

Design Code

# Oaklands Blossom St. Albans



# Revisions

Iteration	Issue Date	Comments Changes
V1	03.10.2025	Original Submission

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# 1. Introduction



# 1.1. Introduction

- 1.1.1. This Design Code has been prepared by BM3 Architecture on behalf of Taylor Wimpey North Thames in support of an outline planning application for the development of up to 305 homes, together with associated parking, an Extra Care Facility, a primary school, new access roads, landscaping and public open space on a site measuring (14.97ha) in St Albans, Hertfordshire.
- 1.1.2. The B4 site is located to the north-west of the existing Oaklands College campus accessed from Sandpit Lane and forms part of the wider Oaklands redevelopment. The overall college estate is being masterplanned by DLA Architecture, while the B4 site is being masterplanned by BM3 Architecture all applications are to be delivered by Taylor Wimpey North Thames.
- 1.1.3. The total B4 site extends to (22.85ha) and is divided into a detailed application with an area of (7.88ha) and an outline application with an area of (14.97ha). This Design Code applies specifically to the outline application and the document should be read in conjunction with the accompanying Design and Access Statement submitted with this outline application.
- 1.1.4. The Code provides a clear and comprehensible design framework, to guide future detailed proposals which will ensure the delivery of a high-quality, coherent and attractive development. It draws on the site's local context, policy and requirements and design best practice to create a sustainable and attractive new residential neighbourhood.

## Purpose and Role of the Design Code

- 1.1.5. A design code is a set of simple and concise design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.
- 1.1.6. The purpose of the design coding in this document is to provide clarity over what constitutes acceptable design quality for the site, and thereby provide a level of certainty for developers and the local community alike when developing detail design proposals for the site. It is intended as a useful tool for designing, assessing and approving subsequent reserved matters applications for the development.
- 1.1.7. Coding within this document aligns with the design principles established as part of the documents and strategies submitted in support of the Outline Planning Application, including the Parameter Plans, the Illustrative Masterplan and the Illustrative Landscape Strategy.
- 1.1.8. This document has been prepared in conjunction with the ten elements of a well designed place as set out in the National Design Guide (see Figure 01) together with advice set out in the National Model Design Code Document Parts 1 & 2.

- 1.1.9. Every effort has been made to ensure that all of the principle criteria are covered within the document, it should not be regarded as exhaustive and must be read in conjunction with the Parameter Plans, Design and Access reports and other documents which form part of the planning application alongside other relevant guidance referred to in the document.
- 1.1.10. All images and photographs contained within the scheme are for illustrative purposes only and not intended to fully represent the final development of the site.

## Structure of the Document

- 1.1.11. Section 01 describes the purpose, role and structure of the document including how to use it and other relevant documents.
- 1.1.12. Section 02 provides site-wide design codes for the proposal.
- 1.1.13. Section 03 provides character area design codes for the proposal.
- 1.1.14. Section 04 provides the design code conclusion.
- 1.1.15. Section 05 provides the design code checklists.

**“The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It 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”.**



Figure 1. Ten characteristics of Well Designed Places (National Design Guide 2021)

# 1.2. How to Use the Design Code

- 1.1.16. The Design Code uses a combination of **Design Goals** and **Design Coding** to provide guidance and information for future detailed design proposals and Reserved Matters applications. These are described below:
- 1.1.17. The **Design Goals** have been highlighted throughout the document using the word “**should**” to indicate that the guidance is informative but not mandatory.
- 1.1.18. The **Design Requirements** elements have been highlighted in the document using the word “**must**” to indicate this guidance is mandatory.
- 1.1.19. Supporting information is provided to help set out how the coding should be applied as follows:
  - Information to identify which part of the site the coding element is relevant to
  - Explanatory text to describe the relevant feature of the Code
  - Guiding Design Principles which should be adhered to, to comply with the code
  - Illustrative drawings, photographs and supporting text to demonstrate how development could comply with the Design Goals and Design Code
- 1.1.20. Section 5 of the Design Code is a compliance checklist which should be completed and submitted as part of any future reserved matters planning applications to demonstrate that the proposals comply with the Design Code.

### Other Sources Of Design Guidance

- 1.1.21. In addition to the national model Design Code/Guide, the Design Code has been prepared with reference to the following documents:
  - St Albans City and District Council Draft Local Plan 2041, Regulation 19**
- 1.1.22. The Draft Local Plan reinforces the design ethos the content of the National Design Guide and its approach to meeting design policy set out in the NPPF.
- 1.1.23. The St Albans Draft Local Plan 2041, Regulation 19 presents the district’s spatial strategy and design-led policy framework up to 2041. It emphasises sustainable growth and gives guidance on sizable developments of 250+ dwellings that must be masterplanned to integrate infrastructure, enhance public space and promote place-making in line with national policy.
- 1.1.24. The plan embeds a design quality agenda aligned with the National Design Guide, requiring new development to be sensitive to context, visually coherent, energy efficient and supportive of active travel and biodiversity. Masterplanning is expected for strategic allocations to ensure coordinated delivery of services, landscape and design quality that reflect the character of the district and promotes distinct local identity.

### The St Albans Strategic Sites Design Guidance

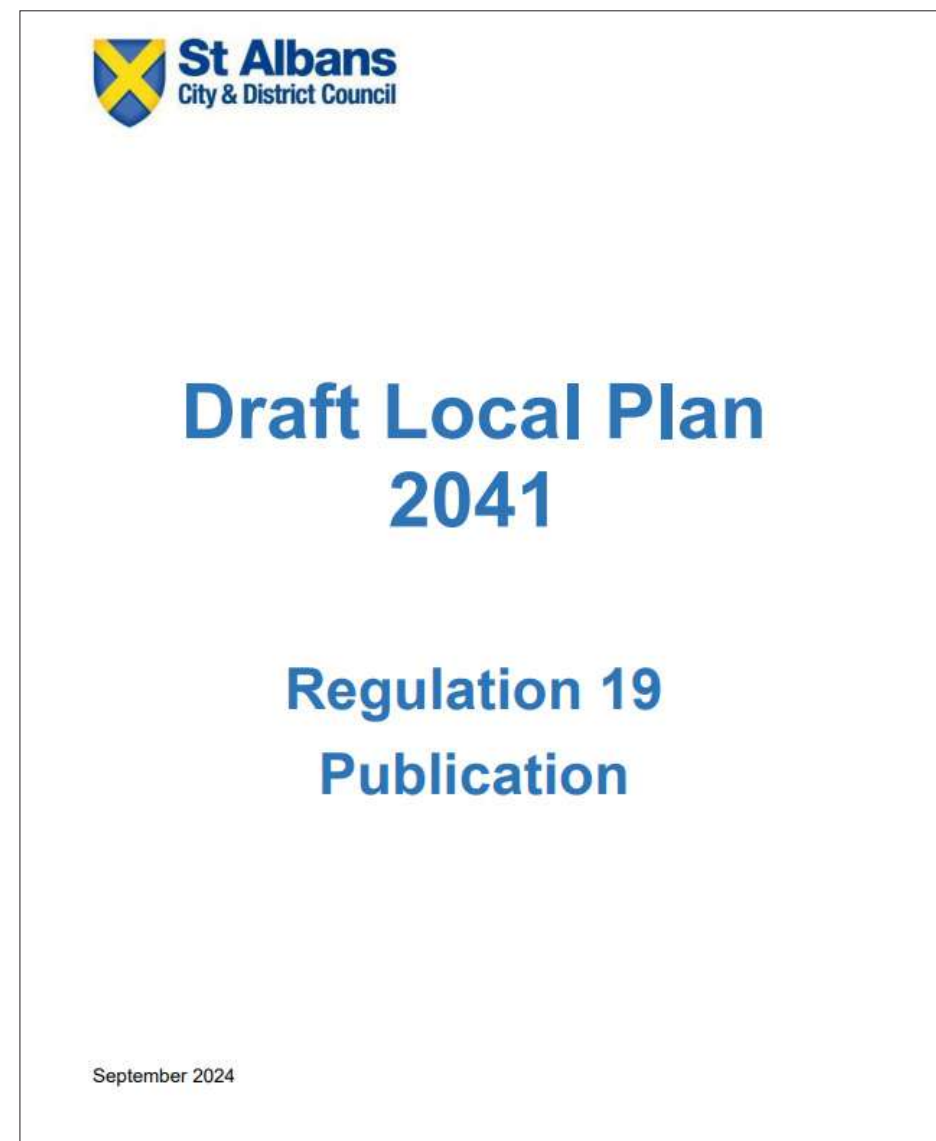
- 1.1.25. The St Albans Strategic Sites Design Guidance (Comprising of the Design Principles, Design Toolkit and Masterplan Toolkit (July 2023)), sets out the council’s design agenda and masterplanning approach for strategic scale development. These documents have been referenced throughout the design process to help to inform the approach to place-making, connectivity and the overall masterplanning framework, ensuring alignment with the district’s expectations for strategic sites.

### Technical Housing Standards (2015)

- 1.1.26. Whilst only an outline planning application the proposed development has been designed to meet the minimum space standards set out in the Technical Housing Standards document.

### Manual for Streets (2007) and Manual for Streets 2 (2010)

- 1.1.27. The layout of the streets and movement and access framework for the site has been designed to accord with guidance and best practice in accordance with Manual for Streets guidance.



# 1.3. The Site

- 1.3.1. The B4 site is located to the eastern edge of St Albans, immediately north of the existing Oaklands College campus and is accessed from Sandpit Lane. The outline application area extends to (14.97ha) and forms part of the wider Oaklands redevelopment which is allocated for growth in the emerging St Albans Local Plan.
- 1.3.2. The site occupies a transitional position between the built-up edge of the city and the open countryside to the east. To the south, it adjoins the college campus while to the north and west it edges established suburban neighbourhoods. To the east the land opens onto agricultural fields within the Green Belt, offering long views across the wider landscape.
- 1.3.3. The location is well connected to local and regional transport networks. St Albans city centre lies approximately three kilometres to the west with St Albans City station providing fast Thameslink rail services into central London and beyond. Local bus routes run along Sandpit Lane and Hatfield Road, which provide convenient connections to the surrounding neighbourhoods and to Hatfield which is approximately five kilometres to the east.
- 1.3.4. The site also benefits from good proximity to a range of local green spaces and community amenities. The Wick Local Nature Reserve, a 3.4ha area of ancient woodland lies close by and offers accessible recreational opportunities while the surrounding network of fields, hedgerows and woodland belts contributes to the landscape character and ecological value of the area.
- 1.3.5. In this context, the B4 site provides an opportunity to deliver new residential neighbourhoods and community facilities in a location that is both well connected and strongly defined by its relationship with the surrounding landscape.
- 1.3.6. Please refer to the Design and Access Statement, prepared by BM3 submitted in support of this application, which provides a detailed overview of the existing site and its local context.

- B4 Detailed Application Boundary
- - - B4 Outline Application Boundary
- College Ownership Boundary
- Planning Application Boundary
- ← Direction of Travel To:
- ↔ St Albans Rail Station

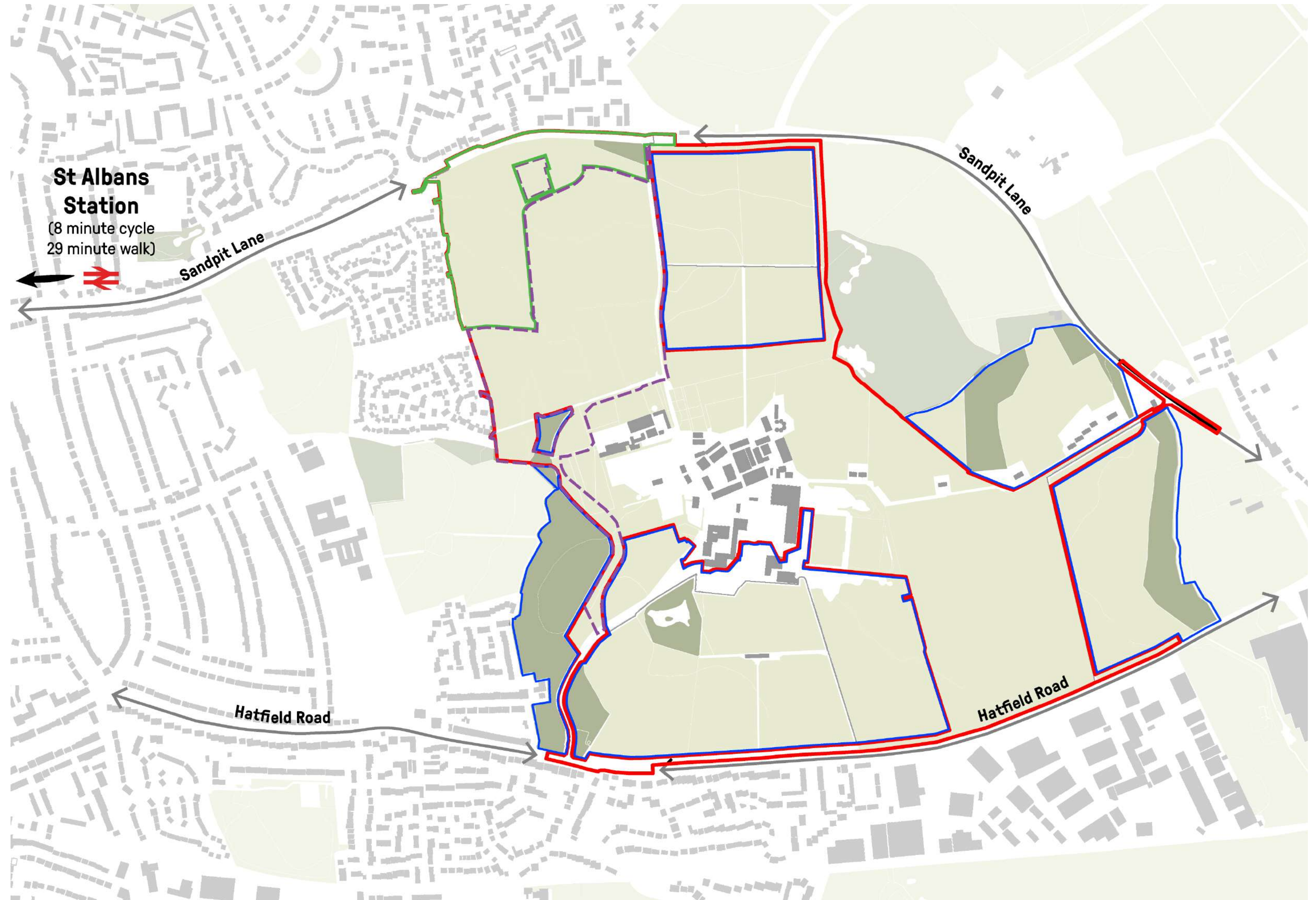


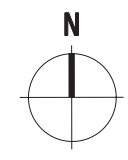
Figure 2. Location Plan



# 2. Site Wide Design Codes



# 2.1. The Illustrative Masterplan

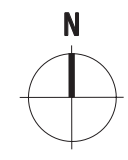


- 2.1.1. The illustrative masterplan demonstrates how the site could be developed to create a balanced and well structured neighbourhood. The majority of the site is proposed for residential use, which is arranged within a series of clearly defined parcels connected by a legible street network and generous green infrastructure.
- 2.1.2. To the south-west, land is reserved for a new primary school, positioned to benefit from strong pedestrian links and immediate access to green open space. A green corridor sits centrally, running east-west through the site and provides an attractive landscape setting that also functions as a key movement and ecological route. This corridor incorporates existing mature trees and proposed new planting, sustainable drainage features and play opportunities.
- 2.1.3. Further landscaped areas are provided to the edges of the site, establishing a soft, defensible boundary and ensuring that the development sits comfortably within its Green Belt context. These areas are key in contributing to biodiversity enhancements and help to create a network of local natural spaces that promote habitat creation and ecological connectivity.
- 2.1.4. An Extra Care facility is located to the north of the site, benefiting from a prominent and accessible position within the overall masterplan of the B4 site. Its location, close to open space and pedestrian routes ensures that residents are fully connected to the wider community.
- 2.1.5. The scheme has been shaped by a strong landscape-led approach, with careful consideration given to biodiversity, drainage and the incorporation of green infrastructure. The masterplan ensures that new development responds to local needs and delivers long-term environmental and social benefits.



Figure 3. Illustrative masterplan showing how the development could look

# 2.2. The Outline Parameters



2.2.1. The Design Code has been developed and is to be read alongside the Parameter Plans, which define and fix key components of the scheme, aligned with the following topics:

- Land Use
- Access and Movement
- Character Areas
- Blue and Green Infrastructure

2.2.2. The 'framework plan' shown on this page provides an overlay of the parameter plans for illustrative purposes.

2.2.3. The Parameter Plans have been developed through a detailed process of analysis, technical assessment, stakeholder engagement and masterplanning, as outlined in the accompanying Design and Access Statement.

2.2.4. In line with the St Albans Strategic Sites Masterplan Toolkit, the parameters have also been informed by the testing of alternative layouts and design review, ensuring that the preferred framework reflects both technical assessment and stakeholder input.

2.2.5. The Illustrative Masterplan accompanies the outline planning application to demonstrate how the proposals could be delivered in line with the parameters, and the Design Code.

2.2.6. For further detailed information on each of the following parameter plans, please see the Design and Access Statement submitted with this application.

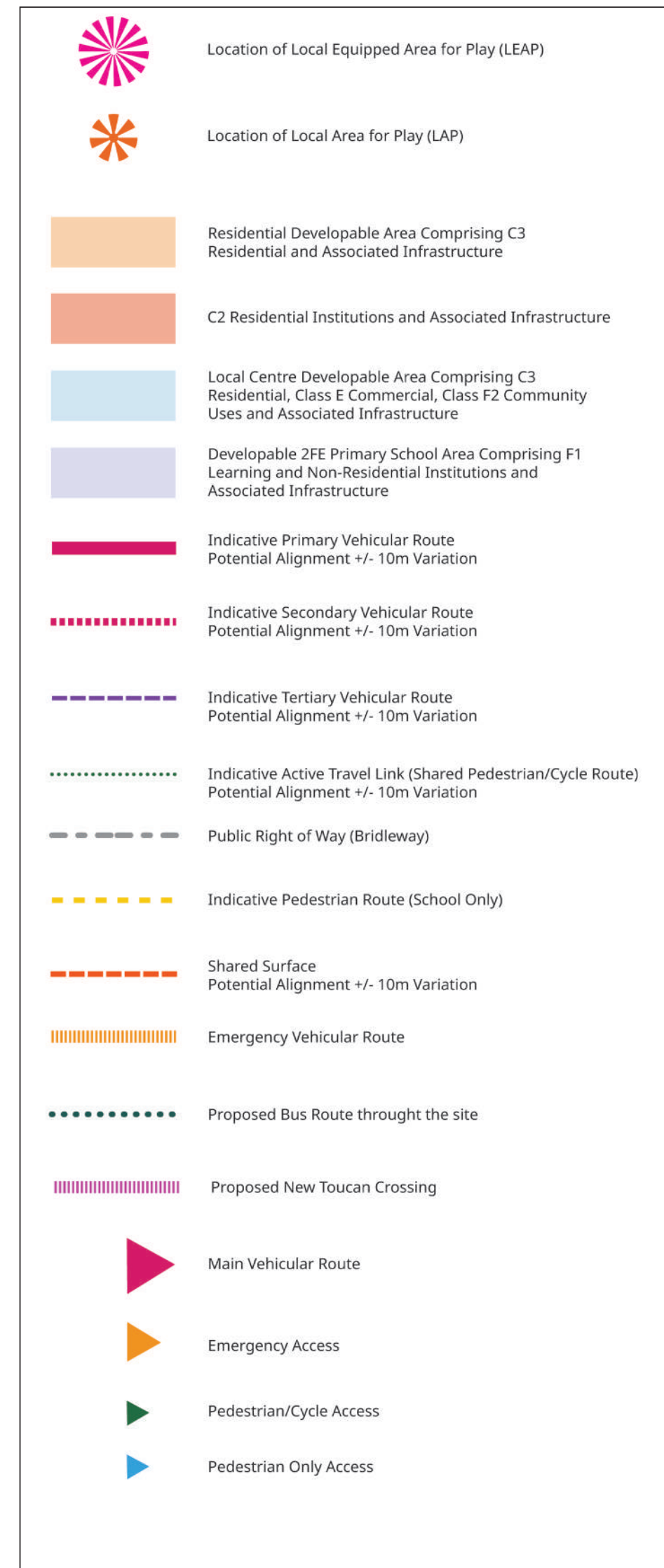
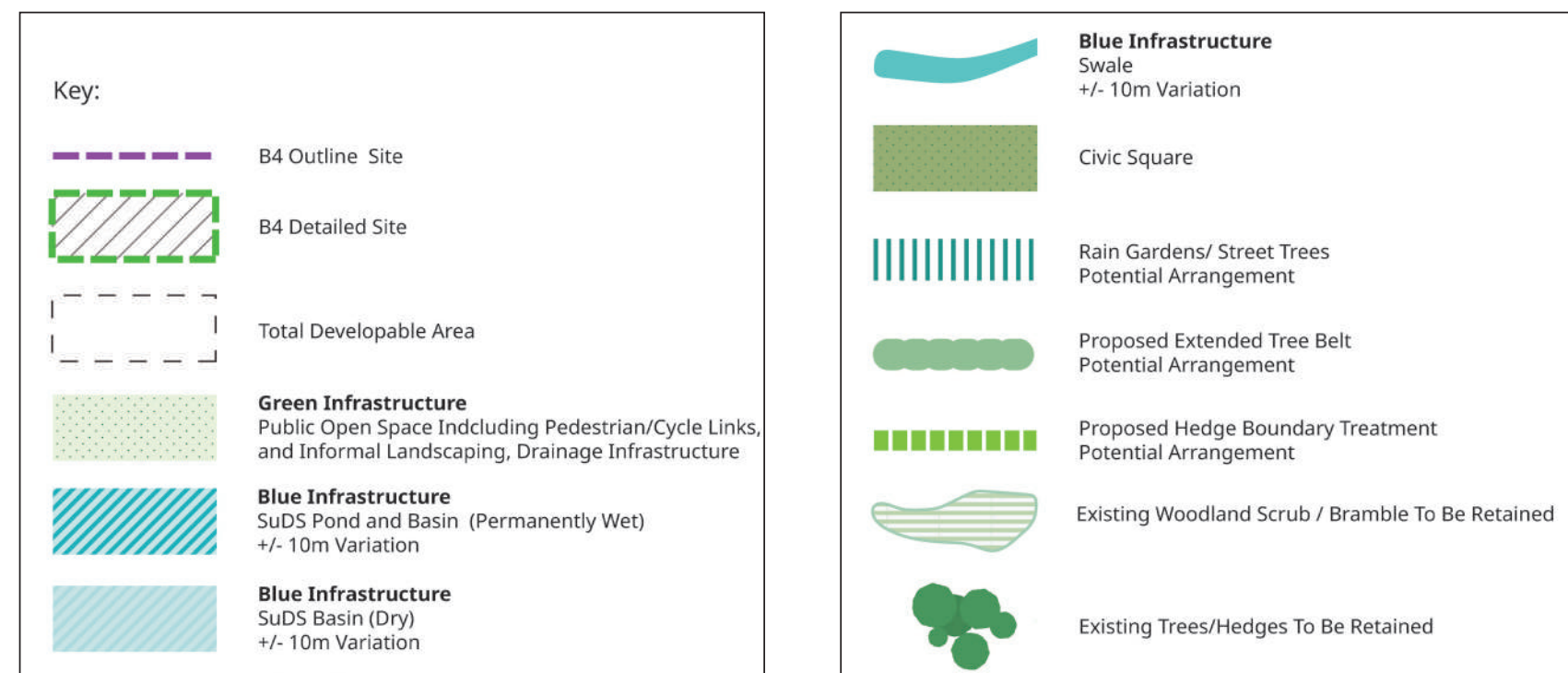


Figure 4. The Framework Plan

## ✿ 2.3. Layout & Structure - Design Code: 001



- 2.3.1. The Land Use Parameter Plan sets out the proposed distribution of uses across the site.
- 2.3.2. The layout and structure of the development must be based on a series of clearly defined development parcels, which will help to establish a strong sense of place and contribute to a safe, legible and accessible environment. The arrangement of built form **must** respond to the site's green infrastructure, topography and surrounding residential context.

2.3.3. Development parcels **should** be designed to:

- Create a clear distinction between public and private realms
- Provide active frontages and passive surveillance to public spaces, particularly along key routes and open space
- Establish a well-defined street structure that enhances wayfinding and supports movement through the site
- Deliver strong built edges to streets and spaces, avoiding long blank walls or inactive boundaries

### Frontages & Secured by Design: 001.1

- 2.3.4. Frontages are categorised into two types to support varied character across the site.
- 2.3.5. Primary frontages **should** present main building elevations to public spaces and key routes. These frontages **should** include clearly visible entrances, a high degree of fenestration and architectural detailing that contributes positively to the street scene.
- 2.3.6. Secondary frontages **should** also address the streets and public areas but may include a mix of front and side elevations, with care taken to avoid exposed or inactive blank gables.
- 2.3.7. Side elevations **should** incorporate habitable rooms and window openings that allow for passive surveillance over adjacent open space or pedestrian routes. Homes **should not** present rear elevations to public areas, particularly where they border existing neighbouring properties.

2.3.8. All buildings **must**:

- Provide primary entrances that face the street or public open space.
- Include windows to habitable rooms on both ground and first floors
- Avoid blank elevations on any public-facing gable or boundary
- Orientate toward streets and spaces to strengthen structure and legibility

2.3.9. The layout and orientation of dwellings **must** support the principles of Secured by Design (SBD) by promoting natural surveillance and clearly defining the public and private realm.

2.3.10. Dwellings **must** be positioned to overlook streets and public open spaces, reducing opportunities for crime and antisocial behaviour.

2.3.11. The approach to SBD **should** be demonstrated in any future Reserved Matters application.

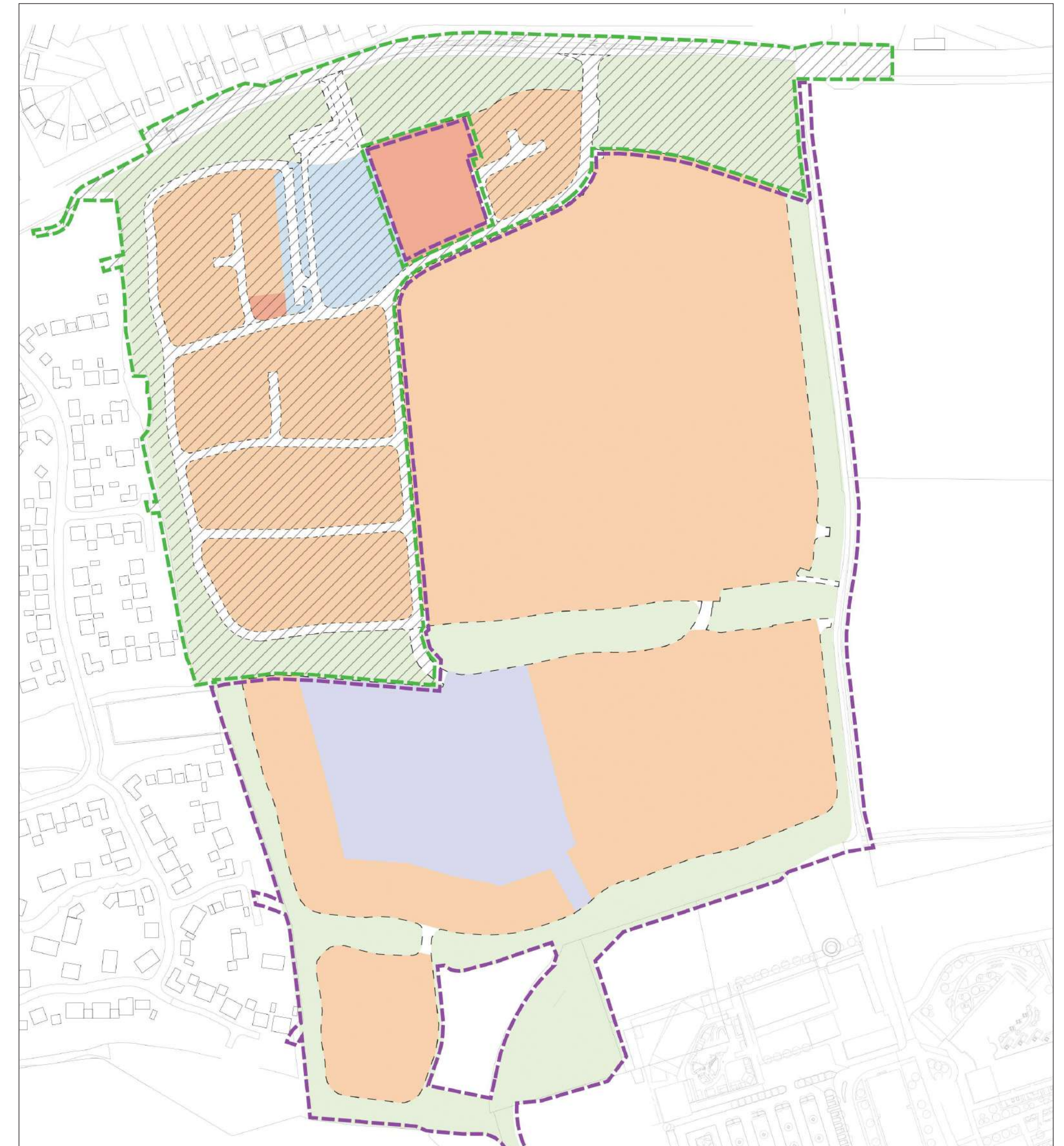
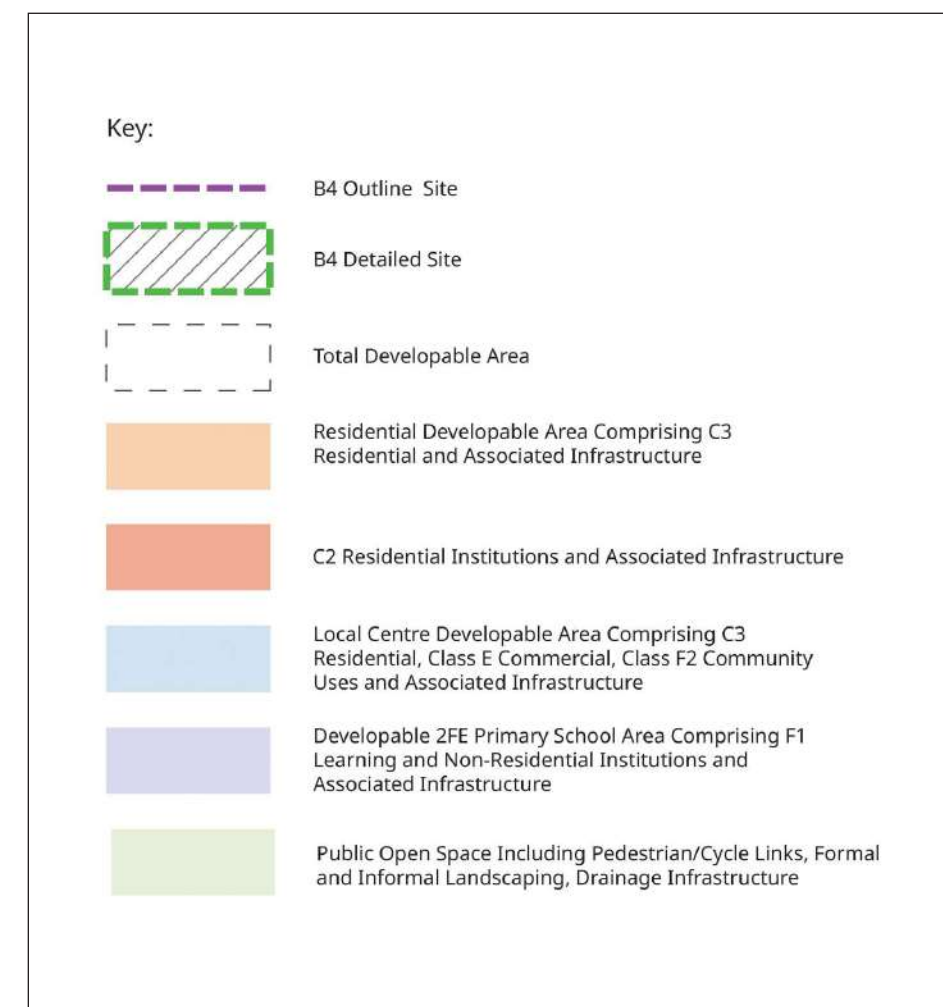


Figure 5. The Land Use Parameter Plan

## ✿ 2.4. Detailed Layout Principles – Design Code: 002

### Private Amenity Space: 002.1

2.4.1. All new homes within the scheme **must** have access to private or semi-private outdoor amenity space suitable for everyday use. This space may be delivered as:

- **Private rear gardens**
- **Shared communal gardens**
- **Balconies or terraces (for apartments)**

### Private Gardens: 002.2

- 2.4.2. The Reg 19 Local Plan recommends 80m<sup>2</sup>+ for family homes, this remains a useful benchmark but it **must** be applied proportionally depending on house type and plot size. Therefore, there is some flexibility to ensure all gardens are practical and provide a good level of amenity for occupants.
- 2.4.3. Three-bedroom homes or larger **should** meet or exceed 80m<sup>2</sup> garden area where possible. Two-bedroom homes may provide smaller gardens, typically 60m<sup>2</sup>, subject to layout and orientation.
- 2.4.4. Garden depths **should** be a minimum of 11m and widths **should** allow for usable layouts and adequate light and privacy.

### Private Communal Space: 002.3

2.4.5. For flats and maisonettes, a usable communal space **should** be provided. This space **should** be accessible and overlooked for security and supervision.

### Distances Between Dwellings: 002.4

- 2.4.6. To maintain privacy and daylighting, new balconies or upper-floor windows serving habitable rooms **should not** lead to a harmful degree of overlooking for existing and future users of both the new development and neighbouring sites.
- 2.4.7. A minimum distance of 22m between upper floor rear windows of habitable rooms and facing windows of habitable rooms **should** be maintained and a minimum distance of 11m between new upper floor rear windows and the rear boundary. Where the site constraints or variation in levels require, this distance may be reduced where design mitigates overlooking for example through angled windows, changes in level or landscaping.
- 2.4.8. Side-to-side distances **must** allow for access, maintenance and light, no less than 1m from each boundary.

### Technical Housing Standards: 002.5

2.4.9. All dwellings **must** meet the Nationally Described Space Standards (NDSS) and those set out in Part M of the Building Regulations.

### Access from Carparking: 002.6

- 2.4.10. A level or gently sloping route **should** be provided from parking to the entrance.
- 2.4.11. Where slopes exist, the following gradients **should** be as below:

- **Up to 1:12 for less than 5m**
- **Up to 1:15 between 5m and 10m**
- **Up to 1:20 if over 10m**

### Approach Gradients: 002.7

2.4.12. All entrances **should** be accessed via a level or gently sloping route.

### External Entrances: 002.8

- 2.4.13. Entrances **should** be clearly defined.
- 2.4.14. Where porches are used, they may be flat-roofed or gabled.
- 2.4.15. All main entrances **must** be suitably lit and provide level thresholds and weather protection.
- 2.4.16. Step-free access **must** be provided with any upstand not exceeding 15mm. Covered entrances **must** allow for accessibility regardless of tenure or property type.

## ✿ 2.5. Typical Layouts - Design Code: 003

### Type A - Side Parking: 003.1

2.5.1. The adjacent illustration shows a typical layout for a dwelling with side parking.

2.5.2. This arrangement is suited to 2-5 bedroom homes and can be delivered in detached or semi-detached form.

1. Plot widths **should** typically range between 5m and 8m
2. On-plot car parking spaces **must** measure a minimum of 5m x 2.5m
3. Footpaths and side access **must** provide a minimum width of 1m
4. All properties **must** have secure side or rear access
5. Garages or car ports may be incorporated where appropriate and dedicated storage buildings **should** be provided for cycles and garden tools
6. Bin storage areas **must** accommodate 2 or 3 wheelie bins per dwelling
7. Collection points **must** be clearly identified at the front of the property, away from the primary entrances
8. The primary entrance **must** face the street and be designated with level access and appropriate lighting
9. Private gardens **should** have a minimum depth of 11m
10. EV charging points **must** be provided for each dwelling



Figure 6. Typical layout Type A: side parking

## Type B - Front Parking: 003.2

2.5.3. The adjacent diagram shows a typical layout for a dwelling with front parking.

2.5.4. This layout is typically suited to 2 or 3 bedroom homes and can be delivered in detached, semi-detached or short terrace formats of up to four units.

1. Plot widths **should** generally range between 5.5 and 6.5m
2. Car parking spaces **must** measure a minimum of 5m x 2.5m
3. Footpaths and side access **must** provide a minimum width of 1m
4. All properties **must** have secure side and rear access
5. Dedicated storage facilities **should** be provided for cycles and garden tools
6. Bin storage areas **must** accommodate 2 or 3 wheelie bins per dwelling
7. Collection points **must** be positioned away from entrances
8. The primary entrance **must** face the street and be designated with level access and appropriate lighting
9. Private gardens **should** have a minimum depth of 11m
10. On-plot car parking spaces **should** be arranged in groups of no more than four bays, with planting or vegetation breaks to soften visual impact
11. EV charging points **must** be provided for each dwelling

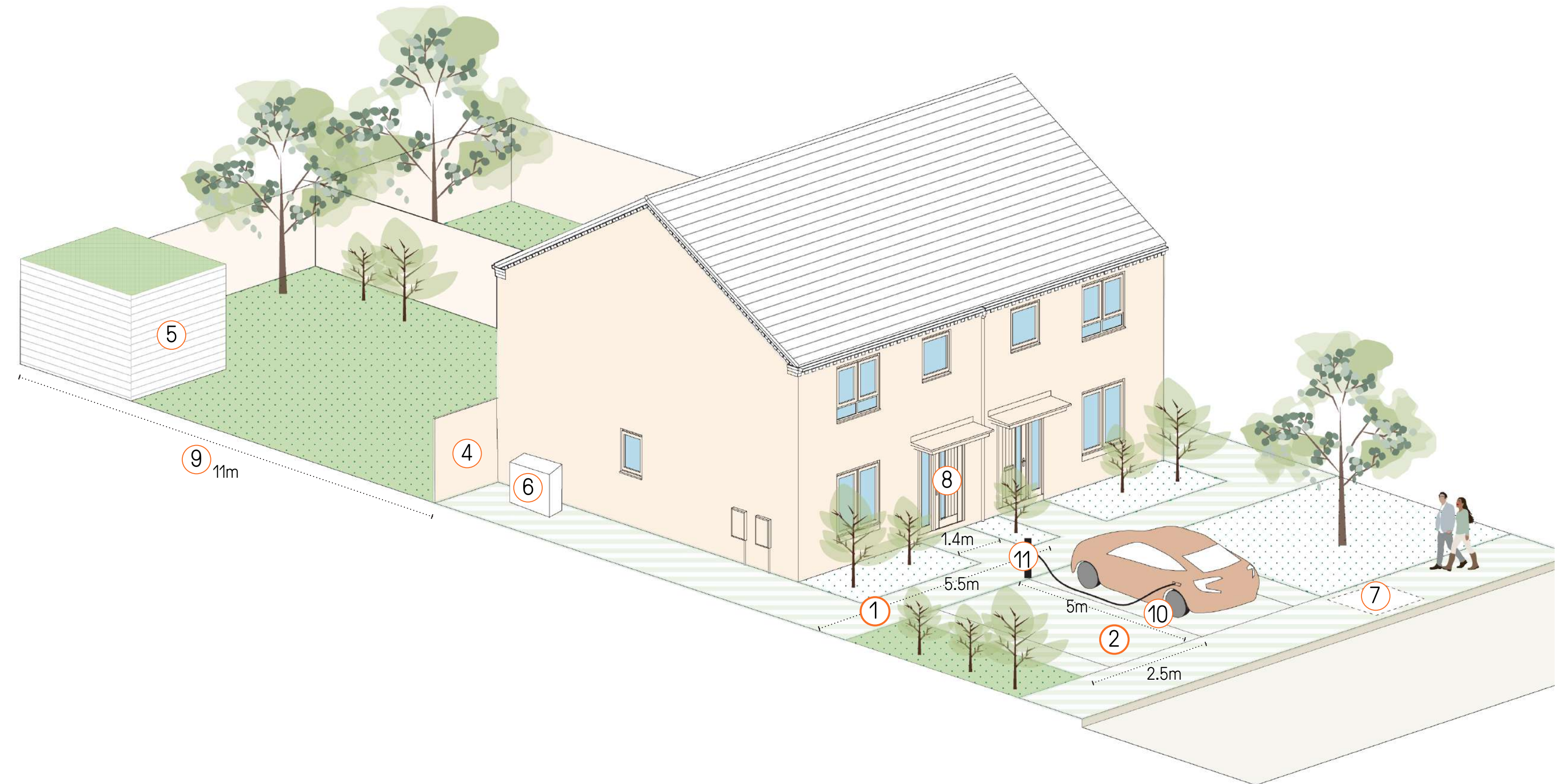


Figure 7. Typical layout Type B: front parking

## Type C - Rear Parking: 003.3

2.5.5. The adjacent diagram shows a typical layout for a dwelling with rear parking.

2.5.6. This arrangement is suited to 3-4 bedroom homes and is delivered in detached form.

2.5.7. Garages or car ports may be incorporated where appropriate.

1. Plot widths **should** typically range between 5m and 8m
2. On-plot car parking spaces **must** measure a minimum of 5m x 2.5m
3. Footpaths and side access **must** provide a minimum width of 1m
4. All properties **must** have secure side and rear access
5. Dedicated storage facilities **should** be provided for cycles and garden tools
6. Bin storage areas **must** accommodate 2 or 3 wheelie bins per dwelling
7. Collection points **must** be clearly identified at the front of the property, away from the primary entrances
8. The primary entrance **must** face the street and be designated with level access and appropriate lighting
9. Private gardens **should** have a minimum depth of 11m where appropriate
10. EV charging points **must** be provided for each dwelling



Figure 8. Typical layout Type C: rear parking

## Type D - Apartment Block Parking Courts: 003.4

2.5.8. The adjacent diagram shows the typical parking layout for an apartment block dwelling which features parking areas to the side of the building and shared communal space to the rear.

1. Direct access **should** be provided either from the street or via a shared entrance, with level thresholds and illuminated porches
2. Car parking courts **must** include landscape planting and space for disabled users
3. Refuse and cycle storage **must** be securely enclosed in dedicated facilities or integrated into the main building
4. Private communal garden space **should** be included to offer seating, planting, drying areas and potential growing space. These areas **must** be safe, well-lit, receive natural daylight and be overlooked to ensure privacy and usability
5. Car parking bays **must** be no smaller than 5m x 2.5m
6. Minimum access paths **must** be 1.2m minimum in width
7. EV charging points **must** be provided
8. Windows and balconies **must** be arranged to overlook the streets and car parking areas to promote surveillance and a safe residential environment

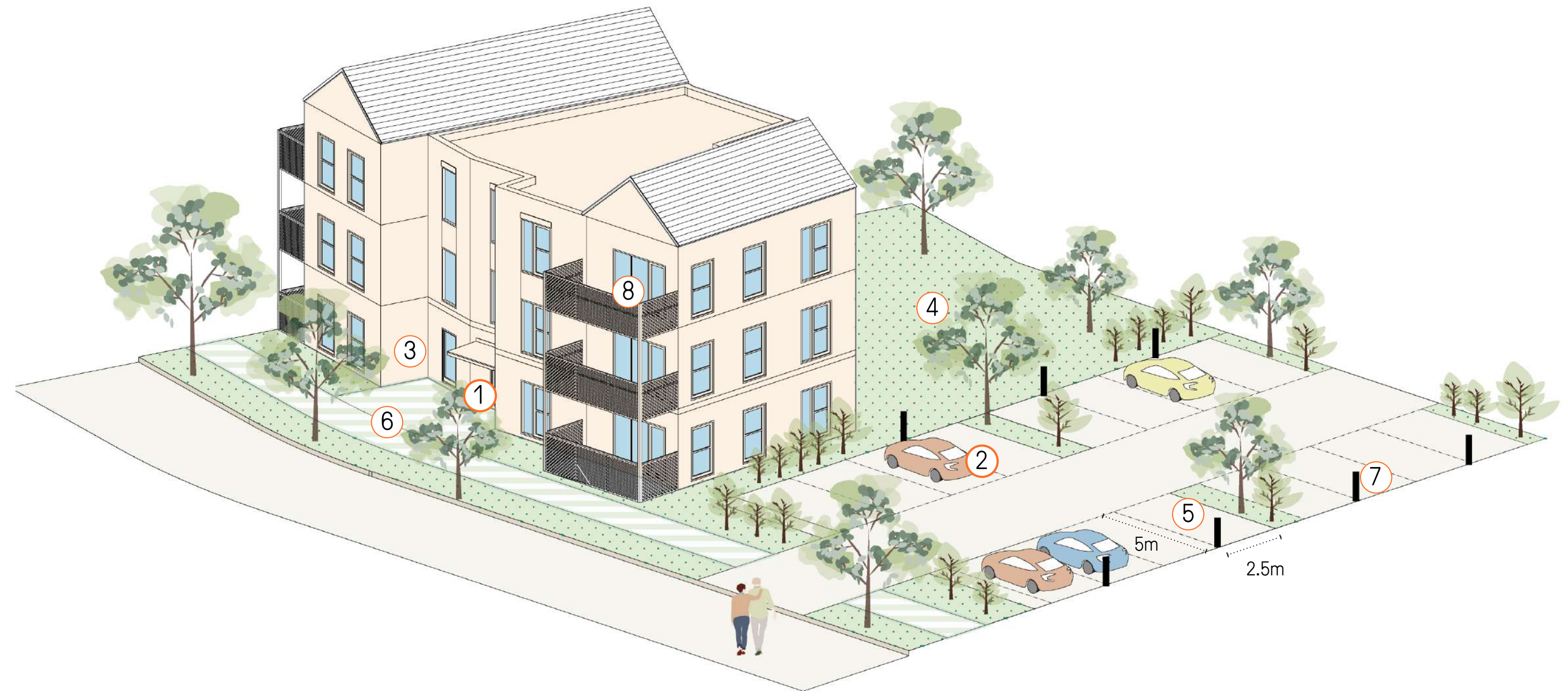
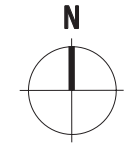


Figure 9. Typical layout Apartment Block: parking court

## ✿ 2.6. Density & Grain - Design Code: 004



2.6.1. The Density Plan provides a framework for the distribution of residential densities across the site, helping to shape character, scale and urban grain in response to the site's context and topography. The plan defines three density zones which allows for a balanced mix of development forms across the site.

2.6.2. The overall density of the development **must** reflect the site's location, creating a transition from suburban settlement to surrounding countryside. Density should vary across the site, responding to landscape sensitivity, character area intentions and access to community amenities and transport.

### Medium-Higher Density Areas: 004.1

2.6.3. Development **must** be focused around the central loop road and key public spaces where walkability, legibility and access to amenities are highest

2.6.4. Higher density **should** be achieved through a finer urban grain with more compact dwellings and a reduced emphasis on private frontage and garden space.

2.6.5. Apartments and terraced homes **should** be concentrated within the designated medium-higher density zones, aligned with access and movement priorities.

2.6.6. Taller buildings **should** be considered in the medium-higher density areas, subject to height parameters to optimise land use while delivering sufficient public realm and parking.

### Lower Density Areas: 004.2

2.6.7. The development edges **must** be designed at a lower density to provide a more open, rural transition to the countryside and to respect the visual sensitivities of the site boundaries.

2.6.8. Larger detached and semi-detached dwellings **should** dominate these edge zones, allowing for wider plot frontages and more generous spacing between buildings.

2.6.9. Densities in these areas **should** prioritise generous green infrastructure and landscape buffers.

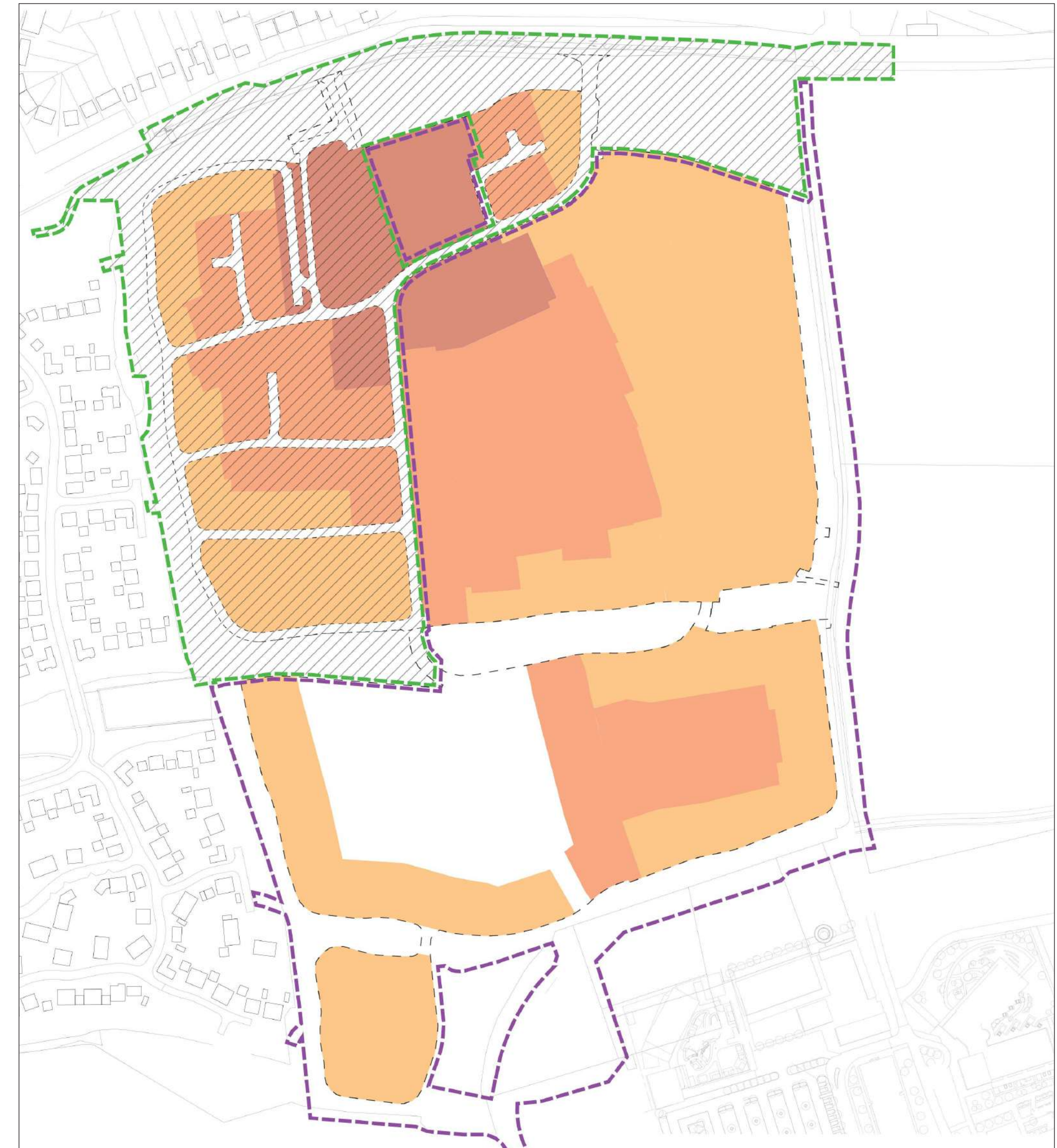
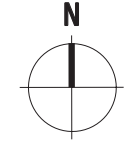


Figure 10. The Density Plan

## ✿ 2.7. Scale & Massing - Design Code: 005



- 2.7.1. The Building Heights Parameter Plan defines the vertical scale of development across the site and is calibrated to respond to the local context and wider setting. Buildings will range between two and four storeys in height across the site, with the majority at a range of 2-2.5 storeys.
- 2.7.2. The approach to height across the scheme ensures that massing is appropriately distributed across the site, supporting placemaking and townscape principles while minimising visual impact and ensuring a respectful relationship with the surrounding area.
- 2.7.3. The proposed development **must** adopt a considered approach to scale and massing that reflects its landscape context, character areas and access hierarchy. Height variations across the site **should** be used to support wayfinding, define gateways and entrances and ensure an appropriate transition to the surrounding edge conditions. This approach **must** promote a respectful relationship with existing communities and **should** enhance the legibility and identity of the new neighbourhood.

### Up to 2.5 Storeys (Max. Height 10.5m AOD): 005.1

- 2.7.4. Development parcels located along the outer edges of the site **must** be limited to up to 2.5 storeys. These areas directly adjoin existing residential boundaries or open countryside and a lower building scale will help to mitigate visual impact and maintain a sympathetic relationship with neighbouring properties and rural landscape views.

### Up to 3 Storeys (Max. Height 12.5m AOD): 005.3

- 2.7.5. Up to 3 storey dwellings **should** be concentrated in the core of the scheme and following the primary route through the site. This will allow for the provision of key terminating vistas and residential marker buildings within the central part of the scheme. These slightly taller buildings **should** help define key spaces, support orientation and movement through the site and **should** create visual interest along primary streetscapes.

### Up to 3.5 Storeys (Max. Height 14.5m AOD): 005.3

- 2.7.6. Up to 3.5 storey buildings **should** be limited to buildings located in the identified key locations, namely, to the Extra Care facility, where height is used to present a dialogue with the Local Centre, support wayfinding and highlight the key buildings within the community centre area of the site.

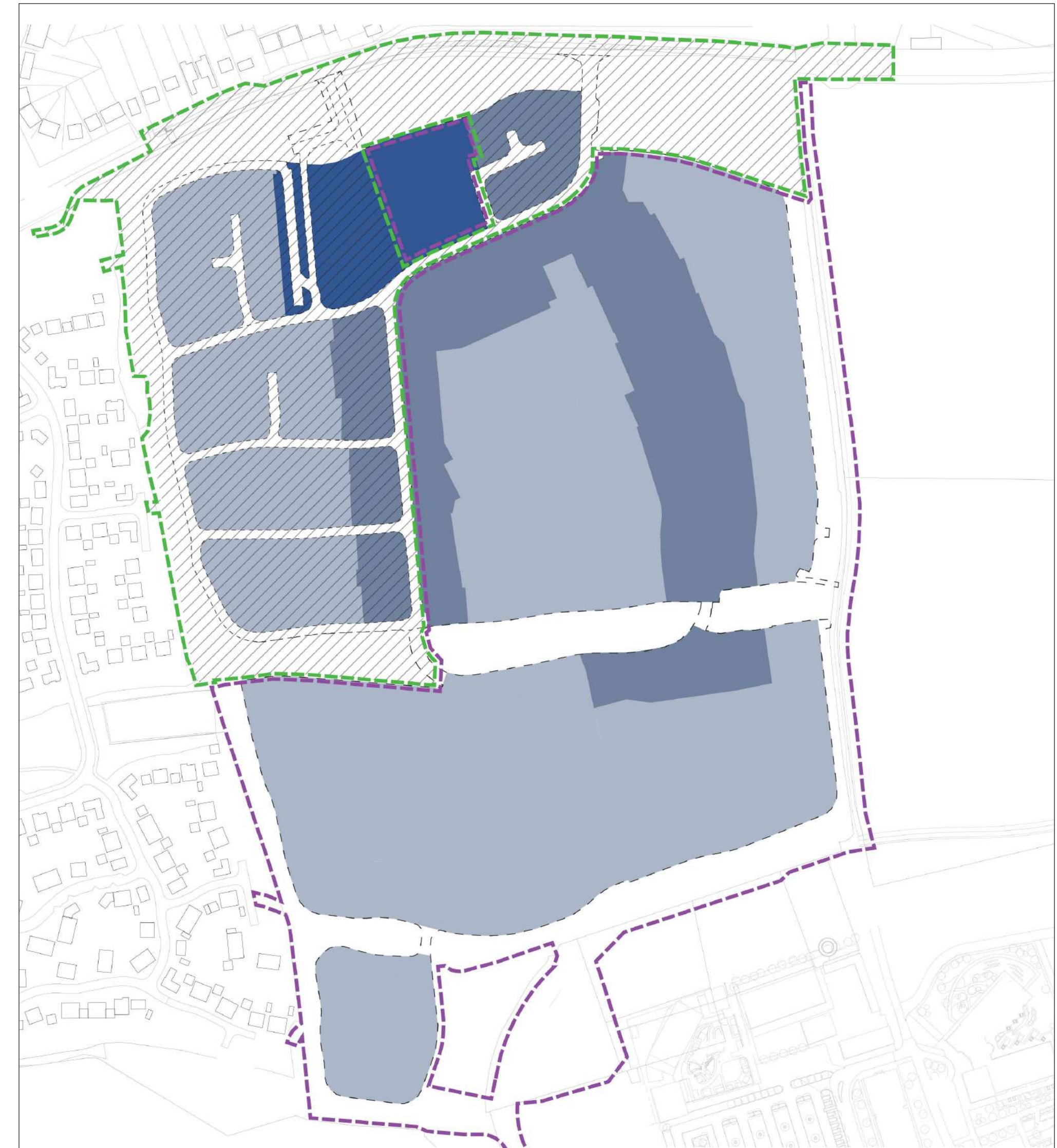
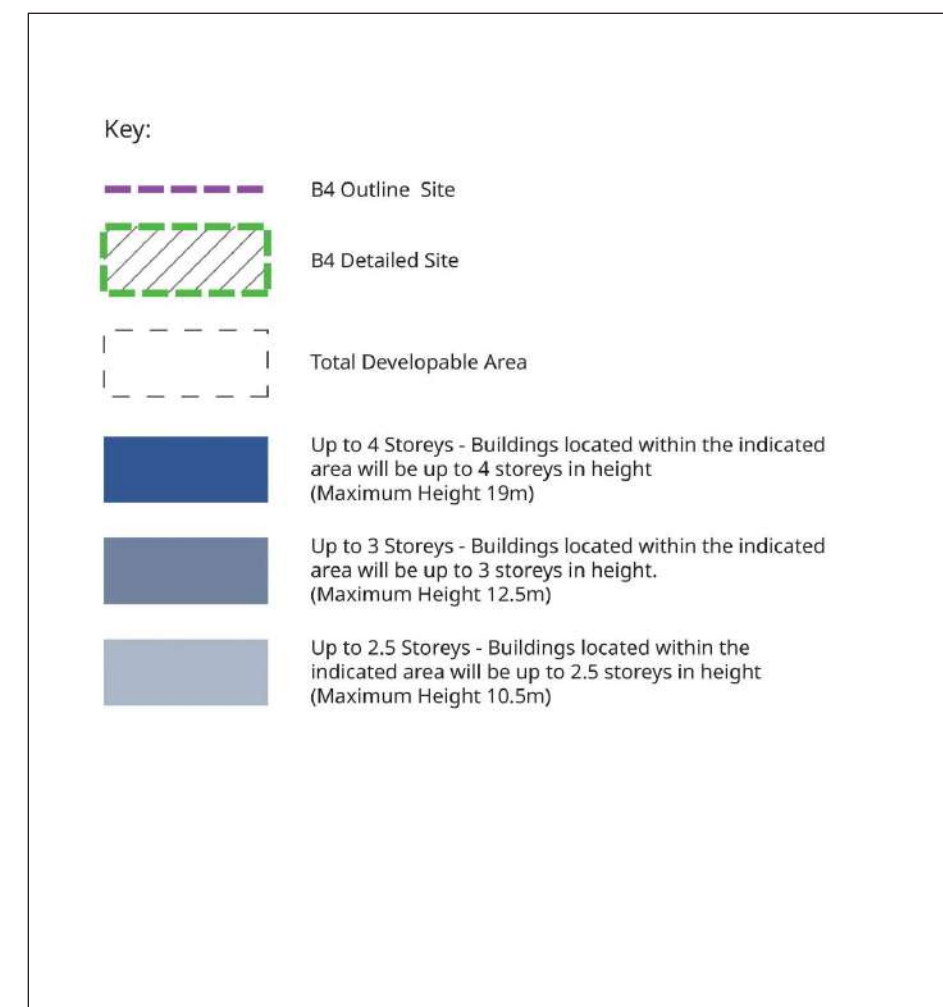
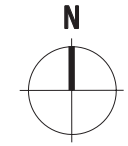


Figure 11. The Building Heights Parameter Plan

## ✿ 2.8. Key Buildings & Landmarks - Design Code: 006



2.8.1. Key and marker buildings **should** be used to reinforce legibility and place identity across the development. These buildings **should** be located at key junctions, gateways, corners, at the thresholds between character areas and to terminate views, helping to create a visually interesting and coherent layout.

2.8.2. The design of key/marker buildings **should** include:

- Corner buildings that respond to two or more frontages and provide a strong architectural definition
- High-quality detailing and materials, especially at ground floor level, to enhance visual interest and durability
- Lighting/placemaking features that can enhance local distinctiveness and identify and aid orientation

2.8.3. Where appropriate, marker buildings should be placed at T-junctions to terminate vistas.

2.8.4. These key moments should contribute to a memorable townscape and be delivered through variation in building form, roof line, facade articulation and consistent material quality.

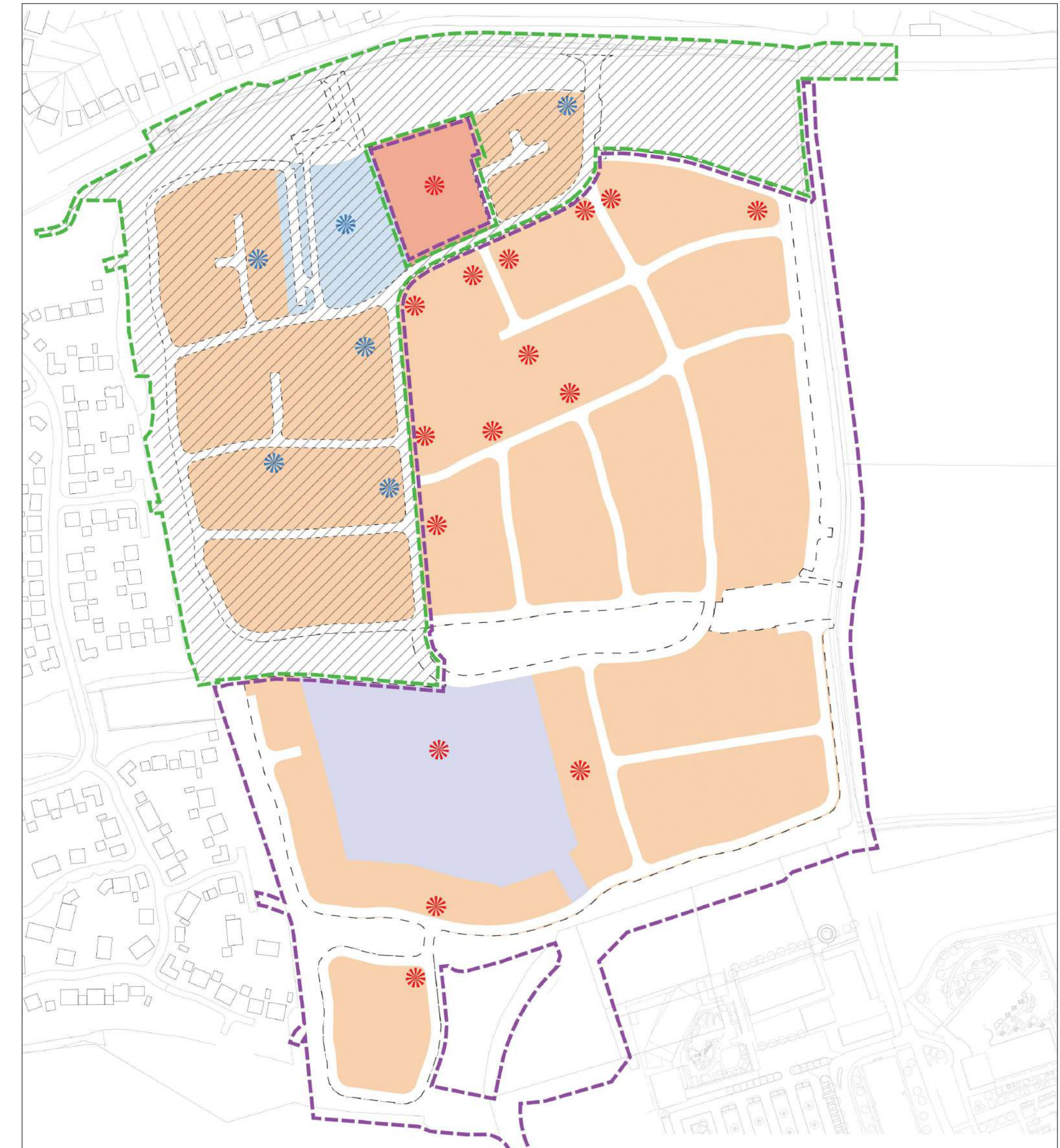
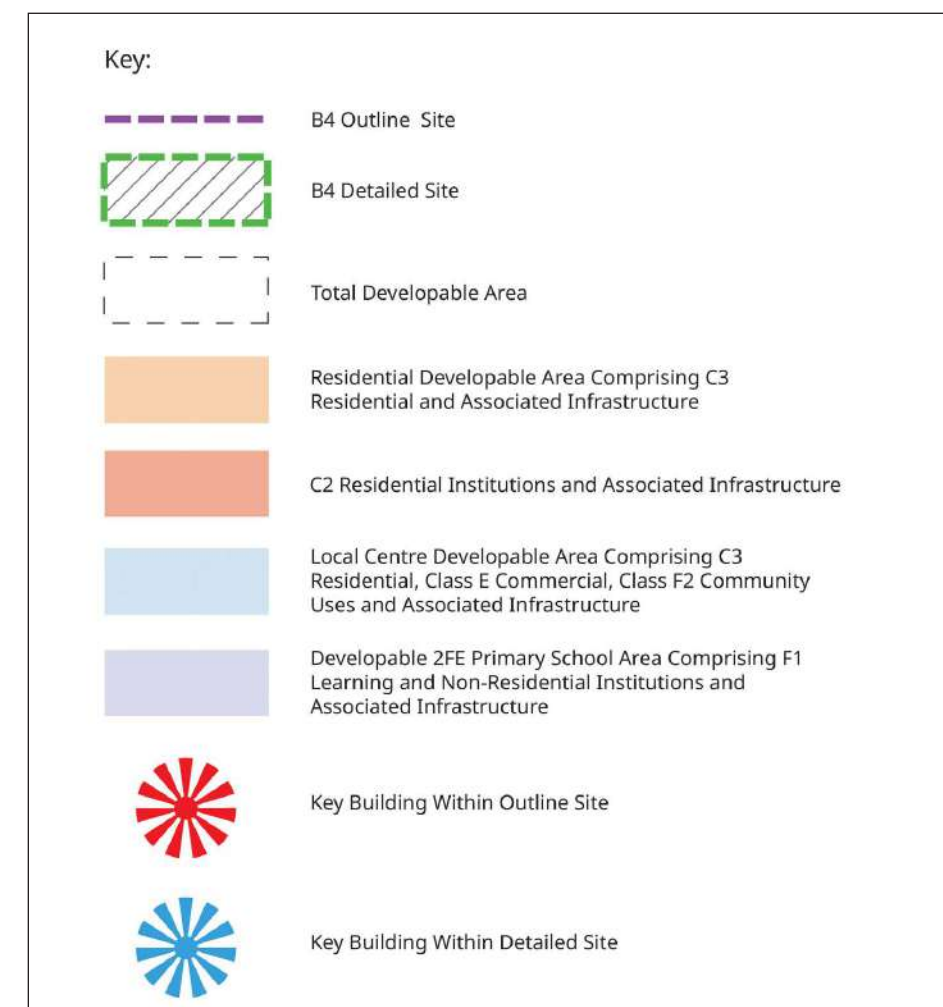


Figure 12. Key Buildings and Landmarks Plan

## ✿ 2.9. Residential Building Typologies - Design Code: 007

### Detached Dwellings: 007.1

- 2.9.1. Detached homes **should** be used in appropriate locations throughout the development to contribute to a varied and legible built form.
- 2.9.2. Their placement and design **should** reinforce the intended character of each area, with the following guiding principles:
- Detached dwellings **should** be located along the site edges, where their broader footprint and coarser grain can be softened by increased landscape planting.
  - These homes **should** typically incorporate front gardens which reinforce a residential character and contribute to a green and attractive street scene.
  - Where detached units are used on corners they **should** be dual-aspect, providing active frontages on both elevations to enhance overlooking and passive surveillance.
  - Detached dwellings **should** be provided as three-bedroom homes or larger to support a range of family needs
  - Their layout and architectural character **should** vary across the development, avoiding uniformity and reinforcing the identity of each character area.
  - Taller, detached buildings (above two storeys) **should** be positioned at key locations such as focal corners or terminating views.

### Semi-Detached Dwellings: 007.2

- 2.9.3. Semi-detached dwellings **should** be used as a versatile typology throughout the development, supporting a varied grain and more efficient use of land. The following principles **should** guide their design and placement:
- Semi-detached buildings **should** be designed to avoid appearing as a single, wide mass. Articulation and detailing **must** break up the facade and add visual interest, particularly when viewed from the street.
  - They **should** be used to deliver higher-density housing in appropriate locations. They **should** offer an efficient form that maintains a domestic, suburban character.
  - Where located at corners or key junctions, semi-detached homes **should** be dual aspect, providing windows or articulation on multiple elevations and levels to enhance overlooking, safety and visual interest.
  - Roof designs and gable ends **should** be considered to maximise opportunities for integrated photovoltaic panels, particularly where roof slopes face south and front the street.



Figure 13. Detached dwelling types

## Apartment Dwellings: 007.4

2.9.4. A number of apartment buildings are proposed within the site. Principle design elements for apartment buildings are as follows:

- Apartment buildings **must** be appropriately designed with a prominent architectural style and located in key positions as landmark buildings and/or to form part of a continuous frontage.
- Heights **must** follow the building heights parameter plans.
- Buildings **must** front the street and maintain a consistent building line, with parking positioned to the side or rear wherever possible, to preserve active frontages.
- All apartments **must** have access to private or shared external amenity space, which **should** be located to the side or rear of the building where possible, and not directly fronting the street.
- Where possible, it is encouraged that all apartments **should** be dual aspect, with no north-facing single aspect apartments. All dwellings **should** be dual aspect to maximise light, ventilation and quality of accommodation.

2.9.5. Where feasible, refuse and cycle storage **should** be integrated within the main apartment building, subject to detailed design and access consideration.

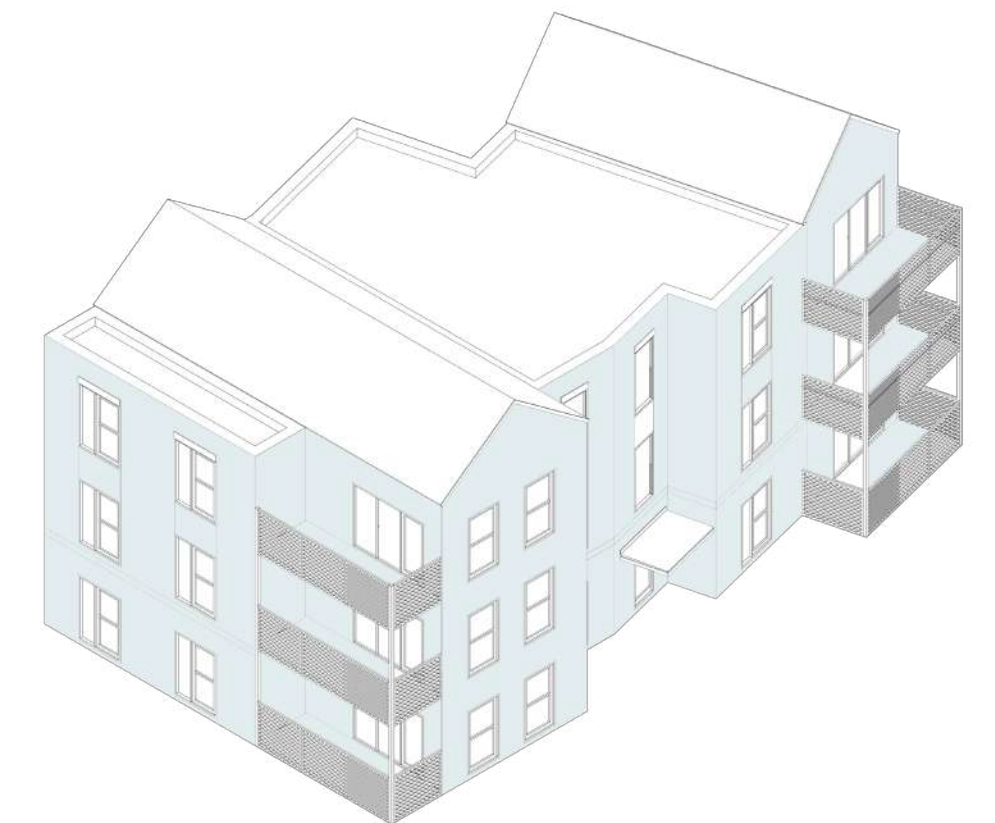
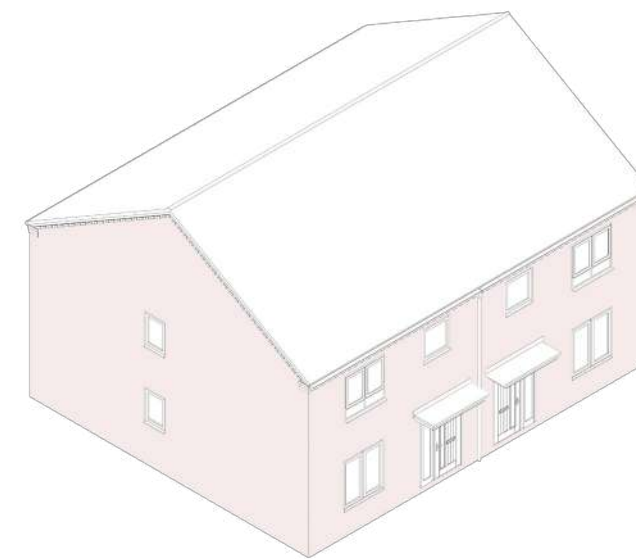
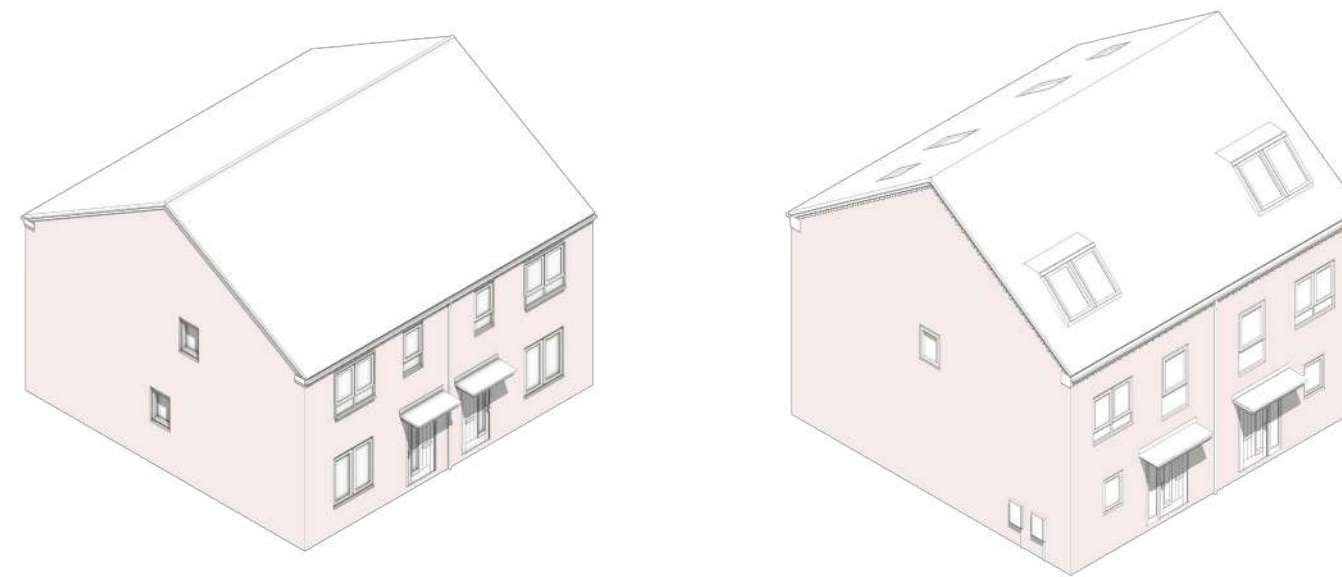


Figure 14. Semi-detached dwelling types

Figure 15. Apartment building dwelling types

## ✿ 2.10. Materials - Design Code: 008

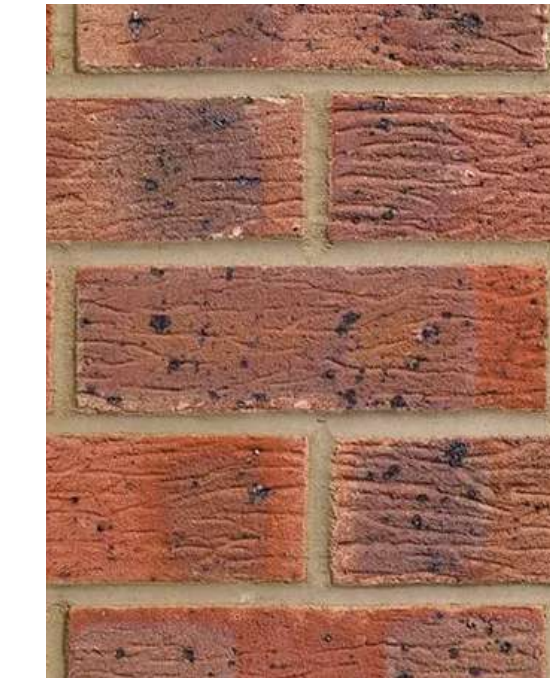
- 2.10.1. The palette of materials across the development **must** be limited and coordinated to ensure a cohesive overall appearance. Variation in tone and finish **should** be strategically used to reflect the differences in character areas, housing typologies, scale and frontage arrangement.
- 2.10.2. Materials **must** also support a clear distinction between formal and informal character zones with the most prominent streets and spaces given a refined and consistent treatment.
- 2.10.3. All materials used across the site **must** be robust, durable and capable of withstanding long-term exposure with minimal maintenance.
- 2.10.4. These materials **should** be specified to reduce life cycle costs, environmental impact and the need for frequent repair or replacement.
- 2.10.5. Particular attention **should** be given to elevations that face the street or public open spaces.
- 2.10.6. Where possible, materials **should** be locally or regionally sourced to reduce transport emissions and support the local economy.
- 2.10.7. Materials that reflect the St. Albans vernacular, such as light or dark shiplap cladding and clay tiles **should** be used to embed the development into its context and reinforce local identity.
- 2.10.8. Sustainable, low-carbon or carbon-sequestering materials **must** be prioritised wherever viable.
- 2.10.9. Sustainably-sourced and other renewable products **should** be considered, especially in areas where a softer, more landscape-led character is proposed.
- 2.10.10. All specified materials **must** contribute to an overall reduction in embodied carbon and support the development's long-term environmental performance.



Buff brick with dark mortar



Buff brick with light mortar



Red brick with dark mortar



Red brick with light mortar



Terracotta red pantiles



Grey roof tiles



Red Brindle Concrete Tile



Black shiplap cladding



Reconstituted Stone

## ✿ 2.11. Design References - Design Code: 009

- 2.11.1. The photographs within this section present a combination of traditional built form, predominantly drawn from the local St. Albans context and high-quality examples of recent residential developments in the wider area.
- 2.11.2. Together they illustrate key design characteristics that **should** inform the architectural language, detailing and materiality of new homes within the site.
- 2.11.3. The key characteristics illustrated in these references **should** be used to guide detailed design, helping to ensure the proposed development is contextually appropriate, locally distinctive and of lasting quality.



Whitehill Chase - Bordon



Whitehill Chase - Bordon



Little Furze - Watford



Bishop's Stortford North - Bishop's Stortford



Bishop's Stortford North - Bishop's Stortford



Little Furze - Watford



Little Furze - Watford

## ✿ 2.12. Boundary Treatments - Design Code: 010

- 2.12.1. Boundary treatments **must** be applied consistently across the site to ensure a coherent and high-quality design approach. These treatments are essential in defining the transition between public and private space and **should** support privacy, contribute to character and enable passive surveillance and active frontage.
- 2.12.2. Front boundaries **should** maintain a clear but welcoming edge to the public realm. Treatments **should** vary according to character area, with low hedging or soft landscape planting used in more formal or structured locations. This treatment may be appropriate where boundaries face green corridors or open edges. These elements should support visibility while offering a degree of privacy and visual interest.
- 2.12.3. Where boundaries face public open space or form prominent edges, boundaries must be robust, visually attractive and clearly define private space. Timber panel fencing must not be used in these locations.
- 2.12.4. Side and rear boundaries must be secure and designed to protect privacy, especially where they face public streets or spaces. These boundaries should typically include close-boarded timber fencing, brick walls or a combination of both. Concrete fence posts must not be used.
- 2.12.5. In areas adjacent to public space, hedgerows or other soft landscaping should be used to reinforce privacy while maintaining an attractive and contextual edge.
- 2.12.6. Where boundaries back onto open space or green infrastructure, treatments must provide sufficient enclosure without creating a hard edge. These locations should support passive surveillance while promoting a softer, landscape-led transition.



Landscape planting



Planted verges



Close boarded timber fence



Soft front garden boundary treatments

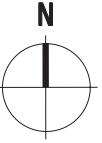


Brick wall with timber gate



Public open green space

## 2.13. Access & Movement - Design Code: 011



- 2.13.1. The Access and Movement Parameter Plan sets out the parameters for the site.
- 2.13.2. The proposal **must** provide a clear and legible structure of routes through the site. It **must** establish a hierarchy of movement that ensures safe and efficient access for all users, including vehicles, pedestrians and cyclists while supporting legibility, wayfinding and permeability throughout the development.
- 2.13.3. A comprehensive pedestrian and cycle network **must** be delivered, weaving through the site and linking key destinations. This includes a strategic connections to and through open spaces, attenuation features and provide opportunities for 'Play on the Way'.
- 2.13.4. Proposed new footpaths **must** be incorporated into the site layout. This includes the retention of the existing bridleway to the south-eastern boundaries of the site. These routes **must** tie into the surrounding green infrastructure and Right of Way network, to enhance rural connections and promote active sustainable travel.
- 2.13.5. The layout **must** be highly permeable, with streets and spaces designed to prioritise pedestrian and cycle movement. Connections **must** be made to surrounding routes, encouraging walking and cycling for everyday journeys.

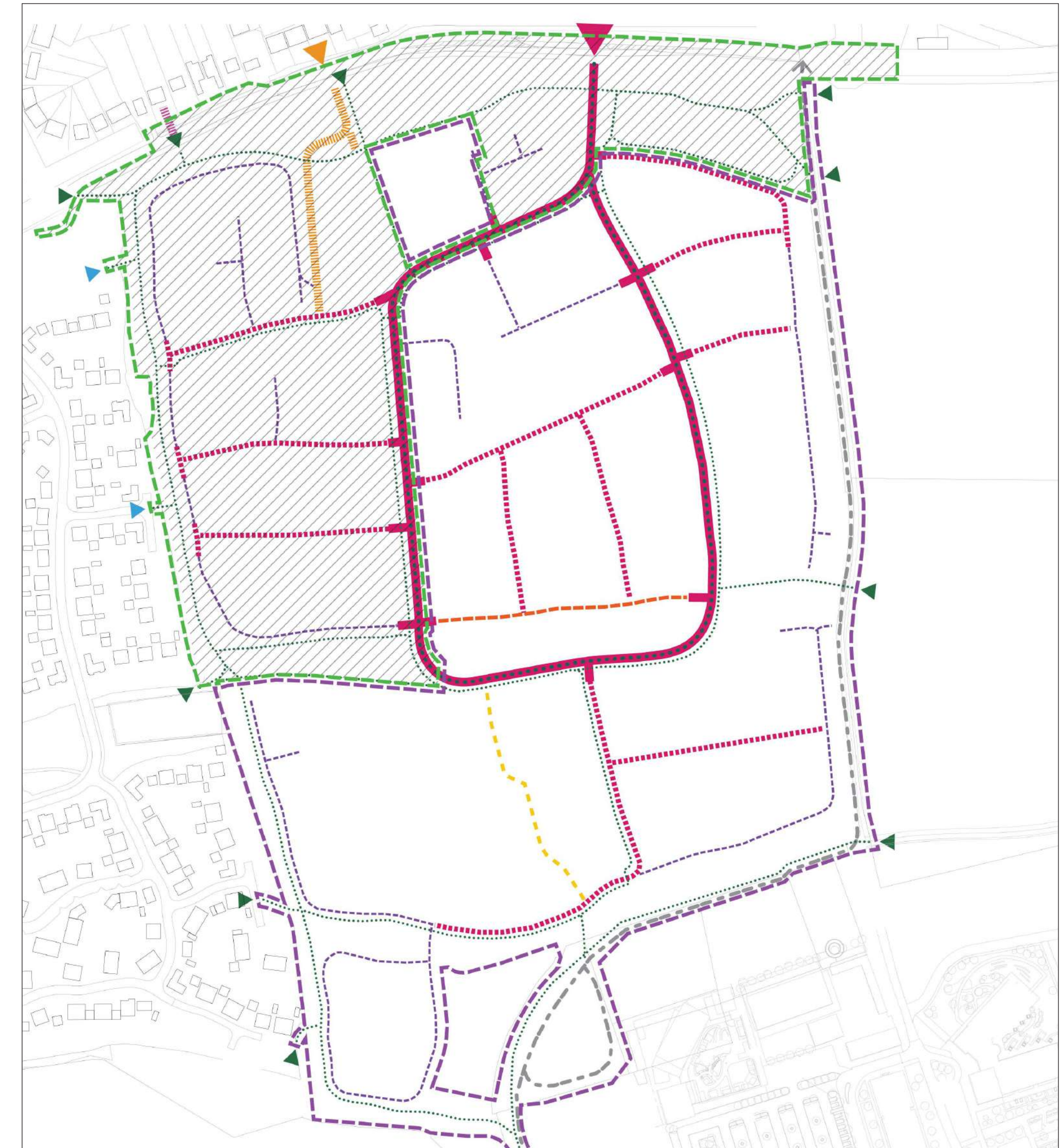


Figure 16. The Access and Movement Parameter Plan

## 2.14. Street Typologies - Design Code: 012

### The Primary Street: 011.1

2.14.1. The Primary Street **should** encompass the following elements:

- A two-way carriageway of between 6.2 and 6.7m in width **must** be provided to accommodate general vehicle movement including refuse and emergency vehicles.
- A shared pedestrian and cycle path **should** be provided to at least one side of the street. This should have a minimum width of 3m
- Pedestrian footpaths **should** be provided at a minimum width of 2m
- Verge zones of 2m in width **should** be incorporated where possible, to accommodate tree planting and to provide a soft buffer between pedestrians and vehicles
- Street trees **should** be included at regular intervals to create a formal and visually coherent landscape character
- Setbacks from the street **should** range from 2-3.5m to accommodate soft landscaping and to balance enclosure with privacy
- Front gardens **should** provide a mix of planting, low walls or hedges to support a high-quality, attractive streetscape
- Visitor parking bays **should** be integrated in defined areas within the street, avoiding dominance of on-plot parking
- Vehicle crossovers and driveways **should** be carefully incorporated to reduce visual clutter and prioritise pedestrian movement and landscape continuity
- The design of the Primary Street **must** prioritise placemaking and wayfinding, with a clear distinction between public and private realms and with architectural and landscape treatments that reinforce its central role within the overall masterplan

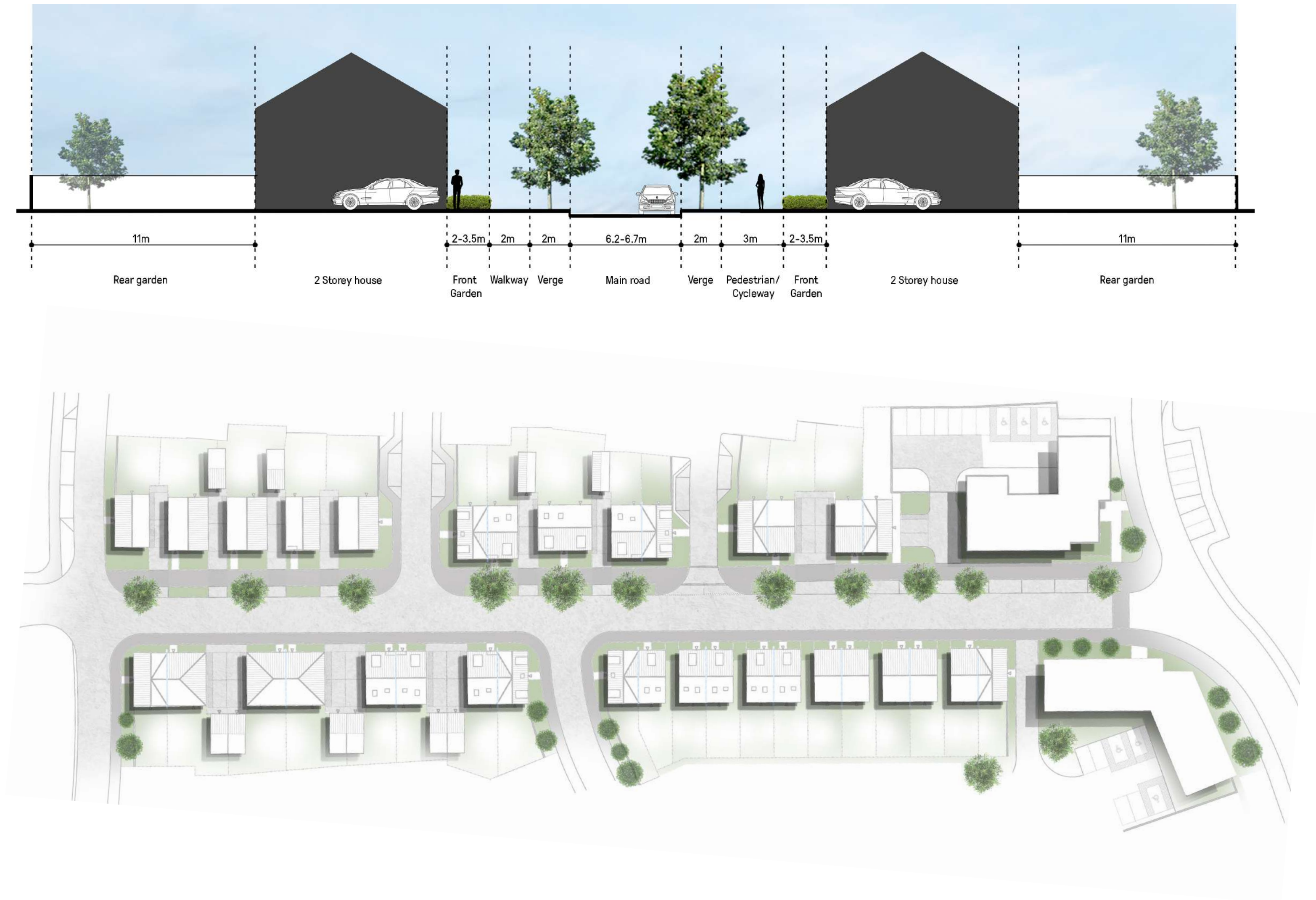


Figure 17. Illustrative plan and street section of the Primary Street

## The Secondary Street: 011.2

2.14.2. The secondary Streets **must** support access to individual plots and character areas, branching from the Primary Streets, while maintaining legibility and reinforcing the site-wide movement strategy.

2.14.3. The Secondary streets **should** be defined by the following elements:

- A 5.5m wide carriageway **must** provide two-way vehicular access, including for service and emergency vehicles
- A 2m wide footpath **must** be provided along each side of the street to ensure clear and safe pedestrian movement
- Setbacks from the street **should** be between 1.5m and 2.5m, depending on frontage design to provide a soft buffer and maintain visual rhythm
- On-plot parking **should** be provided to avoid visual dominance of on-street parking and allow for coherent and attractive streetscape
- Visitor parking bays **should** be accommodated within the carriageway in defined areas, preferably interspersed with planting or adjacent to open spaces
- Lighting and street furniture **must** be designed to support the shared surface environment with low-level lighting and an uncluttered layout where appropriate



Figure 18. Illustrative plan and street section of the Secondary Street

## The Tertiary Street: 011.3

2.14.4. Tertiary Streets **must** serve smaller clusters of homes and quieter parts of the development, particularly where character becomes more informal. These streets **must** support shared surface access and are a key part of establishing a walkable, landscape-led, residential environment.

2.14.5. The Tertiary Streets **must** be defined by the following elements:

- A shared surface two-way carriageway **must** be provided, 5m in width, serving vehicles, pedestrians and cyclists in a calm, low-speed environment
- Kerbing a minimum of 50-60mm **should** be used to define areas used by motor vehicles
- Front gardens **must** face directly onto the shared surface, supporting a strong street frontage and encouraging passive surveillance
- Front gardens **should** generally range between 1.5m and 3m in depth, providing a consistent buffer while ensuring a residential scale and character is retained
- Car parking **should** be to the side of dwellings, where possible and must not dominate the shared surface environment
- Footpaths are not typically separated but surface material changes and planting **should** define pedestrian routes within the shared zone and ensure safe access to all homes
- Street lighting and furniture **should** be minimal and low-scale, in keeping with the softer, less formal residential character
- Tertiary streets **should** contribute to a more intimate and quieter street character, particularly toward the green edges of the site or within lower-density parcels

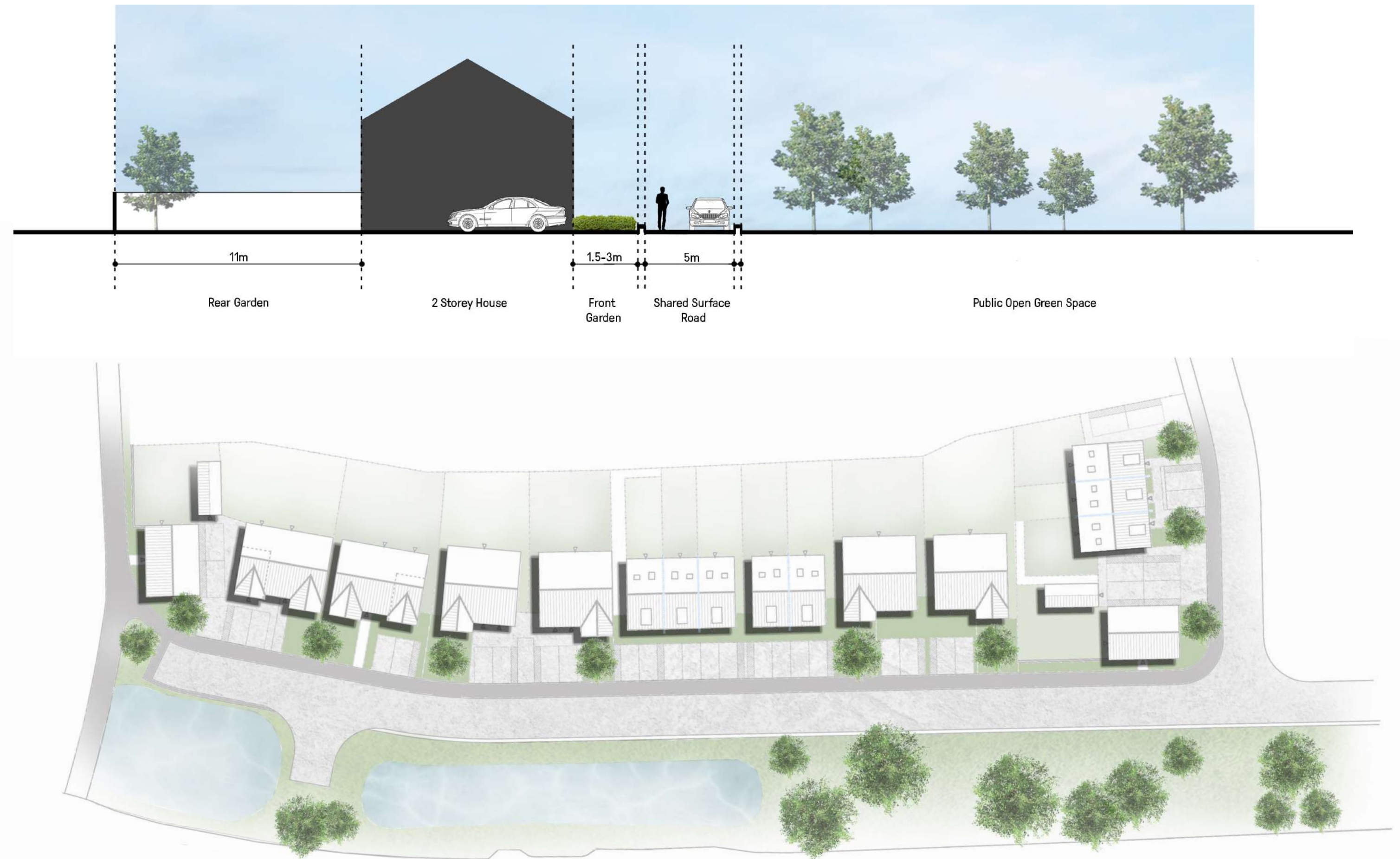


Figure 19. Illustrative plan and street section of the Tertiary Street

## 2.15. Walking & Cycling - Design Code: 013



2.15.1. Proposed walking and cycling routes through the site are set out in the adjacent walking and cycling plan. These **must** prioritise safe, legible and attractive movement for pedestrians and cyclists, integrating with green infrastructure and enhancing overall permeability.

2.15.2. The following elements **must** be incorporated:

- A 3m wide strategic, shared pedestrian and cycle route **must** be provided alongside the primary street and southwards through the site through the Central Green Route and beyond towards the college
- The existing Public Right of Way, which runs north-south at the south-eastern boundary of the site **must** be retained along its original alignment, forming part of the wider walking network
- Additional pedestrian routes **must** be provided throughout the site. These should make use of either dedicated footpaths or shared pavements and be supported by traffic calming measures to encourage walking as a primary mode of movement
- Formal green walks **should** be incorporated within the Central Green Corridor, providing a legible and inviting route through

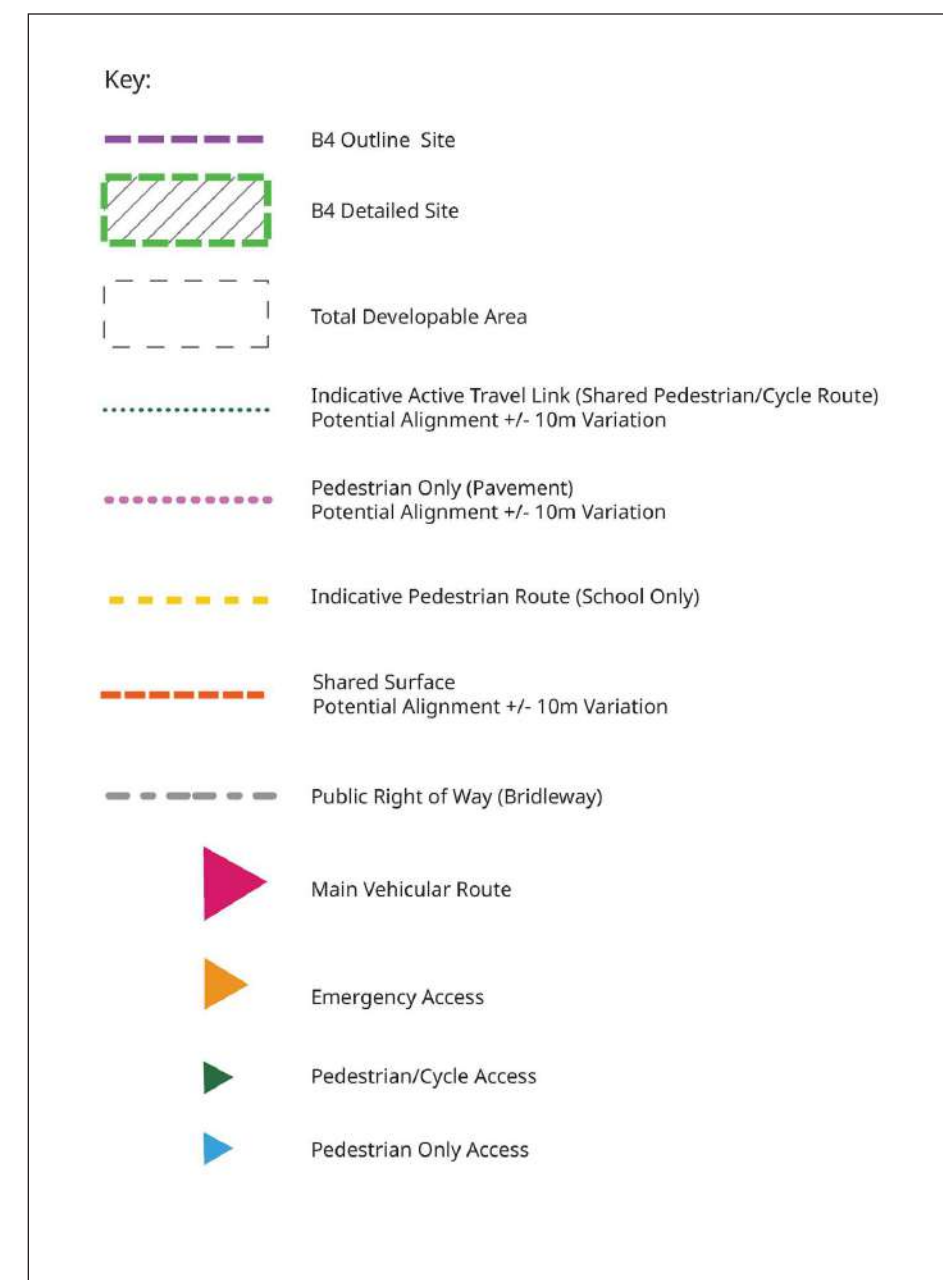


Figure 20. Proposed Walking and Cycling plan

## ✿ 2.16. Parking - Design Code: 014

2.16.1. At Reserved Matters stage, car parking **should** be delivered in accordance with up to date standards and requirements. These are currently set out in the St Albans City and District Council Draft Local Plan 2041, Regulation 19 and the latest adopted HCC guidance, found in the Place & Movement Planning and Design Guide for Hertfordshire 2024.

2.16.2. Parking **must** be adequate for residents and visitors, visually integrated, discreet in form and avoid dominating the streetscape.

### Design Requirements: 014.1

2.16.6. All homes **must** have allocated parking.

2.16.7. Parking dimensions **should** align with The Place & Movement Planning and Design Guide for Hertfordshire 2024:

- Minimum parking bays 2.5m x 5m
- Minimum disabled parking bays 6.5m x 2.9m (plus 1m clearance)
- In lay-bys or on the public highway, bay lengths **must** be 6 metres
- Internal garage measurements **must** be a minimum 3m x 6m where used and a driveway in front of a garage or gate **must** be set back 6m from the edge of the highway to allow for parking in front of the garage / gates
- Visitor parking **must** be provided in well-designed and dispersed lay-bys and parking courts
- On-plot parking **should** sit to the side of homes where possible to reinforce street definition and enclosure
- Where on-plot parking is located in front of homes, it **must** be broken up with landscape and should be limited to 4no. cars in grouped arrangements

### Parking Ratios: 014.2

2.16.8. Parking provision **should** align with the St Albans City and District Council Draft Local Plan 2041, Regulation 19 and the Local Highway Authority (Hertfordshire County Council):

- 1 bedroom dwellings (including studios): 1.5 spaces (either 1.5 unallocated, or 1 allocated and 0.5 unallocated)
- 2 bedroom dwellings: either 2 spaces (either 2 unallocated or 1 allocated and 1 unallocated) or 2.5 spaces (2 allocated and 0.5 unallocated)
- 3+ bedroom dwellings 2.5 spaces (2 allocated and 0.5 unallocated)

- Residential institutions: 1 space per 5 bed spaces (Residents), Staff living on premises: as above, 1 space per 2 staff (Staff living elsewhere)

2.16.9. For further information on parking ratios, please refer to the St Albans City and District Council Draft Local Plan 2041, Regulation 19 and the latest adopted HCC guidance, found in the Place & Movement Planning and Design Guide for Hertfordshire 2024.

### Cycle Parking: 014.3

2.16.3. Cycle parking provision **should** be of good quality and in accordance with the guidance in Chapter 11 of the Department for Transport's Local Transport Note 1/20 'Cycle Infrastructure Design' and any subsequent guidance / amendments; along with up to date guidance from Hertfordshire County Council.

2.16.4. Cycle parking **must** be secure, covered and conveniently located and provide the following:

- Cycle parking for adapted cycles for disabled people to be 5% of total capacity, co-located with disabled car parking (short stay) and 5% of total capacity co-located with disabled car parking (long stay)
- Cycle parking for Residential to be 1 long stay space per bedroom

2.16.5. For further information on cycle parking requirements please refer to the above guidance.

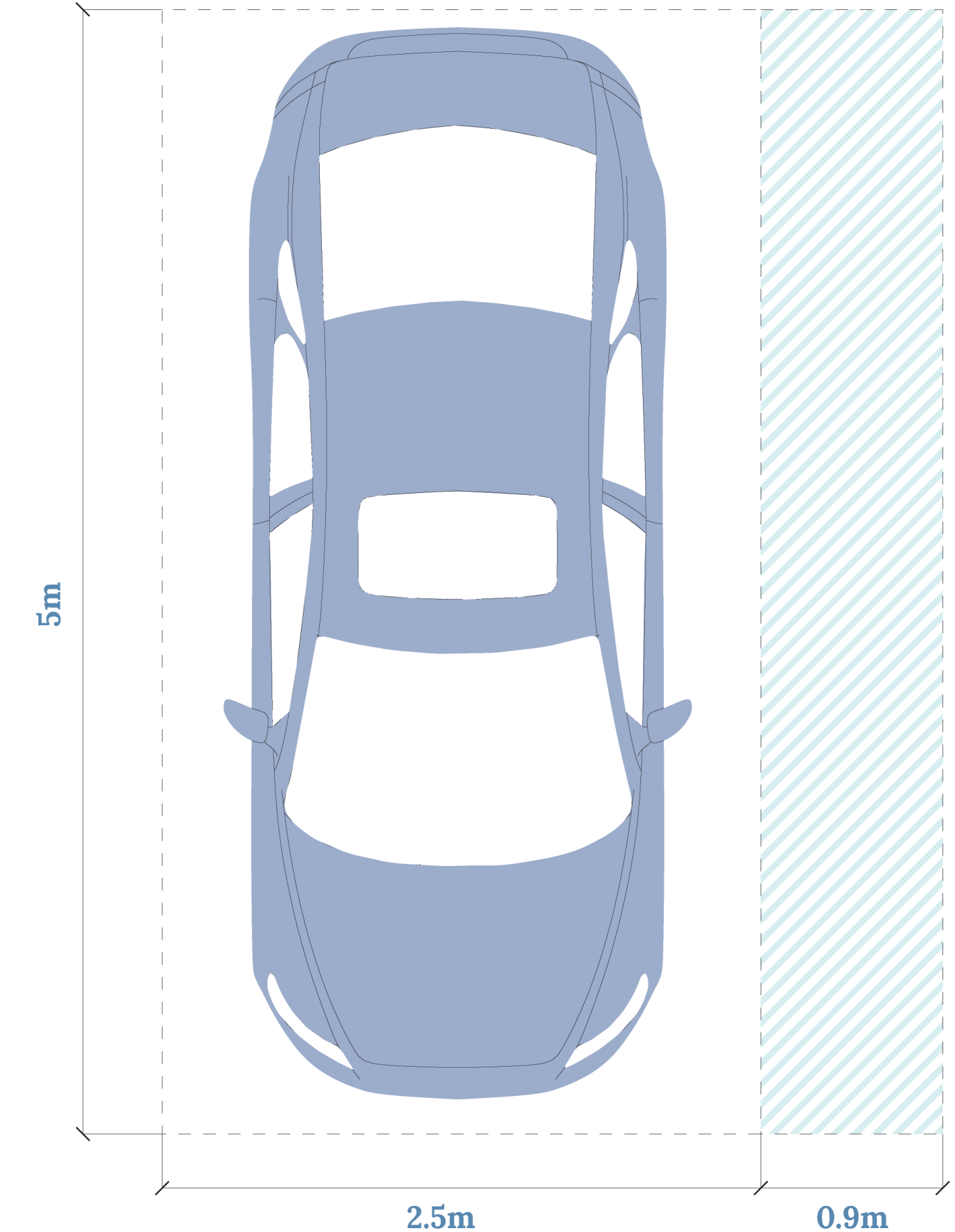


Figure 21. Minimum parking dimensions

## ✿ 2.17. Service Vehicles & Refuse Collection- Design Code: 015

2.17.1. The site **must** be designed to accommodate access for the refuse and emergency service vehicles. Street widths **must** be sufficient to allow parked cars and large vehicles to pass safely and swept path analysis **must** be used to confirm appropriate manoeuvring space and ensure vehicles can exit in forward gear.

2.17.2. A detailed refuse strategy must be provided at Reserve Matters stage. The strategy must be designed in accordance with the St Albans City and District Council Waste and Recycling; Storage and Collection Guidance. New Developments and Conversion design guidance and must comply with the Manual for Streets, current Building Regulations and British standards regarding waste collection.

### 2.17.3. General:

- The maximum distance from the dwelling to the refuse storage area **must** be no more than 30m
- The maximum trundle distance from the refuse vehicle to the bin collection point **should** be a maximum of 10m
- Should a new bin area be built beyond the 10 metre trundle distance, it will become the responsibility of the managing agent or residents to bring the containers within 10 meters on collection day.
- Access for crews to empty containers from edge of properties adjacent to public highway **must** be provided
- The road **must** be an appropriate specification for heavy vehicles
- Steps **should not** hinder bin movements

### 2.17.4. For Houses Only:

- There **should** be a designated space within the property boundary to store 2x240 litre bins, recycling box and food waste caddy
- There **should** be no communal collection point – it **should** be evident to collectors which bin belongs to which property
- Containers **should** be accessible for collection without obstructing vehicles or pedestrians

### 2.17.5. For Apartment Buildings Only:

- Apartment buildings **must** be provided with shared bin stores
- Shared apartment bin stores **must** be large enough to house all necessary bin types as required in the above guidance and should be free from internal obstructions such as taps, pipes, meters etc.

- The path **should** be smooth and level unless the gradient falls away from the housing or chamber, in which case it **should not** exceed 1:14 and should have a minimum width of 2 metres
- 300mm clear space between and around containers should be provided, each bin **must** be accessible and manoeuvrable
- Apartment building bin stores **must** have a minimum working headroom of at least 2m (where bin store is covered)
- Apartment building bin stores **should** be secured using key pad access system or similar locking device to prevent access by non-residents and discourage dumping of large household items
- There **should** be a minimum clearance of 500mm width through any doorway over and above the bin size.
- Consideration **should** be made for the provision of “Keep Clear” markings in front of bin stores and at the designated vehicle access/loading point to ensure accessibility for collections



Figure 22. Outline refuse strategy

# 2.18. Green & Blue Infrastructure - Design Code: 016



2.18.1. The Green and Blue Infrastructure Parameter Plan sets out the strategic frameworks for landscape, open space, drainage and ecology within the development. It supports a landscape-led approach that responds to the site's existing natural features and integrates meaningful green and blue infrastructure throughout. The following pages provide further detail on the landscaping parameters.

## Blue Infrastructure: 016.1

2.18.2. The development **must** incorporate a well-integrated network of Sustainable Drainage Systems (SuDS) to ensure that surface water is managed appropriately on site. The SuDS strategy **must** comply with the requirements of the Lead Local Flood Authority (LLFA) and must not increase the risk of flooding either on the site itself or downstream.

2.18.3. The SuDS approach **must** be based on the four core principles of quantity, quality, amenity and biodiversity. These principles **must** be embedded in the drainage design from the outset, and achieved through a collaborative process involving drainage engineers, ecologists and the wider design team.

2.18.4. Drainage features **must** be designed to accommodate the 1 in 100 year rainfall event plus 40% climate change allowance. Primary attenuation **must** be provided on site through appropriately located basins or storage features. All SuDS features **must** be designed in accordance with current CIRIA guidance, including the SuDS Manual.

2.18.5. Opportunities to integrate SuDS within the street network and open space **should** be explored. Where included, rain gardens or other visible interventions **should** be designed to meet both functional and visual criteria, enhancing biodiversity, supporting surface water management, and contributing positively to public realm character.

2.18.6. The detailed SuDS design **must** be developed at reserved matters stage and informed by site-specific topography, soil conditions and hydrology. SuDS features **must** be considered early in the layout to ensure they can be safely accessed and maintained and integrated as part of a multifunctional network.

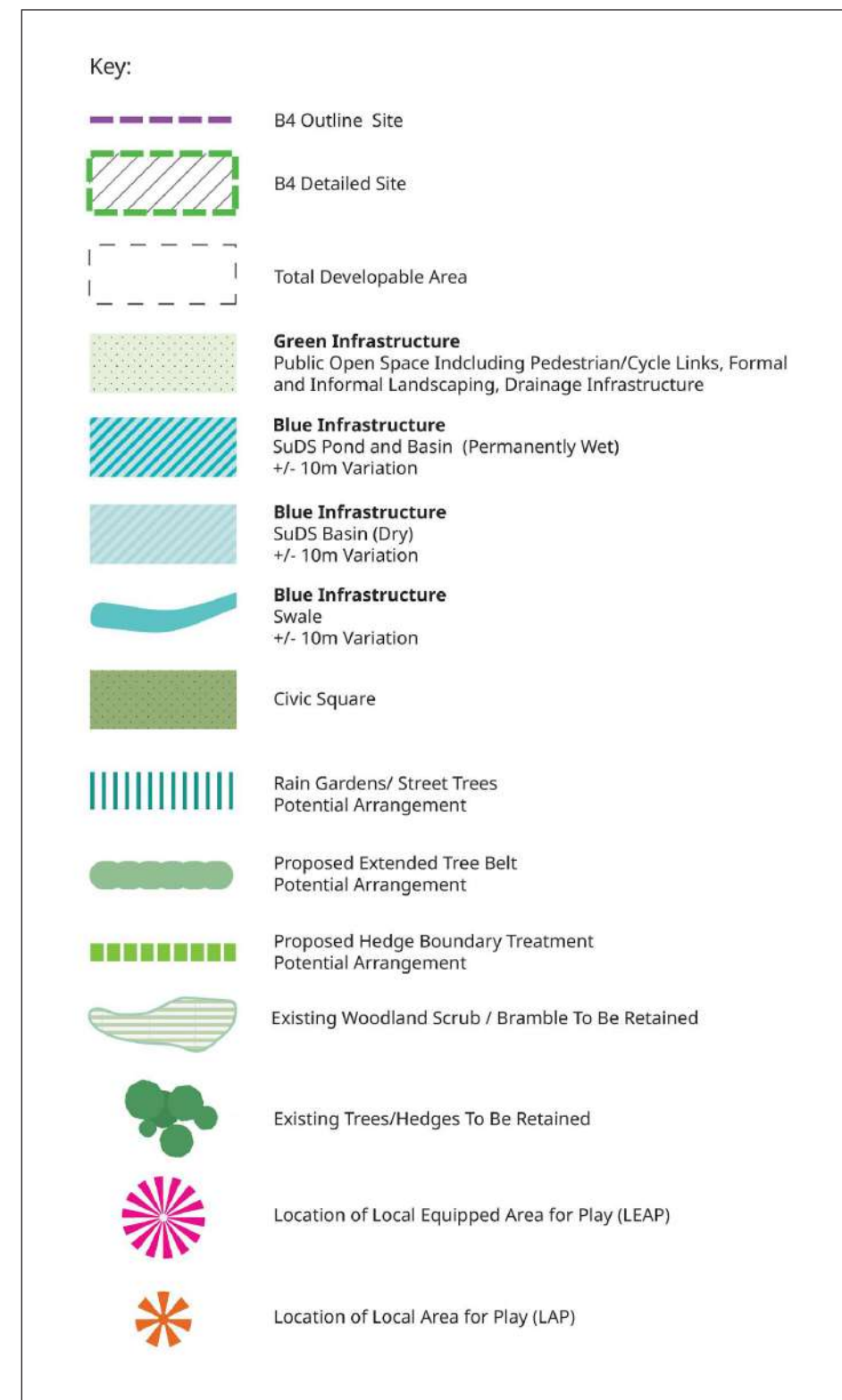


Figure 23. The Green and Blue

## 2.19. Open Space Provision – Design Code: 017

2.19.1. The Green and Blue Infrastructure Parameter Plan sets out the strategic framework for the location of public open space including provision of landscape and play features. The quantum for open space provision are based on the Recommended Open Space Quantity Standards as included in St Albans emerging Local Development Plan 2025 Policy NEB12 . This includes requirements for the provision of different open space typologies and play..

### Open Space Quantity Standards: 017.1

2.19.2. The Development must incorporate open space typologies and required hectareage in accordance with the Open Space Quantity Standards as included in St Albans emerging Local Development Plan 2025 Policy NEB12 . Based on 472 proposed homes, and an average of 2.4 people per household (Office for National Statistics 2022), an area of 6.46 ha must be created for Open Space Provision as set out in the Table.

2.19.3. The open space strategy for the Development must incorporate the overarching principle for the creation of a high quality green spaces accessible for users of all ages and capabilities..

2.19.4. Development proposals must protect and enhance the existing natural assets. This should be achieved by avoiding detrimental impacts upon the existing hedgerows and trees.

2.19.5. Open Space Provision must be designed in a way that maximises BNG and aims to exceed the 10% neutral threshold.

Open Space	Walking Distance (from nearest edge of development site)	Quantum (sqm per peron) Table 12.2	Hectares Required based on 472 homes (1133 people)
<b>Multifunctional Open Space</b>			
<b>Amenity green space (including use as a multi-functional space)</b>	<b>6-minutes / 480m</b>	<b>15.3</b>	<b>1.73 ha</b>
<b>Natural and semi-natural green spaces</b>	<b>9-minutes / 720m</b>	<b>34.6</b>	<b>3.92 ha</b>
<b>Parks and Gardens</b>	<b>9-minutes / 710m</b>	<b>7.1</b>	<b>0.80 ha</b>
<b>Playing pitch provision (financial contribution)</b>		<b>To accord with Sport England Calculator</b>	
<b>TOTAL Multifunctional Open Space</b>		<b>57</b>	<b>6.46 ha</b>
<b>Allotments</b>	<b>1,000 metres</b>	<b>4.5</b>	<b>0.51</b>
<b>Children’s Play Areas</b>		<b>0.6</b>	<b>0.07</b>

## 2.20. Play Provision - Design Code: 018

- 2.20.1. Based on the quantum of play for youth and children from the open space calculations in this Design Code, and open space distribution, the Development must provide a minimum of 12 LAPs and 1 LEAP.
- 2.20.2. The design of the play spaces should use 'Field in Trust Standards: Creating great spaces for all', 2024, as baseline guidance only regarding walking distances, areas. Based on the 'Fields in Trust' guidance, indicative locations of LEAPs and LAPs are shown on the play strategy plan. The locations of the LAPs should be reviewed and adjusted as part of the Reserved Matters applications to ensure appropriate distribution of LAPs throughout the development.
- 2.20.3. Play experiences should be varied and provide different opportunities for social interaction, physical activity, and engage all senses including spaces for quiet.
- 2.20.4. The provision of play must provide spaces and appropriate equipment for teens and girls. Consideration should be given to guidance for inclusive play design, including Make Space for Girls or similar ([www.makespaceforgirls.co.uk](http://www.makespaceforgirls.co.uk)).
- 2.20.5. All play areas must be designed with consideration given to children of all abilities and should include elements that stimulate the senses, such as planting and textured elements.
- 2.20.6. Active travel routes should incorporate opportunities for play on the way. Equipment should incorporate features that promote opportunities for spontaneous and imaginative play.
- 2.20.7. Sightlines must be provided to ensure passive surveillance from nearby dwellings, ATRs or other public spaces.
- 2.20.8. All play spaces must be designed as integrated within the surrounding landscape and should include such elements as earth modelling, planting and meadows.
- 2.20.9. Enclosure should be carefully considered and fencing only used when required from a Health and Safety perspective or for a specific design rationale, such as maintaining dog free areas and zones that are secure for young children.



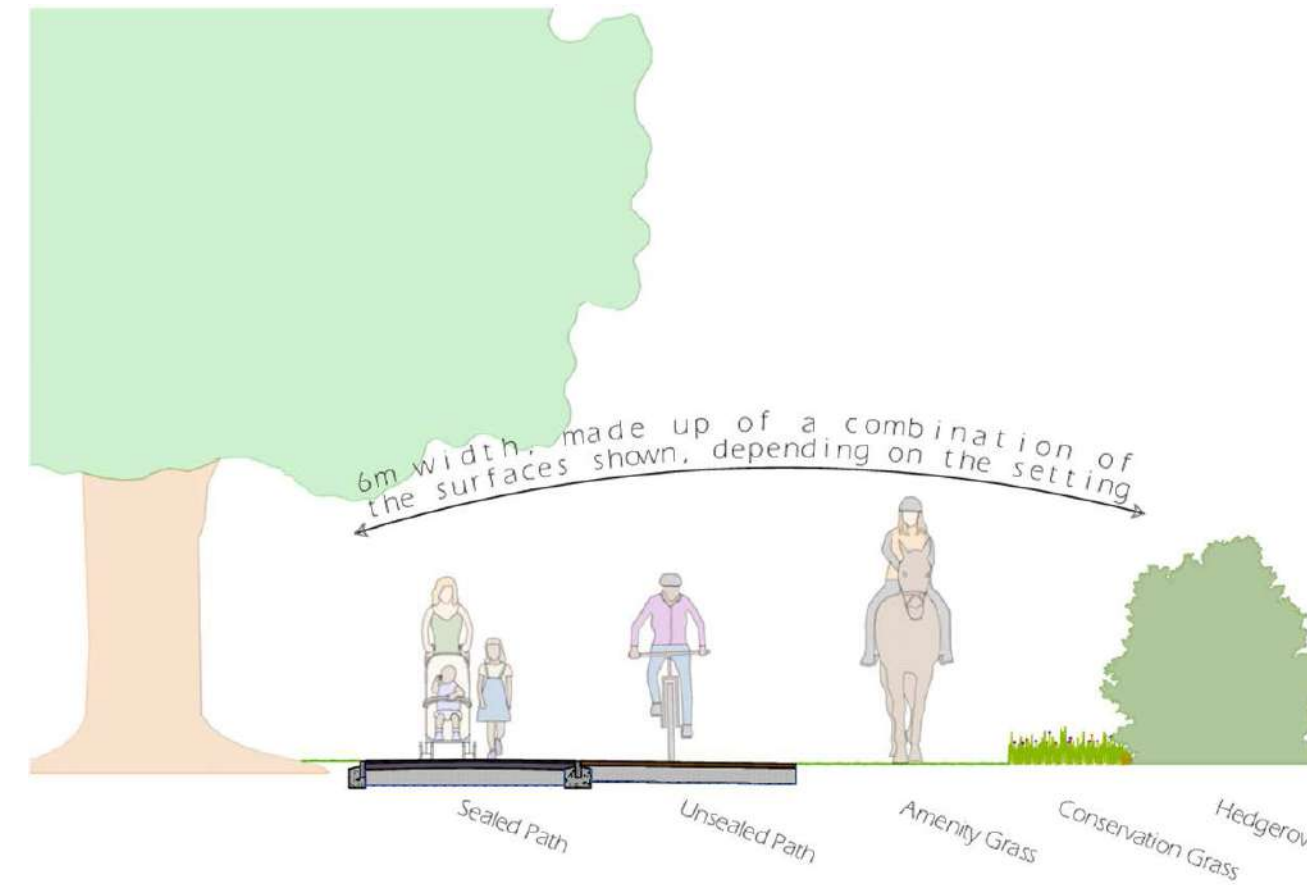
Figure 24. Play Provision across Oaklands Blossom Site

# 2.21.Active Travel Routes - Design Code: 019

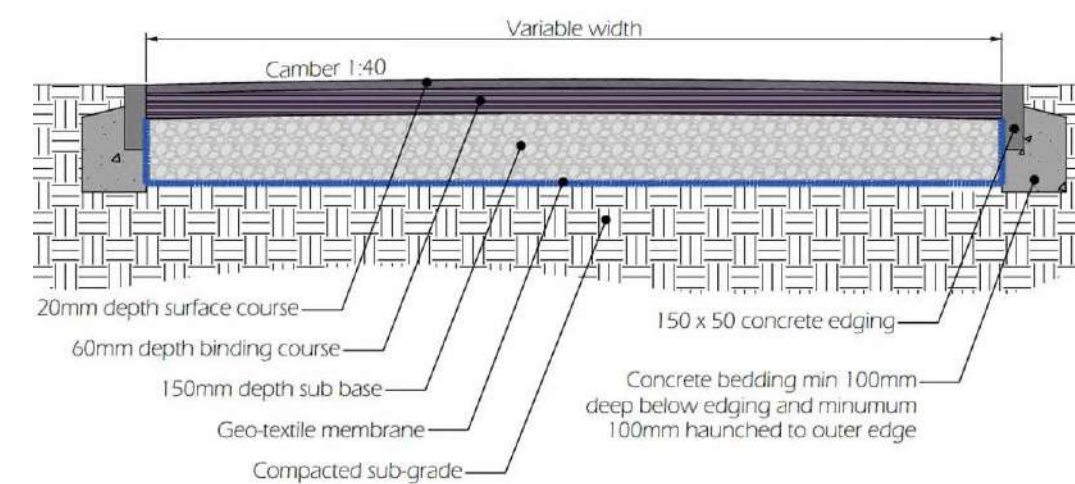
2.21.1. Active Travel Routes (ATR) must be provided in accordance with current HCC guidance for ATRs.

## Active Travel Routes: 019.1

- 2.21.2. Active Travel Routes and bridleways must be designed and surfaced in accordance with HCC's Non-Motorised Routes: A Design Guide, with lighting and signage as appropriate.
- 2.21.3. Where Active Travel Route passes next to parking bays, a 1m wide buffer zone must be provided to prevent cyclists running into opening car doors.
- 2.21.4. ATRs should include signage to aid wayfinding and legibility of the routes both within the site and with respect to wider connections and links to strategic routes.
- 2.21.5. The location and design of ATR should be incorporated into subsequent Reserved Matters applications.
- 2.21.6. Routes should include regular areas for rest with adequate seating opportunities and should also create interest, with play on the way features located in between play areas along routes.
- 2.21.7. Planting should be consider seasonal interest, short grass to sit, tall grass to explore and flowers and fruit, together creating an exciting experience along a journey.
- 2.21.8. Themed routes should be set out to make the routes engaging, highlighting key destination points or features within the development such as different neighbourhoods and features, woodlands and Oaklands College.



### Seaed Path Surface Construction



Note: Where heavy vehicle use is expected sub-base 200mm, bituminous binder course 100mm, bituminous surfacing 45mm. Incorporate geo-textile synthetics where ground requires stabilisation.

### Specification Examples

For routes providing for all types of non-motorised transport. 6m of path made up from the modules below depending on the setting.

hedge		wildlife margin		amenity margin		unsealed surface	sealed surface
1m	1m	1m	1m	1m	1m	2m	2m

Additional 0.5m widths can be used providing the minimum width is met.

#### Urban

Likely to require a sealed surface due to high-level and type of every-day use, routes to employment, education, retail, public transport. Pedestrians and cyclists may be segregated depending on the expected level of use.

A	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
B	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
C	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
D	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass

#### Semi-urban

Likely to require a sealed surface, but also leisure route.

E	**	Sealed	Unsealed	Grass	Grass	Grass	Grass
F	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
G	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
H	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
I	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass

#### Semi-rural/rural

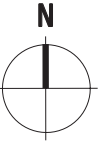
Where unsealed surface is required due to level and type of use.

J	**	Sealed	Unsealed	Grass	Grass	Grass	Grass
K	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
L	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass
M	Sealed	Unsealed	Grass	Grass	Grass	Grass	Grass

\*\* 3m grass margin for bridleway (horse use).

Figure 25. Active Travel Routes and Bridleway Details

# 2.22. Hard Landscape Materials - Design Code: 020



- 2.22.1. The Hard Landscape Materials Palette must be used for the design of subsequent RM applications, in keeping with the materials specified in Phase 1 of Oaklands Blossom. The palette responds to specific functions and locations of zones while ensuring uniform solutions are applied across the site to create a legible public realm and streetscape.
- 2.22.2. Permeable paving is used for all road surfaces, with a specific palette of colours and detailing for each road type: primary road; secondary streets and tertiary streets to create a legible streetscape.
- 2.22.3. Carefully designed sides of two dry SUDS basins must provide access to landscape features of recreational function such as informal play features, boulders, earth mounding, and timber seating.
- 2.22.4. The Western Boundary and Central Open Space materials should be consistent with the finishes delivered as a part of Phase 1 Oaklands Blossom Landscape Design.
- 2.22.5. The Eastern Boundary and Habitat Corridor Landscape Character Areas should be semi-natural in character and accommodate occasional LAP equipment. The play features must be natural in character and utilise informal play features and earth mounding as play features, with natural materials such as wood, wood chippings, sand; and boulders specified wherever appropriate.

Key:

- B4 Outline Site
- B4 Detailed Site
- Total Developable Area
- Indicative Primary Vehicular Route Potential Alignment +/- 10m Variation
- Indicative Secondary Vehicular Route Potential Alignment +/- 10m Variation
- Indicative Tertiary Vehicular Route Potential Alignment +/- 10m Variation
- Indicative Active Travel Link (Shared Pedestrian/Cycl) Potential Alignment +/- 10m Variation
- Public Right of Way (Bridleway)
- Indicative Pedestrian Route (School Only)
- Shared Surface Potential Alignment +/- 10m Variation
- Emergency Vehicular Route
- Proposed New Bus Route through the site
- Proposed New Toucan Crossing
- Main Vehicular Route
- Emergency Access
- Pedestrian/Cycle Access
- Pedestrian Only Access

Primary Street



Tarmac footpath and roads  
Secondary Street



Tarmac footpath and roads

Grey header stretcher bond to banding to sides

Tertiary Street



Brindle permeable pavers to road

Flush textured kerbs

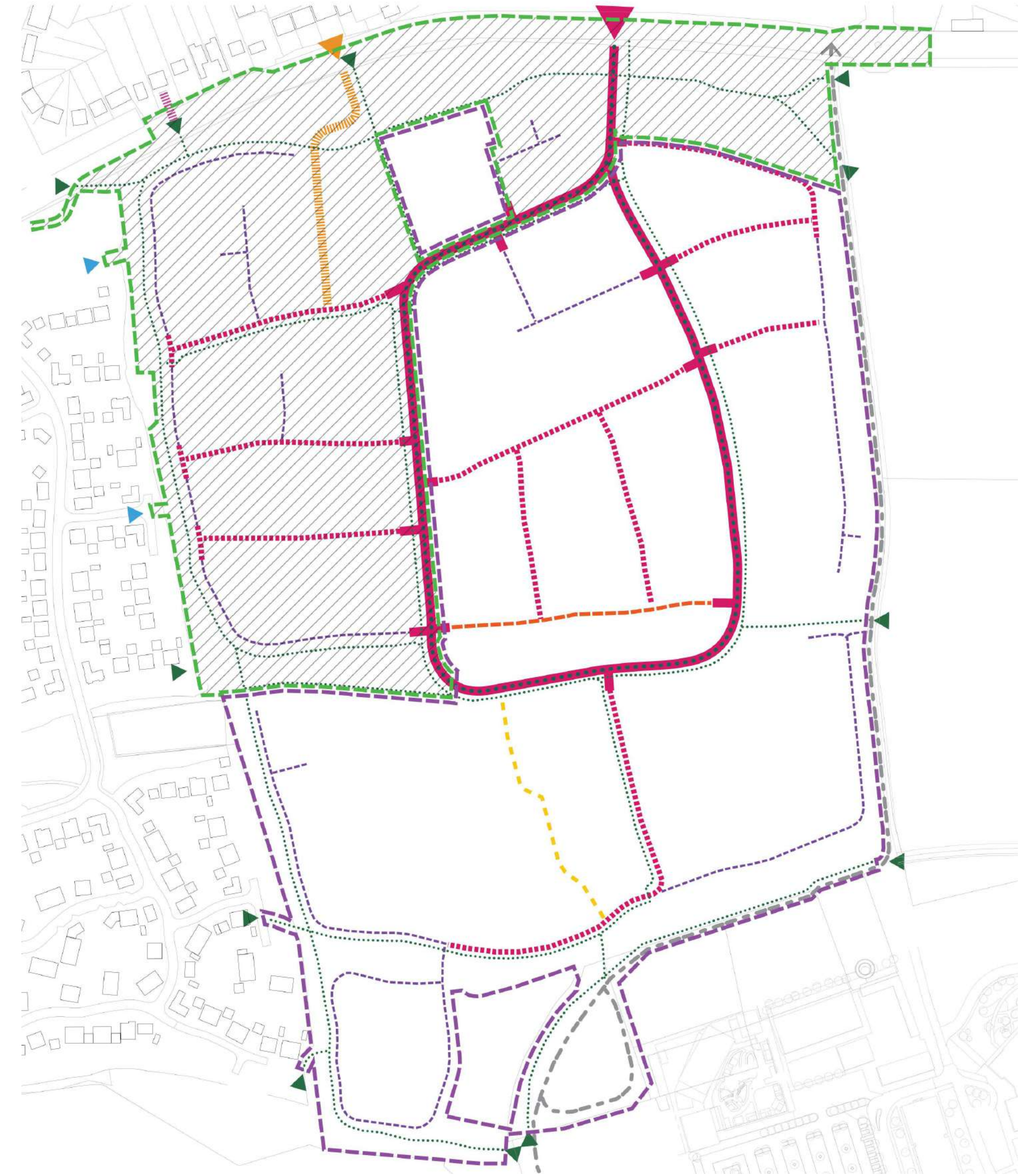
Open Space



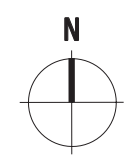
Tarmac footpaths & cycle ways

Self binding gravel

Mown paths



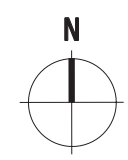
## 2.23. Planting Strategy - Design Code: 021



### Street Planting: 021.1

- 2.23.1. The primary route must integrate rain gardens along the main road loop to capture and filter stormwater, improve water quality, and introduce greenery into the streetscape.
- 2.23.2. Blossoming trees must be provided along key primary connections to form continuous tree-lined corridors that act as landmarks and aid wayfinding and reflect the development's identity and support a sense of arrival.
- 2.23.3. The streetscape design must include a balanced combination of hard and soft landscaping to create a functional, welcoming, and ecologically sustainable public realm.
- 2.23.4. Street trees of native species must be planted along sidewalks to provide shade, reduce heat, and visually soften the street environment.
- 2.23.5. Shrubs and perennial plantings should be low-maintenance, offering seasonal variation and encouraging biodiversity where space allows.
- 2.23.6. Residential plot boundaries along the primary route should be defined by ornamental hedges complemented by occasional blooming tree planting, adding visual interest and softness to the streetscape.
- 2.23.7. Boundaries at the front of dwellings on secondary roads must consist of a low ornamental hedge, incorporating a mix of evergreen and species with decorative foliage.
- 2.23.8. Edges along tertiary roads adjacent to the western and eastern boundaries should be less formal, defined by low planting beds that open directly to the green buffer.

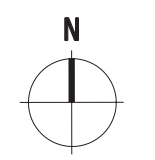




### Site wide Planting Strategy: 021.2

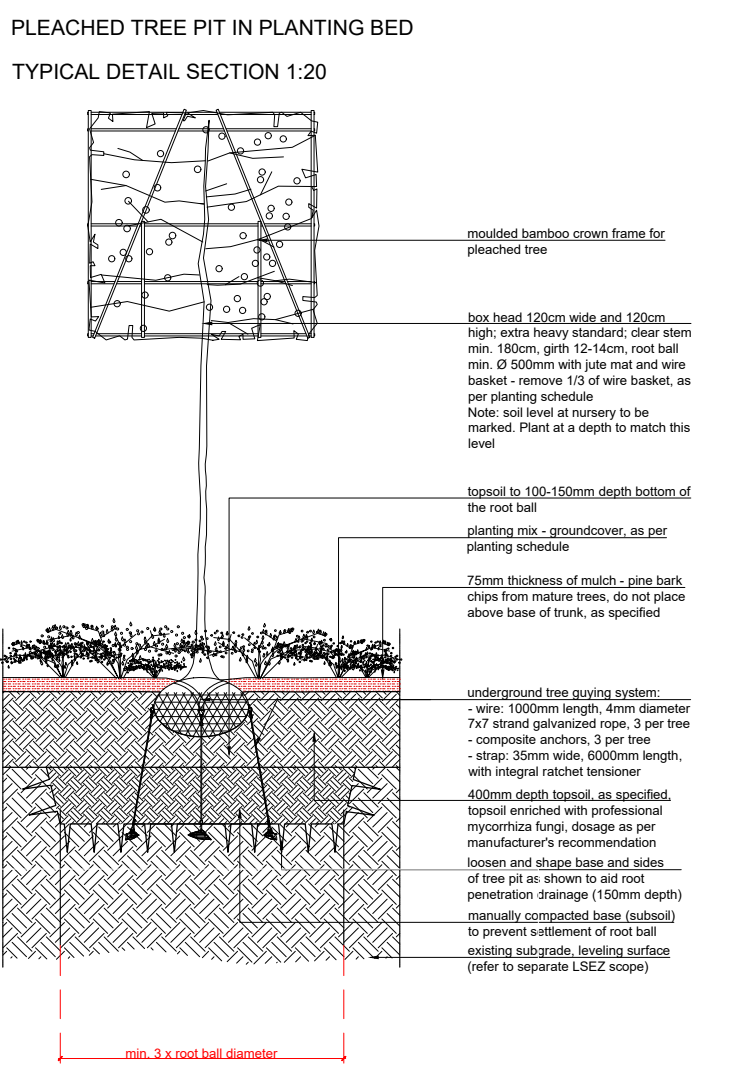
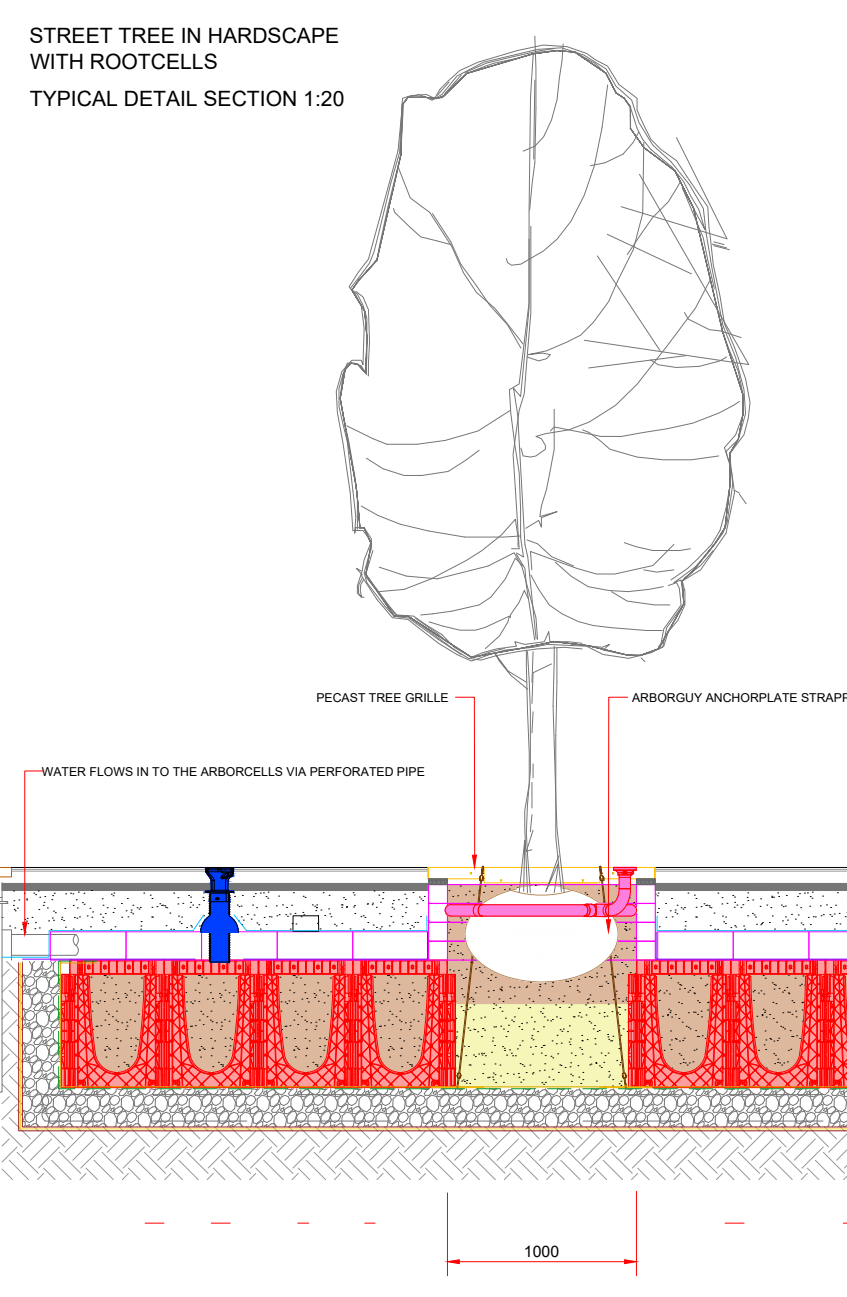
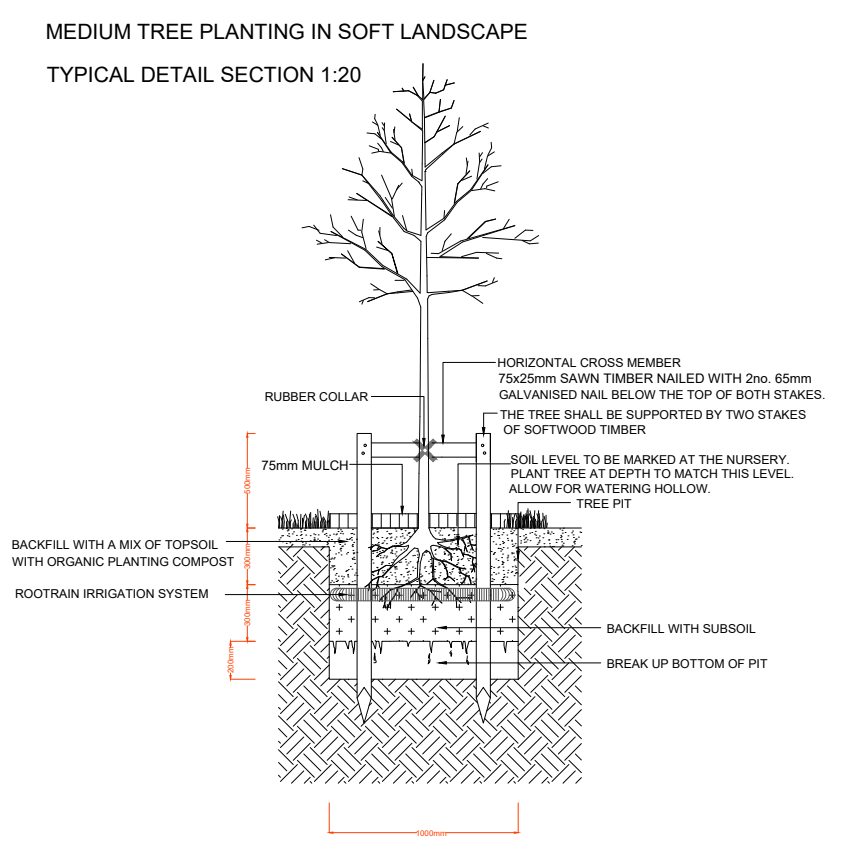
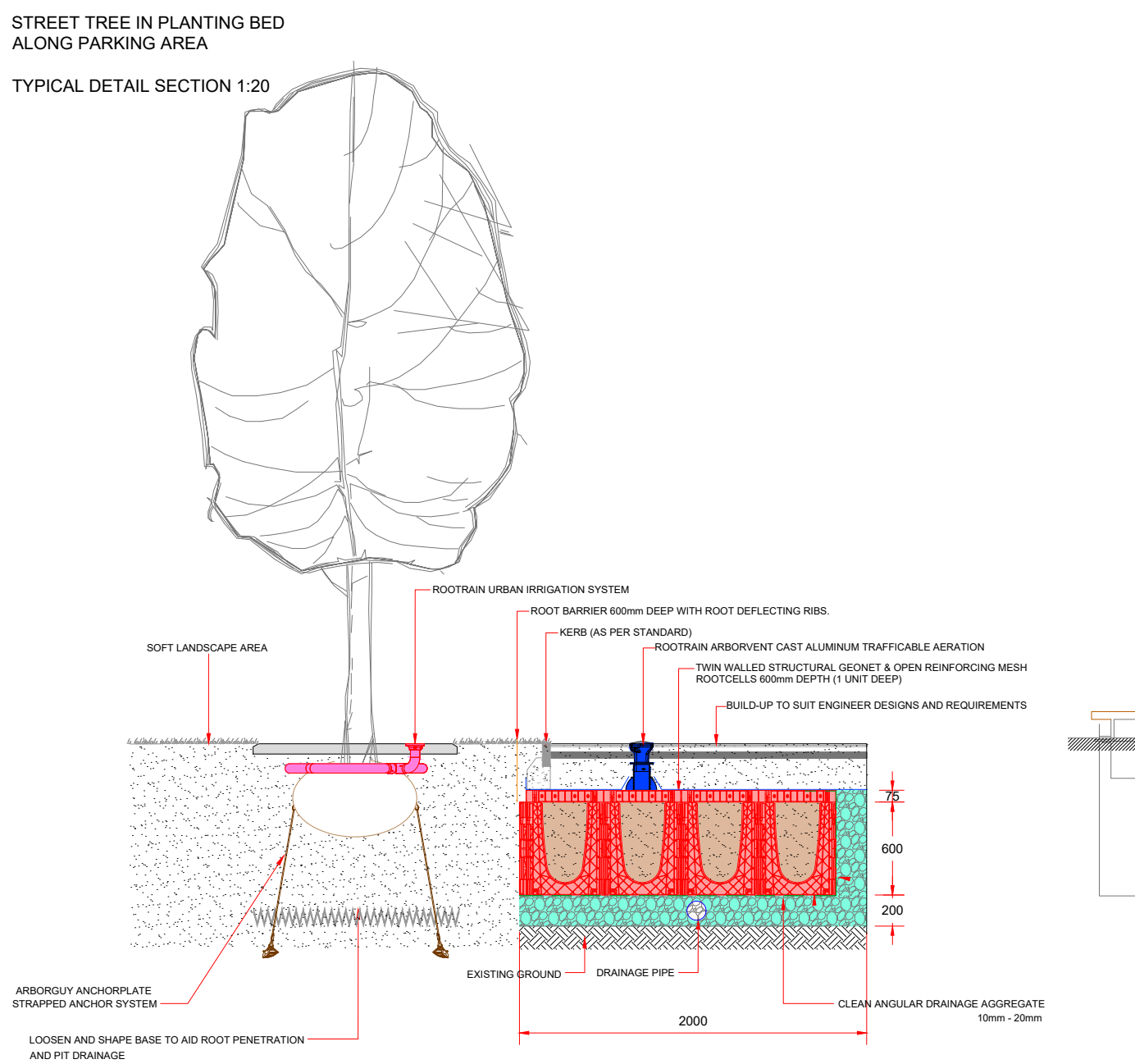
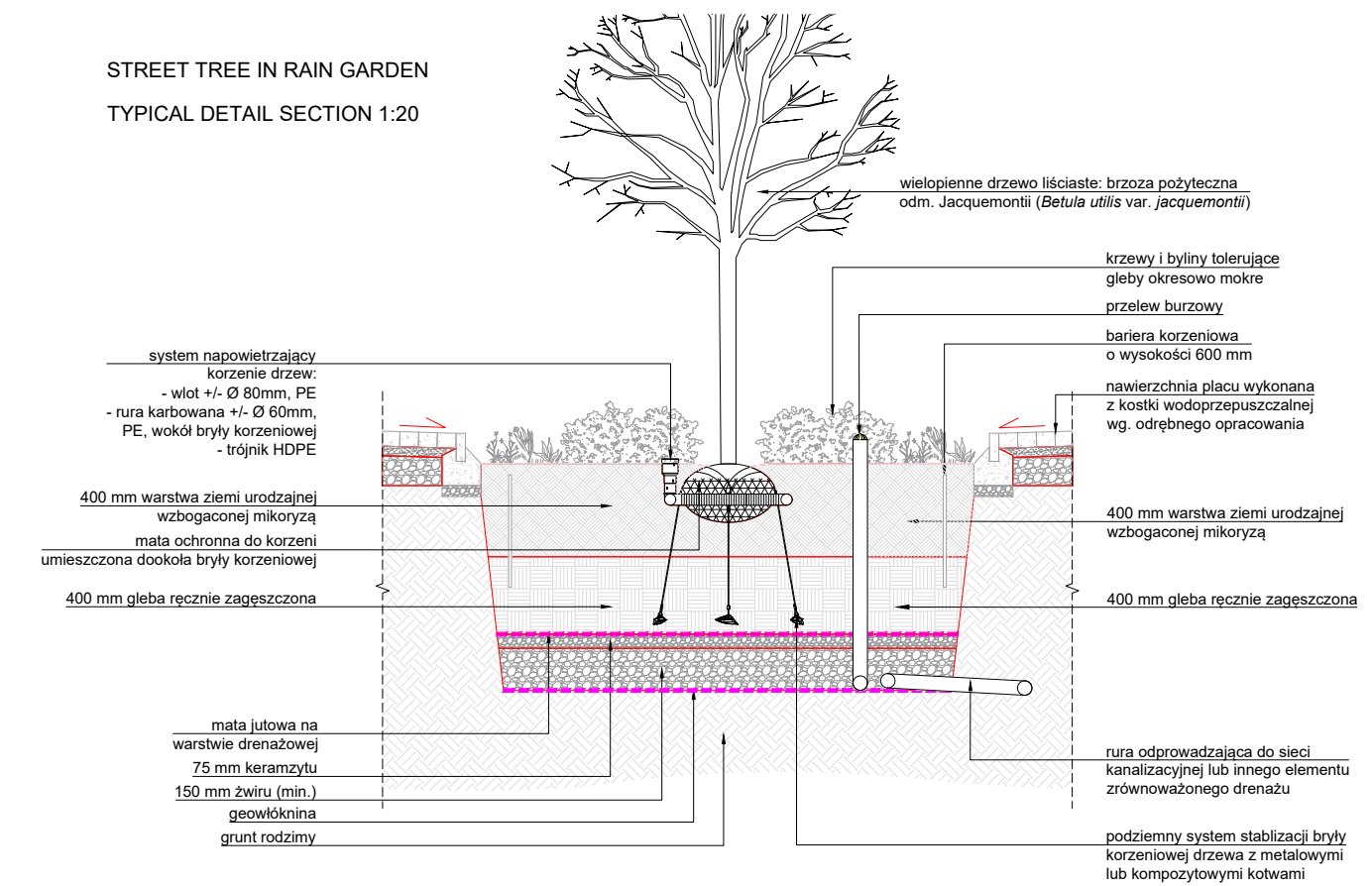
- 2.23.9. Generally, plant species selection must be guided by the intended function and character of the spaces into which the planting is being installed. The trees shown in the subsequent palettes are indicative and should be used as a guide.
- 2.23.10. The trees should be locally grown and sourced.
- 2.23.11. Plant biosecurity must be considered as a priority and therefore a diversity of species must be planted throughout the site and the planting installed on site should evolve over time and take account of any future emergence of pests and diseases. Reference to DEFRA's Plant Biosecurity strategy for Great Britain should inform this.
- 2.23.12. Species for pollinators must be used extensively throughout planting designs.
- 2.23.13. Planting must follow best practice guidance for sustainability in choice of plant species, mix, planting specification and future resource requirements, including water uptake, but also the technical requirements of the National Joint Utilities Group (NJUG) and the National House Building Council (NHBC) Chapter 4.2 - Building near trees.
- 2.23.14. The tree planting mix should be developed from the planting palette provided on the following pages. There must be a focus on achieving a diverse and resilient tree cover for the site to complement existing tree species present in the local area.
- 2.23.15. The mature height and spread of tree branches and roots, leaf fall and other characteristics must be considered when identifying suitable planting mixes, to achieve a harmonious and sustainable relationship between trees and their proposed locations.
- 2.23.16. New trees must be sourced, handled, planted and maintained in accordance with the principles of the British Standards Institution (BSI) BS8545: 2014 Trees: from the nursery to independence in the landscape- recommendations.
- 2.23.17. New trees must be positioned in accordance with British Standard 5837: 2012 Trees in relation to construction, using the minimum planting distances from new features to prevent direct damage to services and structures from future tree growth.
- 2.23.18. A bias towards trees of a large ultimate size (where suitable for a given location) should be followed to maximise future canopy cover, provide visual amenity and ecosystem services.
- 2.23.19. Trees should be secured using the following methods: single staking for trees of less than 10-12cm girth; double staking for trees of 10-12cm to 18-20cm girth, underground guying for trees of 18-20cm girth and above.





## Site wide Planting Specifications: 021.3

- 2.23.20. Trees must be planted into areas with sufficient rooting volumes to enable the tree to flourish and reach its natural size and habit. In order to achieve this, underground structural cells should be used where rooting volume is limited by adjacent hard standing or structures, such as in verge planting
- 2.23.21. Root barriers should be used to prevent tree roots impacting upon hard standing areas and adjacent underground services and utilities.
- 2.23.22. Trees should be watered through irrigation systems to maintain field capacity until established.
- 2.23.23. Trees should be mulched and protected from rabbits and deer during the establishment period.
- 2.23.24. Transplant and feathered tree stock should be protected once planted through the use of protective tubes, spiral guards or mulch mats.
- 2.23.25. Details of maintenance during establishment period and post-establishment period must be included in subsequent RM applications.



## Landmark Trees and Specimen Shrubs: 021.4

- 2.23.26. Focal trees should create new landmarks, define key spaces and create stand out displays of colour, foliage or form, provide landmarks intended to aid wayfinding and mark path intersections, and reinforce path alignment.
- 2.23.27. Focal trees should be used within streets at key locations to mark intersections and changes in direction or help slow the pace of the street. These accent and feature trees should be larger specimens in a different form to those used elsewhere.
- 2.23.28. Tree positions must be coordinated with visibility splays and underground utilities in order to avoid any conflicts.
- 2.23.29. Focal trees should be used in open space areas as focal points within vistas and reinforce the hierarchy of spaces, provide a backdrop within the landscape and used to frame or reinforce key vistas to and from the Site.
- 2.23.30. Focal point trees must be secured using underground guying due.
- 2.23.31. Landmark trees species should be selected from the table 'Landmark Trees'



*Liriodendron tulipifera*  
Tulip Tree 'Golde Sun'



*Acer platanoides* 'Crimson King'  
Norway Maple 'Crimson King'



*Malus Royalty*  
Royalty Crabapple



*Syring vulgaris*  
Common Lilac



*Syring vulgaris*  
Wedding Cake Tree

Landmark trees				
Ref	Latin Name	English Name	Size (cm)	Description
1	<i>Acer platanoides</i> 'Crimson King'	Crimson King Norway Maple	12-15 (height) × 6-12 (spread)	Medium-sized deciduous tree with large dark purple leaves all summer, tolerant of various soils and urban pollution.
2	<i>Cornus controversa</i>	Giant Dogwood	10-15 (height) × 10-12 (spread)	Large deciduous tree with tiered branches and white flowers, good for shade and varied soil conditions.
3	<i>Liriodendron tulipifera</i> 'Fastigiata'	Fastigate Tulip Tree	20-25 (height) × 6-8 (spread)	Tall columnar tulip tree with distinctive tulip-shaped leaves and yellow-green flowers, prefers moist well-drained soil.
4	<i>Liquidambar styraciflua</i> 'Golden Sun'	Golden Sun Sweetgum	15-20 (height) × 10-12 (spread)	Medium tree with star-shaped leaves turning golden in autumn, thrives in fertile moist soils.
5	<i>Magnolia stellata</i>	Star Magnolia	8-12 (height) × 6-8 (spread)	Small tree with fragrant white star-shaped flowers in early spring, suited to sheltered garden spots.
6	<i>Malus</i> 'Royalty'	Royalty Crabapple	4-7 (height) × 4-7 (spread)	Ornamental crabapple with deep purple foliage and bright red fruits, flowers in spring.
7	<i>Paulownia</i>	Paulownia (Empress Tree)	15-25 (height) × 10-15 (spread)	Fast-growing tree with large heart-shaped leaves and spectacular violet flowers, prefers sunny, sheltered sites.
8	<i>Platanus x hispanica</i>	London Plane	20-30 (height) × 15-25 (spread)	Large deciduous tree, highly tolerant to urban pollution, known for patchy bark and broad canopy.
9	<i>Pinus nigra</i>	Austrian Pine	20-30 (height) × 6-12 (spread)	Evergreen conifer with dark green needles, tolerant of harsh soils and conditions, excellent for shelterbelts.
10	<i>Prunus cerasifera</i> 'Pissardi'	Pissard's Plum	5-7 (height) × 4-6 (spread)	Deciduous tree with deep purple foliage all summer and pink spring flowers, prefers sunny position.

Specimen shrubs				
Ref	Latin Name	English Name	Size Range (cm)	Description
1	<i>Amelanchier x lamarckii</i>	Juneberry, Serviceberry	4-6m x 3-6m	Deciduous small tree or large shrub with star-shaped white spring flowers, edible berries, and red autumn color; very hardy.
2	<i>Syringa vulgaris</i>	Common Lilac	6-7m x 4m	Large multi-stemmed deciduous shrub with fragrant purple or white spring flowers in dense panicles; widely cultivated.
3	<i>Cornus controversa</i>	Wedding Cake Tree (Giant Dogwood)	Up to 15m x 8m	Deciduous tree with layered horizontal branches, creamy white flowers in wide clusters, black fruits, and purple autumn foliage.

## Street Trees: 021.5

- 2.23.32. Street trees should enliven the streetscape, improve air quality, provide shading and cooling, and contribute opportunities for local wildlife habitats whilst reinforcing townscape character, strengthen spatial definition, and provide rhythm and continuity along streets.
- 2.23.33. All street tree planting must respect visibility requirements and public safety considerations while delivering ecological, climatic, and placemaking benefits.
- 2.23.34. Avenues of trees must be introduced along primary and secondary routes to establish rhythm, order, and consistent street structure.
- 2.23.35. The scale and species of trees must be appropriate to the hierarchy of the street, reflecting width, function, and architectural context.
- 2.23.36. Trees adjacent to pedestrian routes and main walking corridors must have a minimum clear stem of 2 metres for visibility, pedestrian comfort, and accessibility.
- 2.23.37. Tree locations must avoid conflicts with underground services, street furniture, lighting, and visibility splays. Root barriers must be used where trees are located near underground infrastructure to prevent future conflicts.
- 2.23.38. Climate-resilient and pollution-tolerant species should be prioritised, with a preference for species of high habitat value.
- 2.23.39. Where possible, species should provide seasonal variation, showcasing blossom, autumn colour, and winter form.
- 2.23.40. Species selection must consider eventual size, canopy spread, root system characteristics, and tolerance of urban constraints (heat, drought, compaction).
- 2.23.41. Street trees should be planted in soft verges wherever possible to promote natural root development and stormwater infiltration.
- 2.23.42. Where trees are installed in hard standing areas, tree pits must be designed to facilitate sufficient rooting volume for long-term health.
- 2.23.43. Soil volume provision must be tailored to species requirements, with consideration of structural soil cells to achieve adequate rooting space where space is restricted.



Crataegus laevigata 'Paul's Scarlet'  
Midland Hawthorn



Crataegus monogyna  
Common Hawthorn



Carpinus betulus  
Hornbeam



Tilia cordata 'Streetwise'  
Small-leaved Linden



Prunus avium  
Wild Cherry

Ref	Street trees			
	Latin Name	English Name	height x spread (m)	Description
1	Acer platanoides 'Globosum'	Norway Maple	10-18 x 8-10	Medium-sized deciduous tree with striking white peeling bark, upright habit, yellow autumn leaves, hardy and ornamental.
2	Acer platanoides 'Columnare'	Norway Maple	10-18 x 8-10	yellow autumn leaves
3	Quercus palustris 'Fastigiata'	Upright English Oak	10-12 x 2-4	gold coloured flowers (in May), red autumn leaves
4	Betula utilis	Himalayan Birch	10-18 x 8-10	Medium-sized deciduous tree with striking white peeling bark, upright habit, yellow autumn leaves, hardy and ornamental.
5	Carpinus betulus 'Fastigiata'	Fastigate Hornbeam (1st)	17-22 x 7-15	Narrow columnar cultivar of native hornbeam, dense foliage, suitable for urban and formal gardens.
6	Carpinus betulus	Hornbeam	15-20 x 10-20	Medium-sized tree with corrugated leaves and smooth grey bark, slow growing, useful for hedging and wildlife.
7	Crataegus laevigata 'Paul's Scarlet'	Midland hanthorn	8-10 x 3-6	Narrow tree, ornamental pink flowers, suitable for street planting
8	Crataegus monogyna	Common hawthorn	4-8 x 4-8	Rounded tree with dark green lobed leaves, white flowers in late spring, red edible berries in autumn.
9	Prunus avium 'Plena'	Double-flowered Wild Cher	7-12 x 8	Ornamental form of wild cherry with double white flowers in spring, medium size.
10	Tilia cordata 'Streetwise'	Streetwise Small-leaved Lin	5-10, 4-6	Urban-tolerant cultivar of small-leaved lime, compact growth suitable for street planting.
11	Platanus x hispanica 'Alphen's Globe'	Alphen's Globe London Pla	5-6 x 3-5	Globe-shaped cultivar of London plane with dense canopy, suitable for urban planting.
12	Populus tremula 'Erecta'	Swedish Columnar Aspen	10-15 x 2	Narrow, upright aspen with rounded leaves turning golden-orange in autumn, fast growing and ornamental.

## Parkland Trees: 021.6

- 2.23.44. The retention of existing trees and hedgerows along site perimeters must form a fundamental component of the green infrastructure strategy.
- 2.23.45. High habitat value trees must be planted to supplement and enhance existing habitats, strengthening ecological corridors and site character.
- 2.23.46. A balanced mix of deciduous and evergreen species must be included to provide year-round structure, seasonal variety, and diverse ecological functions. Associated planting layers (shrubs, groundcover, or grasses) should be integrated around trees to reinforce habitat value.
- 2.23.47. Tree planting must reflect local soil conditions and be resilient to climate change impacts, including drought, pests, and extreme weather.
- 2.23.48. Trees should contribute to food provision for pollinators, insects, birds, and small mammals, supporting a wide range of trophic levels. A mix of flowering and fruit-bearing species must be included to extend food provision over multiple seasons.
- 2.23.49. Trees should include a hierarchy of small, medium, and large growth forms to establish a layered, multi-layer habitat structure.
- 2.23.50. New trees must be clustered in groups, groves, or copses to reflect natural patterns and create a layered structure of small, medium, and large trees to mimic natural woodland stratification.
- 2.23.51. Trees must not obstruct key sight lines, street visibility splays, or conflict with SuDS infrastructure without demonstrating integrated design solutions.
- 2.23.52. Trees must be planted at appropriate densities, balancing ecological effectiveness with spatial character. Mulching and watering systems must be provided during establishment to ensure survival under variable climate conditions.
- 2.23.53. Tree planting must be designed with use of the species presented in table 'High Habitat Value Trees'.



Prunus avium  
Wild Cherry



Betula pubescens  
Downy Birch



Sorbus aucuparia  
Rowan



Sorbus aria  
Whitebeam



Quercus petraea  
Sessile Oak

Ref	Parkland trees			
	Latin Name	English Name	Size (m)	Description
1	Acer campestre	Field Maple	10-15 (height) × 5-10 (spread)	Native small to medium tree, common in hedgerows, tolerates various soil types, good autumn color.
2	Alnus glutinosa	Common Alder	15-20 (height) × 7-12 (spread)	Native tree thriving in wet or boggy soils, found near water bodies, supports diverse wildlife.
3	Betula pubescens	Downy Birch	15-20 (height) × 6-8 (spread)	Native pioneer species, fast-growing, tolerates poor soils and wet conditions, with soft hairy shoots.
4	Prunus avium	Wild Cherry	15-20 (height) × 10-15 (spread)	Medium deciduous tree with white spring blossoms and red fruits, native to UK woodlands and hedgerows.
5	Pinus nigra	Austrian Pine	20-30 (height) × 6-12 (spread)	Evergreen conifer, not native but well-adapted, tolerant of poor soil and urban conditions, used for shelterbelt and timber.
6	Prunus padus	Bird Cherry	10-15 (height) × 6-8 (spread)	Native small tree with almond-scented cream-white flowers, typical of woodlands and damp areas.
7	Quercus petraea	Sessile Oak	20-25 (height) × 15-20 (spread)	Native large oak species, important for biodiversity, distinguished by stalkless acorns and longer leaf stalks.
8	Quercus robur 'Fastigiata'	Fastigate English Oak	12-18 (height) × 6-8 (spread)	Columnar form of native English oak, slower growing, suitable for tighter spaces, retains biodiversity value.
9	Sorbus aucuparia	Rowan (Mountain Ash)	8-15 (height) × 5-8 (spread)	Native small tree with pinnate leaves, white flowers, bright red berries attractive to birds in autumn.
10	Sorbus aria	Common Whitebeam	8-12 (height) × 4-8 (spread)	A medium-sized deciduous tree with dark green leaves white-felted beneath, white spring flowers, and red berries in autumn. Often used ornamentally and valued for wildlife.
11	Tilia cordata	Small-leaved Lime	20-30 (height) × 10-12 (spread)	Native tree with heart-shaped leaves, fragrant flowers, important for pollinators, grows well in fertile soils.

## SuDS Trees: 021.7

- 2.23.54. SuDS trees must be integrated into the streetscape and open spaces as part of the sustainable drainage system, providing both water management and ecological functions.
- 2.23.55. SuDS tree planting should contribute to shading, air quality improvement, biodiversity, and long-term placemaking, in addition to stormwater attenuation.
- 2.23.56. SuDS trees must be located in areas where they can directly intercept, store, and filter surface water runoff, such as rain gardens, tree pits, or permeable paving zones.
- 2.23.57. SuDS trees should not obstruct pedestrian routes or vehicle sightlines and must comply with road safety visibility requirements.
- 2.23.58. SuDS trees must be species tolerant of variable wet and dry conditions, with a demonstrated resilience to urban stress (e.g., compaction, pollution, salt).
- 2.23.59. SuDS trees should have a growth habit appropriate to their location, ensuring sufficient clearance for pedestrians, cyclists, and vehicles.
- 2.23.60. SuDS tree pits within rain gardens and other retention features must be designed with engineered soils or structural tree cells to support root growth and maximize water infiltration. A minimum soil volume of 15 m<sup>3</sup> per tree must be provided for primary street planting.
- 2.23.61. SuDS tree pits must connect to adjacent drainage infrastructure to allow inflow and infiltration of stormwater.
- 2.23.62. Tree pits should include a mulch layer or permeable surface treatment to reduce evaporation and suppress weeds.
- 2.23.63. SuDS trees must be provided with an irrigation and aeration system to ensure successful growth in the first five years.
- 2.23.64. Companion planting of groundcover, grasses, or shrubs should be incorporated around tree bases to slow runoff, enhance biodiversity, and reduce maintenance requirements.
- 2.23.65. A minimum 5-year maintenance plan must be in place, including watering, mulching, pruning, and replacement of failed trees.
- 2.23.66. SuDS trees should be designed with use of the species included in appropriate locations category as presented the tables 'SuDS trees'



Salix fragilis  
/Crack Willow



Prunus padus  
/Wild Cherry



Betula pubescens  
/Downy Birch



Populus tremula  
/Aspen



Sorbus aucuparia  
/Rowan

Ref	SuDS trees			
	Latin Name	English Name	Height x spread (m)	Description
1	Acer campestre	Field Maple	10-15 × 5-10	Small to medium deciduous tree, native to UK, common in hedgerows and woodlands, tolerant of various soils.
2	Betula pubescens	Downy Birch	15-20 × 6-8	Pioneer species in damp or poor soils, deciduous with fuzzy shoots, common in northern/wet UK areas.
3	Salix purpurea 'Nana'	Dwarf Purple Willow	2-3 × 2-3	A dwarf cultivar of purple willow, small shrub form, often used in garden or wetland planting.
4	Sorbus aucuparia	Rowan (Mountain Ash)	8-15 × 5-8	Native small tree, bright red berries in autumn, supports birds and insects, tolerates various soils.
5	Prunus padus	Bird Cherry	10-15 × 6-8	Native tree with fragrant white flowers in spring, found in woodlands and hedgerows.

