mix of uses including a school, local centre, elderly care, allotments, and sports facilities has been improved through better placement, enhancing access and community cohesion.

Design Meeting 4 (8th July)

Summary of the meeting comments.

The design review for the North East Harpenden outline planning application highlights a number of promising aspects. The scheme demonstrates a strong understanding of site context through a thorough landscape analysis and the creation of distinct character areas that respond well to local topography and ecological features. The inclusion of a digital 3D model, active travel routes, and a mix of community uses - such as a school, local centre, and extra care reflects a clear commitment to placemaking and sustainability.

03.05 Community Engagement

Community Engagement and their application

Summary of Public Consultation for Proposed Development

The consultation process for the proposed development involved multiple engagement methods targeting local residents, officials, and stakeholders from October 2024 through mid-2025.

Local Residents: Letters were sent to 150 properties adjoining the site offering personal briefings, though none were accepted. A leaflet was delivered to 1,718 local addresses advertising the consultation and future events.

Consultation Website: Launched in November 2024, the dedicated website provided details of the proposals, enabled questions, and hosted an online survey (123 registered users). The virtual consultation ran until 1 December 2024, with 70 email and 4 telephone enquiries received.

Physical Event: An in-person drop-in exhibition was held on 13 November 2024, attended by 135 residents, who were encouraged to complete the survey either on-site or online.

Local Councils: Harpenden Town Council was briefed in January 2025. Several district councillors, including those on relevant planning committees, were engaged and attended consultation events.

Survey: Residents were encouraged to complete a survey from 14 November to 2 December 2024, with reminders sent to increase participation.

Focus Group Meeting: On 24 April 2025, Crest Nicholson Chiltern hosted a focus group meeting with key stakeholders, including residents and local politicians, to update them on pre-application developments and gather feedback. Key topics discussed included retail provision, the proposed health centre, and traffic and highways concerns. Attendees included the Leader of St Albans City and District Council, Paul De Kort, and Harpenden Town Council's Chief Executive Officer, Carl Cheevers.

Parliamentary and Stakeholder Engagement: The local MP received briefings and updates. Other stakeholders, such as community groups, healthcare providers, schools, and sports organisations, were engaged through meetings in early and

mid-2025 to discuss specific aspects such as healthcare, education, and community facilities.

Overall, the consultation combined digital, physical, and direct stakeholder engagement to gather feedback and inform the development proposals.



Survey Response

- 55 total (41 online and 14 physical form)
- 15 questions were asked covering sustainability, housing, environment and local issues

Key Findings

Sustainability priorities

- Most important feature: accessible green spaces (68.3%)
- Next priorities: Good integration with the community (60.9%), cycling/walking links (53.6% and biodiversity measures (53.6%)

Housing preferences

- Most needed: 3 bed houses, followed by bungalows
- Least preferred: 3 bed apartments
- Preferred materials: brick, then stone (render was least preferred)

Affordable housing

- Preferred types: Shared ownership (58.5%), affordable sales (53.6%) and affordable rent (51%).

Sustainable homes:

- Top priority: sustainable construction materials (75%), followed by solar panels.
- Other measures (water-efficient appliances, EV charging points, heat pumps) rated around 50%.

Outdoor space

- Most beneficial: open fields/park space (73.2%), nature walks (56.1%), and equipped play areas (46.3%)

Biodiversity Net Gain

- Most valued: protecting existing trees (85.3%), hedgerow (75.6%) and planting more trees (68.3%)
- Less priority given to creating green spaces/links (<50%)

Local Concerns

- Traffic congestions and temporary traffic lights
- Sewage/drainage capacity issues
- Wildlife protection (especially bats)
- Doubts about achieving the claimed 10% biodiversity net gain

Additional comments

- Calls for traffic calming measures
- Concerns about increased pollution, noise and lighting affecting wellbeing
- Perceived lack of planning for healthcare, shops, and other infrastructure to support population growth.

Summary of Engagement with other stakeholders

The developer has engaged with a range of community groups and service providers to gather feedback and explore potential partnerships.

Community Groups

- Meetings were held with The Harpenden Society, Batford Community Action Group, and Harpenden Greenbelt Association on 7 January 2025.

Healthcare Providers:

- Discussions took place in May and August 2025 with Davenport House Surgery, Harpenden Medical Clinic, and The Elms Medical Practice to review local healthcare capacity and future needs.

Education:

- In July 2025, Katherine Warrington Secondary School (near the site) received a briefing on the proposals, including potential future collaboration.

Sports & Community Facilities:

- Local sports groups (e.g., hockey organisations) and local politicians were consulted regarding the proposed sports and community facilities to assess local demand and explore partnership opportunities.

Consultation Boards

Welcome



Welcome to this public exhibition about our proposals for a new residential development on land north east of Lower Luton Road, in Harpenden.

Today gives you the opportunity to have an active role in shaping these proposals as we work towards submitting an outline planning application to St Albans Council. The proposals remain a work in progress, and we are interested to hear your comments and thoughts about the scheme. Comments received during this initial period of engagement with the local community will feed back into the planning application.

Please give us your comments and suggestions by completing the survey questionnaire either today or later online.

Members of the development team are here today to answer any questions you may have.

About Crest Nicholson

Crest Nicholson is a leading developer with more than 60 years' experience. We strive to create distinctive new communities for our customers to live in and enjoy. We place a strong emphasis on placemaking, including careful consideration of the local environment, wildlife, and biodiversity. Through our activities and operations, we are committed to mitigating our impact on the climate by reducing both our waste and our carbon emissions to create a long-term positive legacy for communities.

Get in Touch

For additional information or to ask further questions, please contact us directly at planning@chelgate.com or on 020 7939 7950. Please register for updates on our project website www.newhomesforberkhamsted.co.uk.

Site Background



The Lower Luton Road site is on the urban edge of Harpenden, north east of Lower Luton Road. It is currently located in the green belt.

The proposed development will comprise up to 500 new homes to meet local needs – including affordable homes, self-build housing, and a range of two-to-five-bedroom family homes – with associated landscaping and new areas of public open space.

We will seek outline approval to agree the principle of residential development on the site. A second stage approval process, referred to as 'reserved matters', would then be required to agree the detailed layout, appearance, scale, and landscaping associated with the site, at a later date.

Our outline application will include an indicative layout that will demonstrate how the dwellings could be situated, along with parameter plans that will set out the general location and heights of the new dwellings within the site.

Planning Context

St Albans' Council is in the process of preparing its new local plan, to be submitted in December of this year. Our site on Lower Luton Road is allocated in this emerging local plan.

The proposals will meet other local policy requirements.

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Proposals



The proposed development includes the following:

- Up to 500 new, high-quality, sustainable homes,
- A mix of two-to five-bedroom family homes reflecting local housing need, as well as plots for self-build housing,
- Affordable homes for rent and shared ownership,
- Vehicular, pedestrian, and cycle access from Lower Luton Road,
- New areas of public open space throughout the development including an equipped play space,
- Retained trees and hedgerows, with additional planting throughout the site,
- Car and cycle parking for each property, including electric vehicle charging points,
- A drainage basin to manage any surface water run-off from the development,
- Contributions to local health and education provision, to be agreed with St Albans District Council, Hertfordshire County Council, and Hertfordshire and West Essex ICB,
- New school, local community centre, potential medical centre, sports pitches and up to 70 bed housing with care.

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Sustainability



The site lies in an accessible edge-of-settlement location and is capable of being integrated with existing pedestrian and cycling infrastructure, facilitating healthy, low carbon transport to local facilities.

Crest Nicholson is committed to delivering new homes that minimise carbon emissions in line with the Future Homes Standard 2025, reducing carbon emissions by 70-80% compared to current standards. This will be considered in detail at the 'reserved matters' planning stage, having regard to the building regulations in place at that time.

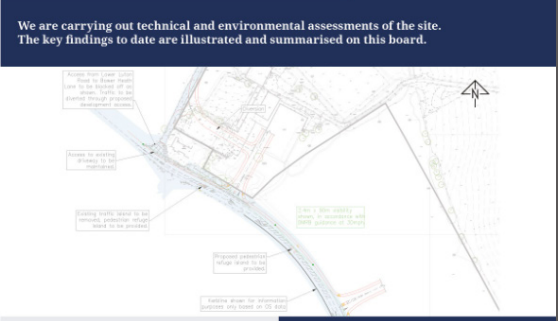
We anticipate that the new homes will include:

- Low carbon heating and hot water systems such as air source heat pumps or ground source heat pumps,
- Improved insulation levels, enhanced air-tightness and thermal bridge reduction,
- Solar panels,
- Electric vehicle charging points, or the necessary cabling to allow them to be installed in future,
- Energy efficient ventilation, without compromising the building's air tightness.

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Technical Considerations



We are carrying out technical and environmental assessments of the site. The key findings to date are illustrated and summarised on this board.

Transport

- We will provide vehicular access to the site from Lower Luton Road in accordance with relevant standards,
- Separate access to Lower Luton Road for pedestrians and cyclists, as well as off-site works to enhance pedestrian and cycling connectivity, will enable healthy, low carbon travel to local facilities.
- We will carry out and submit a transport assessment and ensure that any impacts will be minimised or mitigated.

Landscape and Ecology

- We will provide a landscape assessment, tree survey, and ecology survey to accompany our planning application,
- The site itself is not subject to any landscape and ecology designations,
- The topography and planting of the site means that new development would have a low visual impact,
- Existing trees and hedgerows will be retained (except on land required for site access) and additional planting will be provided,
- The proposals will include a minimum biodiversity net gain of 10%.

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Technical Considerations



We are carrying out technical and environmental assessments of the site. The key findings to date are illustrated and summarised on this board.

Drainage and flood risk

- We will provide a flood risk assessment and drainage strategy to accompany our outline planning application,
- This development is designated as being in 'flood zone 1', which means it has the lowest probability of flooding (a less than 0.1% chance of flooding from surface water each year). A small part of the site is in 'flood zone 2,
- Our proposed development will be located outside the existing surface water flow path and will not increase flood risk, on or offsite,
- Our proposals include a sustainable urban drainage system (SuDS) attenuation pond to catch any surface water run-off from the new development.

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Benefits



The following benefits will be secured as part of the development of the site:

- Up to 500 new, high-quality, sustainable homes to meet local needs in a sustainable and accessible location that is well serviced by existing infrastructure,
- New affordable housing for rent and shared ownership,
- The provision of serviced self-build plots that will be available for local people to build their own homes,
- The creation of new jobs through the construction process,
- Generous open space throughout the development, including new areas of public open space and play areas that will be accessible to both existing and future residents,
- A nature-friendly development that achieves a net gain in biodiversity of at least 10%,
- Financial contributions towards local infrastructure enhancements, to be agreed with St Albans District Council and Hertfordshire County Council,
- Extensive local infrastructure provision of a new school, local community centre, potential medical centre, sports pitches and up to 70 bed housing with care.

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Next Steps



Thank you for taking the time to attend our drop-in event and view our proposals. We are keen to hear your views and encourage you to complete the survey questionnaire available here today, or to complete it later and return it in the pre-paid envelope provided. Alternatively, you can visit our project website www.newhomesforharpenden.co.uk and complete the survey online. Please note that the deadline for feedback is Sunday 1st December 2024.

Your comments will be carefully considered while we finalise the scheme and will be taken on board where possible. Once we have done this, an outline planning application will be submitted to St Albans District Council. The Council will then conduct its own formal, 21-day public consultation, which will give you a further opportunity to comment on our proposals.

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03.06 Wider Framework Plan

The wider framework illustration encompasses the entire allocation, identifying key connections and indicating the potential locations of both pedestrian and vehicular routes. It outlines the arrangement of residential blocks and highlights that the majority of non-residential uses are proposed as part of Crest's scheme.

The proposed landscape buffer is designed to retain, enhance, and make optimal use of the site's existing natural features.

Key off-site pedestrian connections are also illustrated, including the accessible Public Right of Way (PROW) linking to the site. Other highlighted routes represent the primary pedestrian links from the development to Lower Luton Road, Katherine Warrington School, Harpenden town centre, and the railway station.

Key

Lower Luton Road

To Katherine Warrington

Stewart Road to Town Centre

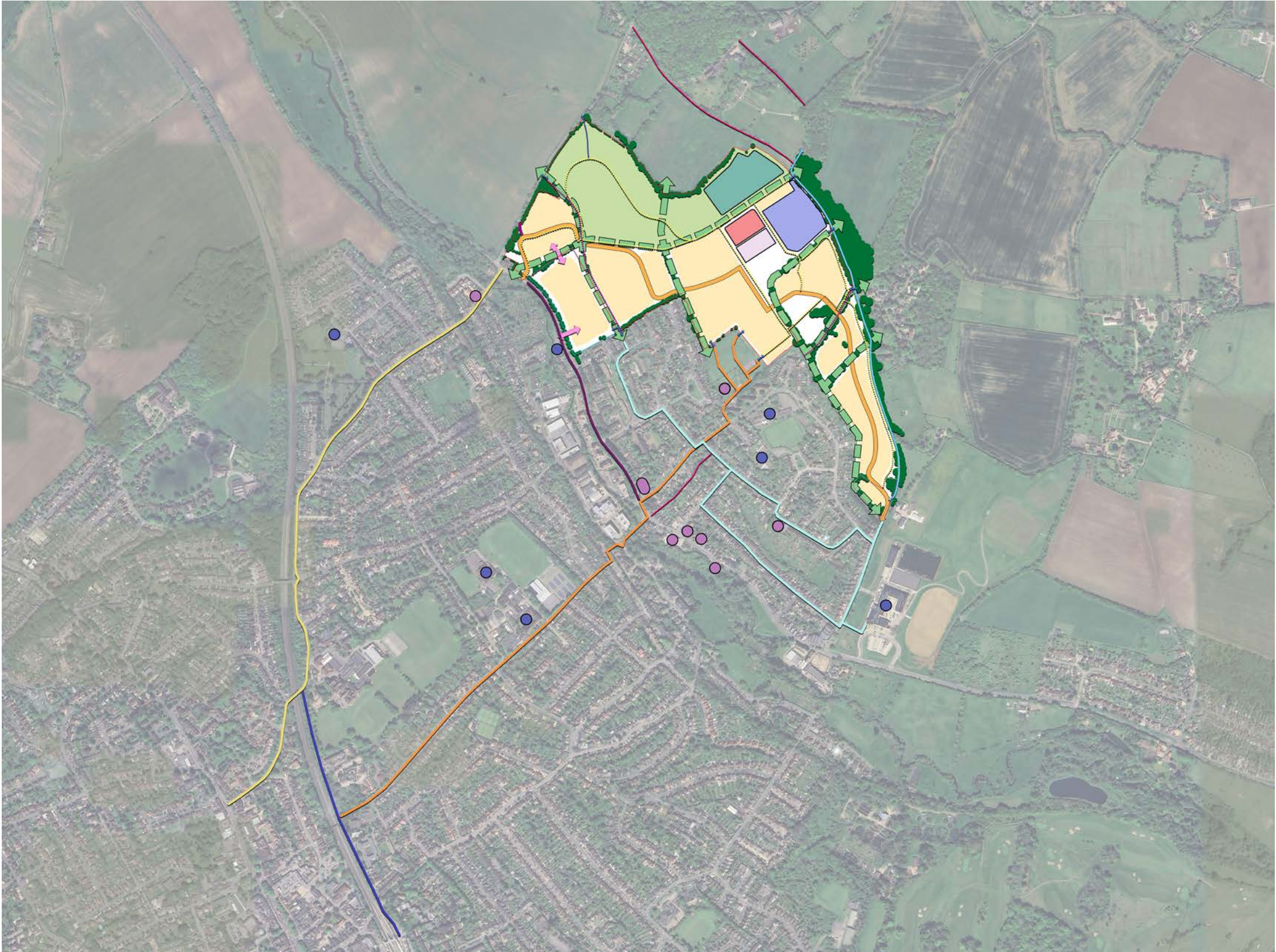
Carlron Road to Station

Westfield Road to Town

Off-Site Public Right of Ways

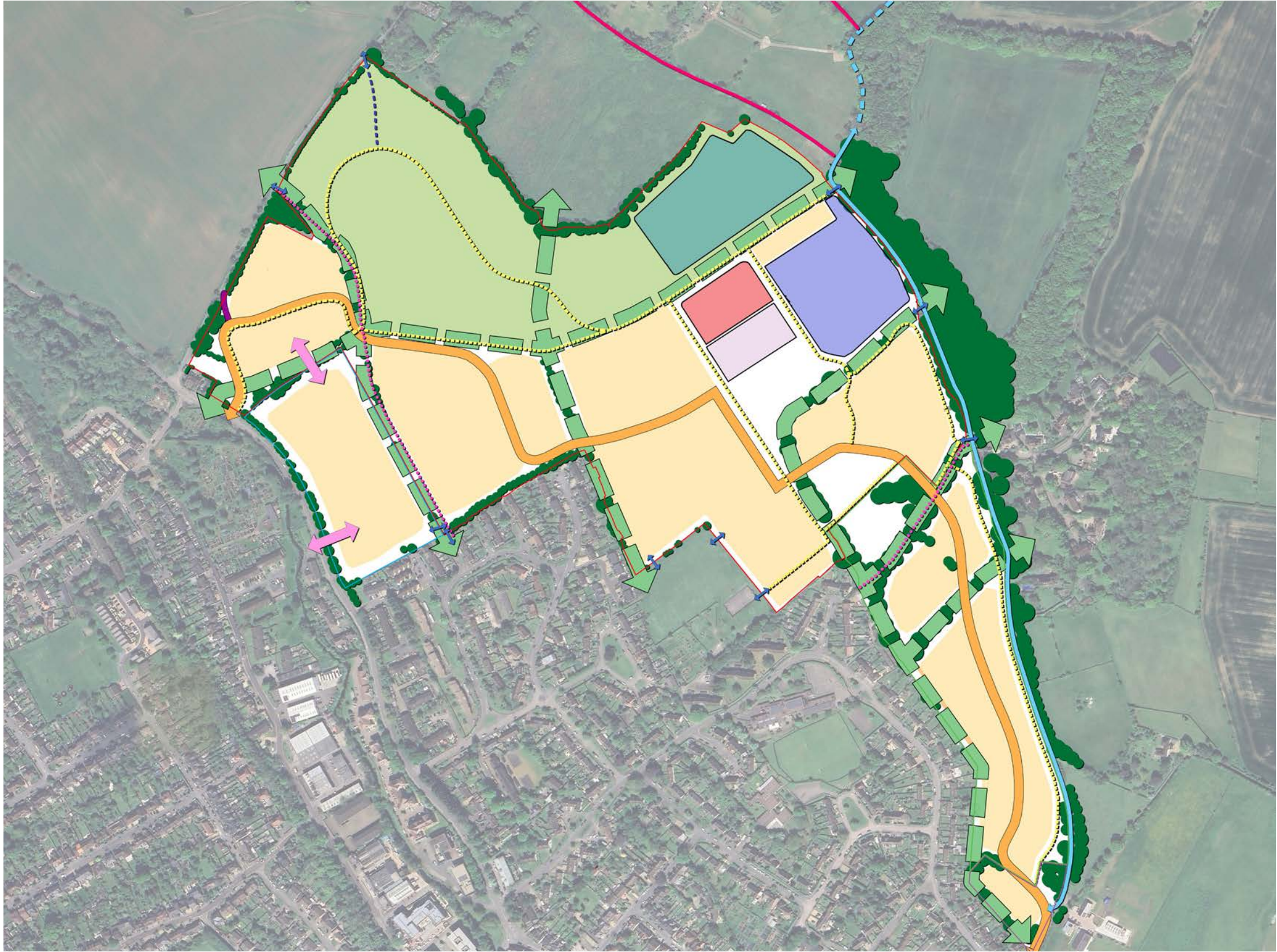
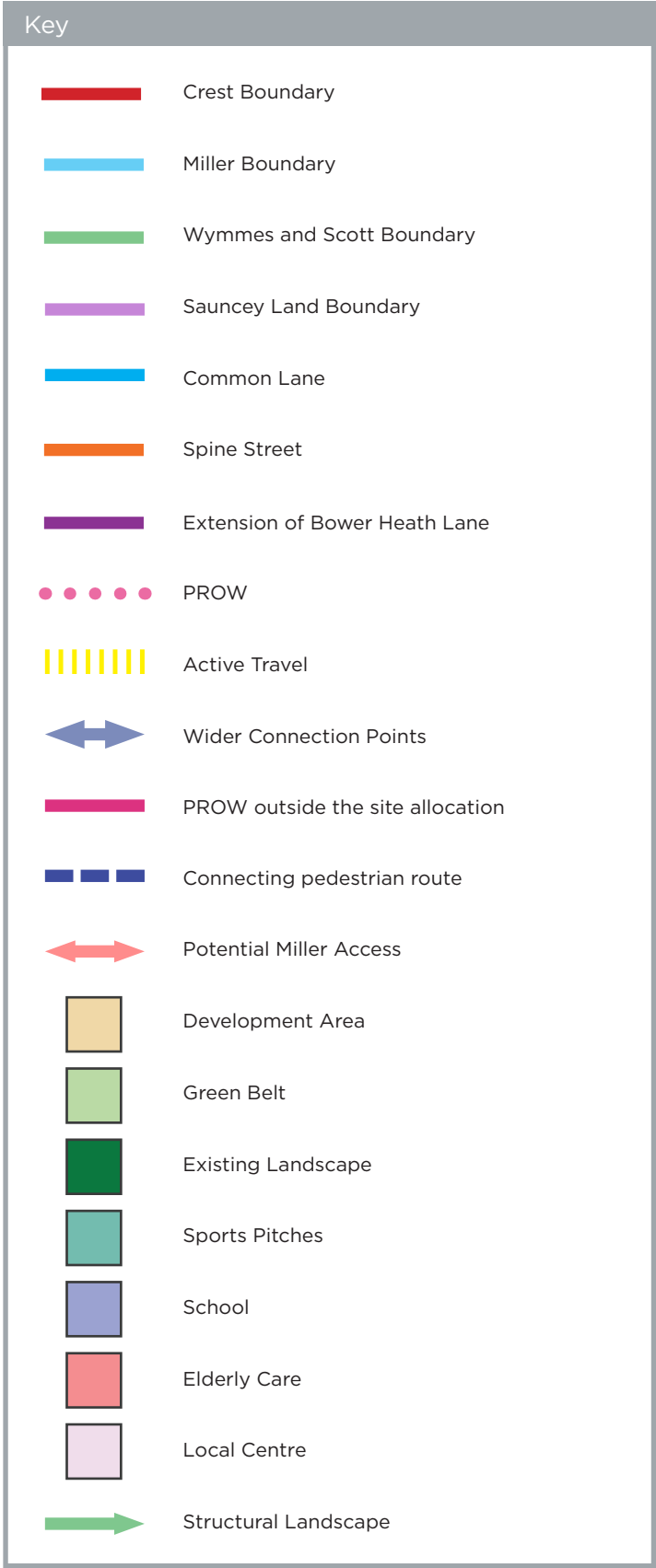
Facilities and Amenities

Local Schools



Wider Framework Plan - Key Pedestrian Routes

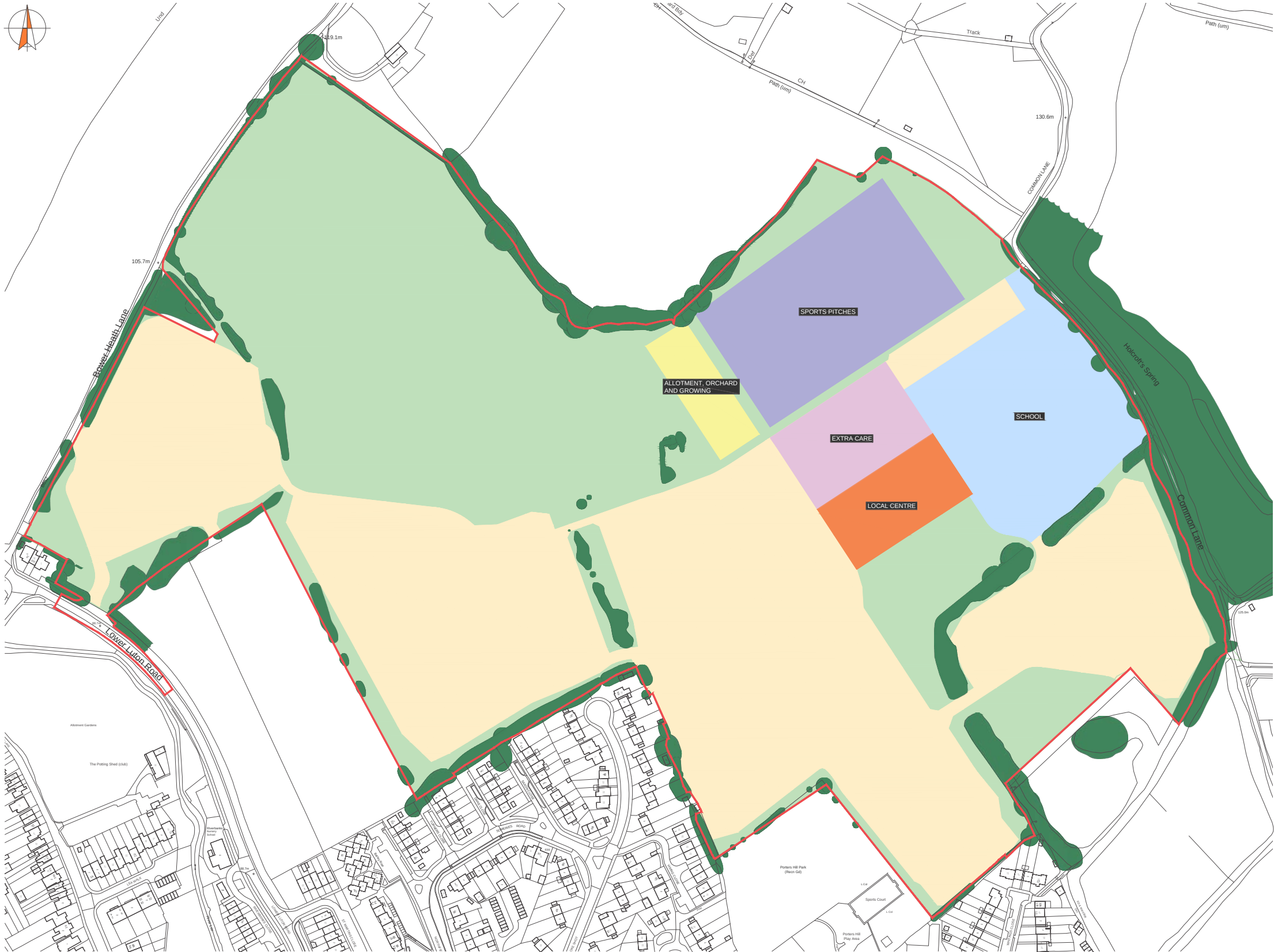
03.07 Framework Plan



Whole Allocation Framework Plan

03.08 Land Use Parameter Plan

As the project design evolved, the Land Use Parameter Plan established the designated areas for each land use across the site, highlighting how the various uses relate to one another.



Land Use Parameter Plan