

EAST OF STEVENAGE

Master plan vision

Pigeon Land Ltd and Hythe Ltd
August 2018

FINAL

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Introduction

Background

This Master plan vision document ('the Master plan') has been prepared by Terence O'Rourke, on behalf of Pigeon Land Ltd ('Pigeon') and Hythe Ltd (the Landowner), in support of a high quality landscape-led sustainable neighbourhood on Land East of Stevenage (the 'Site').

The Master plan has been produced in response to the requirements of District Plan policy DES1 (Master planning), policy EOS1 (Land East of Stevenage) and other relevant provisions set out within the District Plan. It builds upon previous work that has informed the allocation of the Site within the East Herts District Plan. It has been the subject of engagement with local and parish councils, the wider community and other local stakeholders, and represents the next stage in the evolution of the scheme.

The Master plan is based upon a thorough and comprehensive assessment of the Site's opportunities, including its topography, existing landscape features and site context. It is landscape-led and establishes a landscape framework for the Site that incorporates existing landscape features whilst providing extensive planting and biodiversity enhancement throughout.

The Master plan provides the framework for the creation of a vibrant sustainable community to the east of Stevenage, incorporating the requirements of policy EOS1 and the East Herts District Plan. The scheme, as detailed within the Master plan, includes provision for the following:

- Around 600 homes (including around 240 affordable homes), which will provide a range and mix of dwelling types (including self-build plots in accordance with District Plan policy)
- A Neighbourhood Hub at the heart of the new community, providing:
 - 2 form entry primary school and pre-school*
 - Care home*
 - Housing with care*
 - Local shops*
 - Community uses*
- A variety of public open spaces across the site, including provision for children's play
- Strategic landscaping, amenity space and biodiversity enhancements
- A site for Travelling Showpeople (as per District Plan policy)
- On-site cycleway and footpath provision
- Off-site cycleway and footway connections and the provision of a high quality cycle route along Gresley Way
- Bus stops and provision of a bus route through the site
- Access arrangements and strategic highways mitigation measures, including improvements to the A602/Gresley Way junction
- Sustainable drainage and the provision of all requisite on-site and appropriate off-site infrastructure

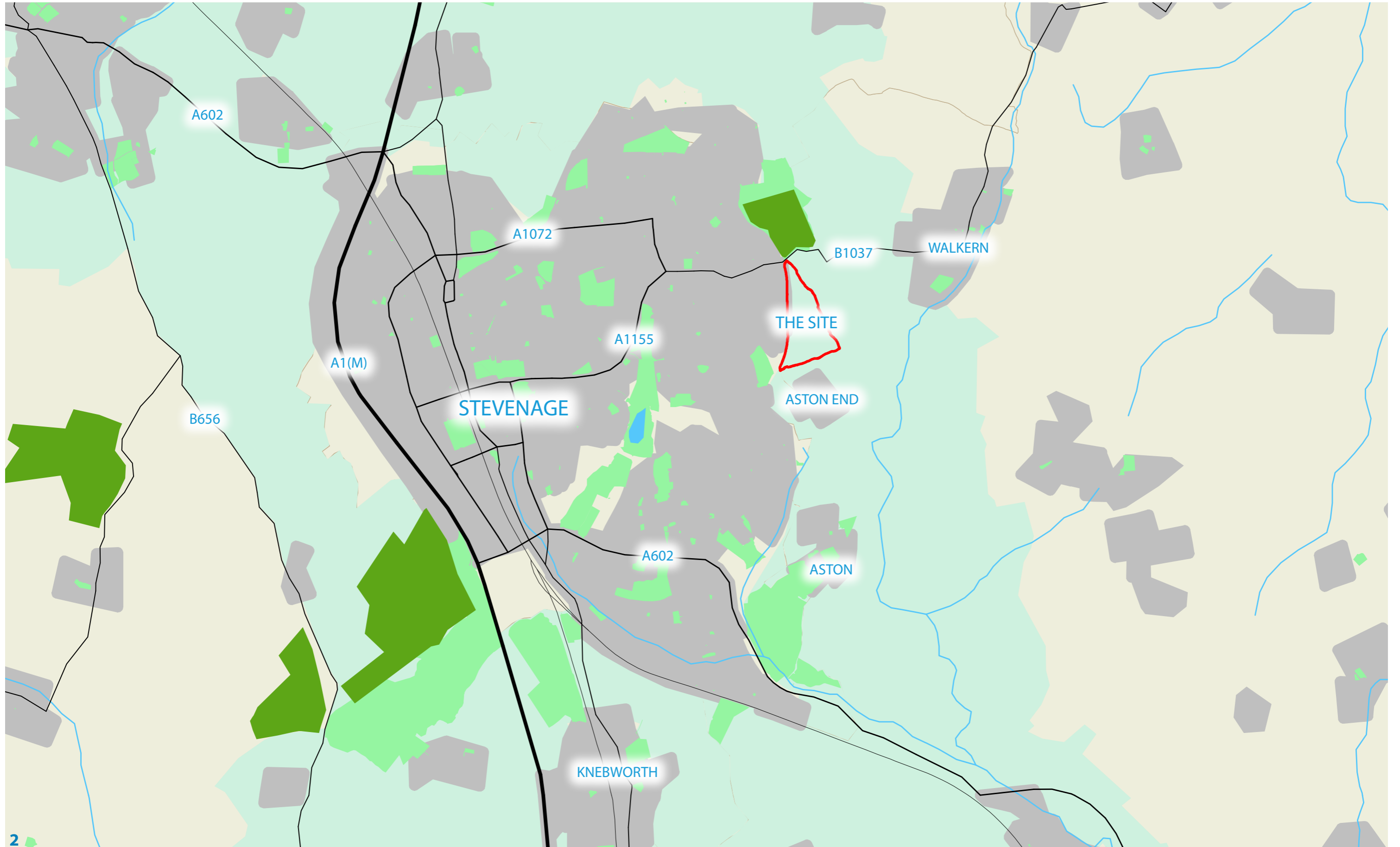
The Master plan is intended to provide a framework for subsequent planning applications, thereby ensuring that the high quality design and layout principles that have been established through the Master planning process are delivered. In this regard, and further to the identification of the site within the District Plan, it represents the next stage in the evolution of the Site, which in combination with ongoing stakeholder engagement will provide the basis for future planning applications and decisions on detailed design matters.

The Vision

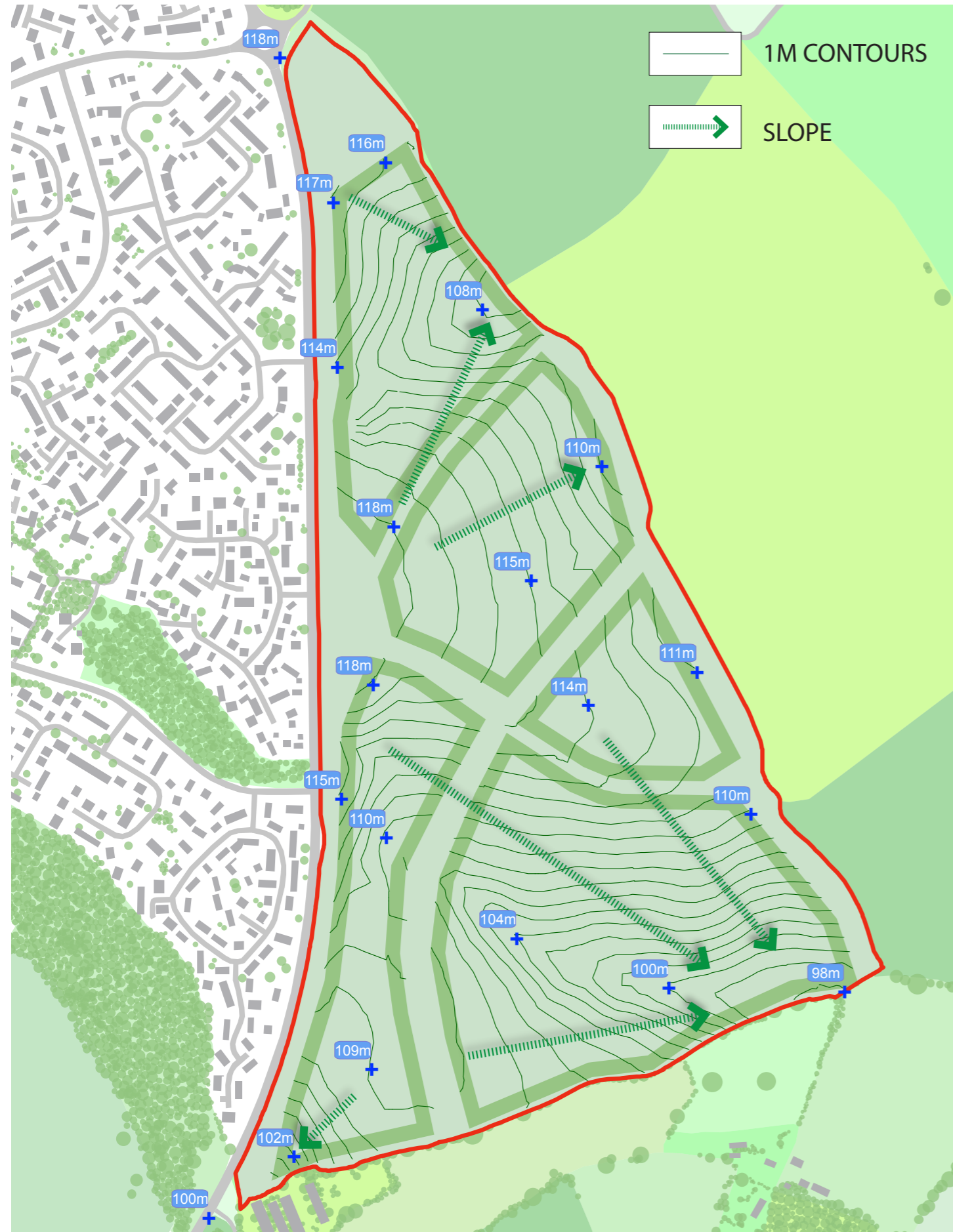
The Vision for East of Stevenage is to create a high quality landscape-led sustainable neighbourhood based upon the following key objectives:

- Retention and enhancement of existing green infrastructure, including new planting and enhancement of the site boundary, to create a high quality landscape framework, which defines individual character areas (landscape-led)
- Biodiversity enhancement through retention of existing habitat and provision of new green infrastructure to provide a net biodiversity gain
- Creation of a vibrant multi-generational Neighbourhood Hub at the heart of the new community focussed around a central park, providing a 2 form entry primary and pre-school, local shops, community uses, a care home and housing with care
- Network of interconnected green spaces including provision of play areas to promote opportunities for outdoor health and fitness, including retention and enhancement of an existing bridleway (Aston 004)
- Creation of a spine road with a formal avenue of tree planting and generous grass verges to create a high quality environment
- On-site cycleways and footpaths throughout to encourage sustainable travel behaviour and provide connectivity in accordance with the Stevenage Mobility Strategy
- Provision of a sustainable transport route with provision of new bus stops to encourage the use of public transport over car based travel
- Provision of cycleway and footpath connections, including provision of a high quality cycle route along Gresley Way between Six Hills Way and Fairlands Way, to provide off-site connectivity and encourage active modes of transport in accordance with the Stevenage Mobility Strategy
- Around 600 homes (including around 240 affordable homes), which will provide a range and mix of dwelling types (including self-build plots in accordance with District Plan policy)
- Three development parcels together with all associated infrastructure, including sustainable drainage, all requisite on-site and appropriate off-site infrastructure, to facilitate delivery of the scheme
- High quality new homes that will embrace the principles set out within Building for Life 12, including full consideration of relevant design standards and sustainability requirements, as well as provision of fibre broadband and future requirements for electric vehicle charging
- A commitment to the appropriate management and maintenance of site infrastructure

Site context




Topography

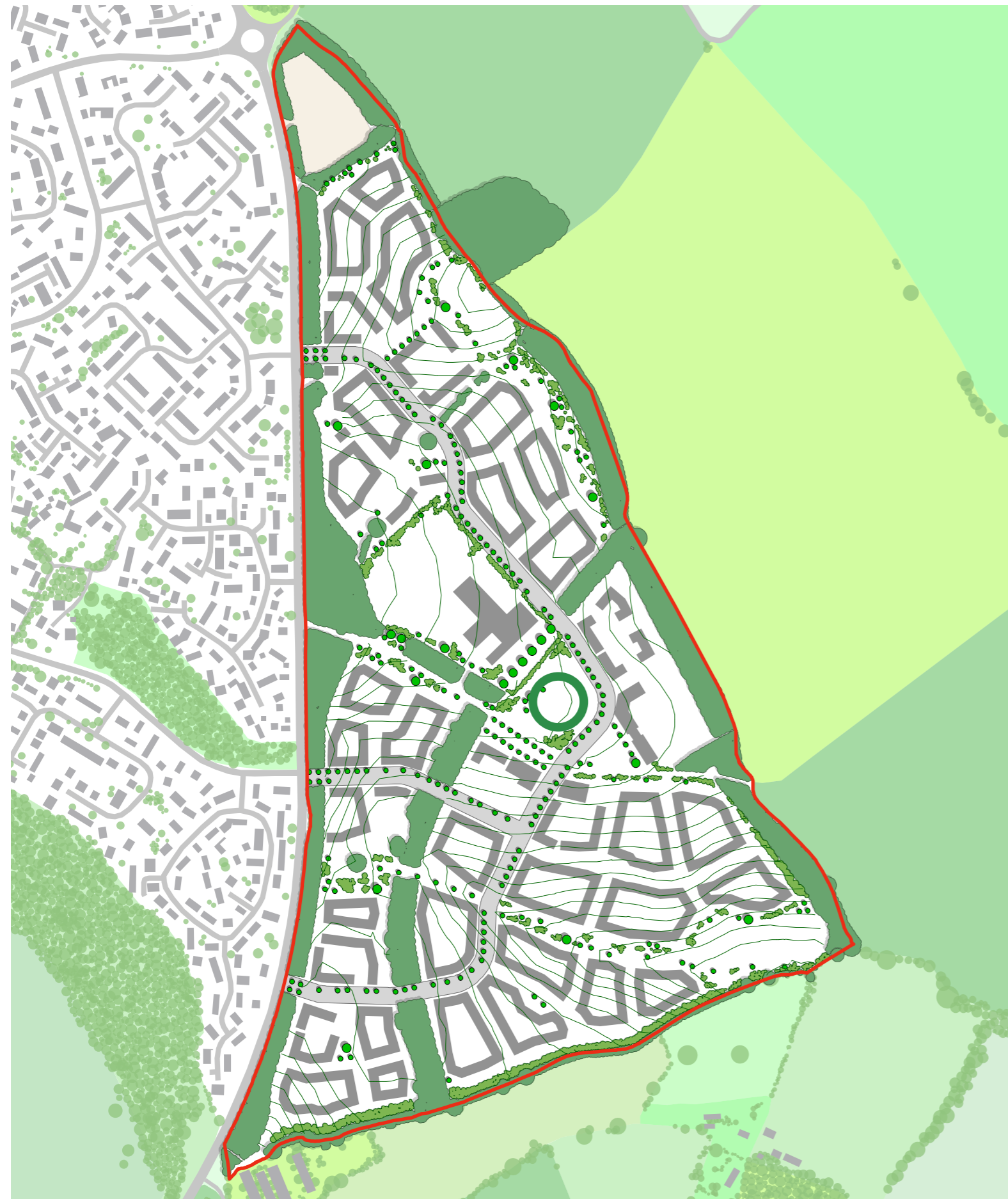




Landscape framework



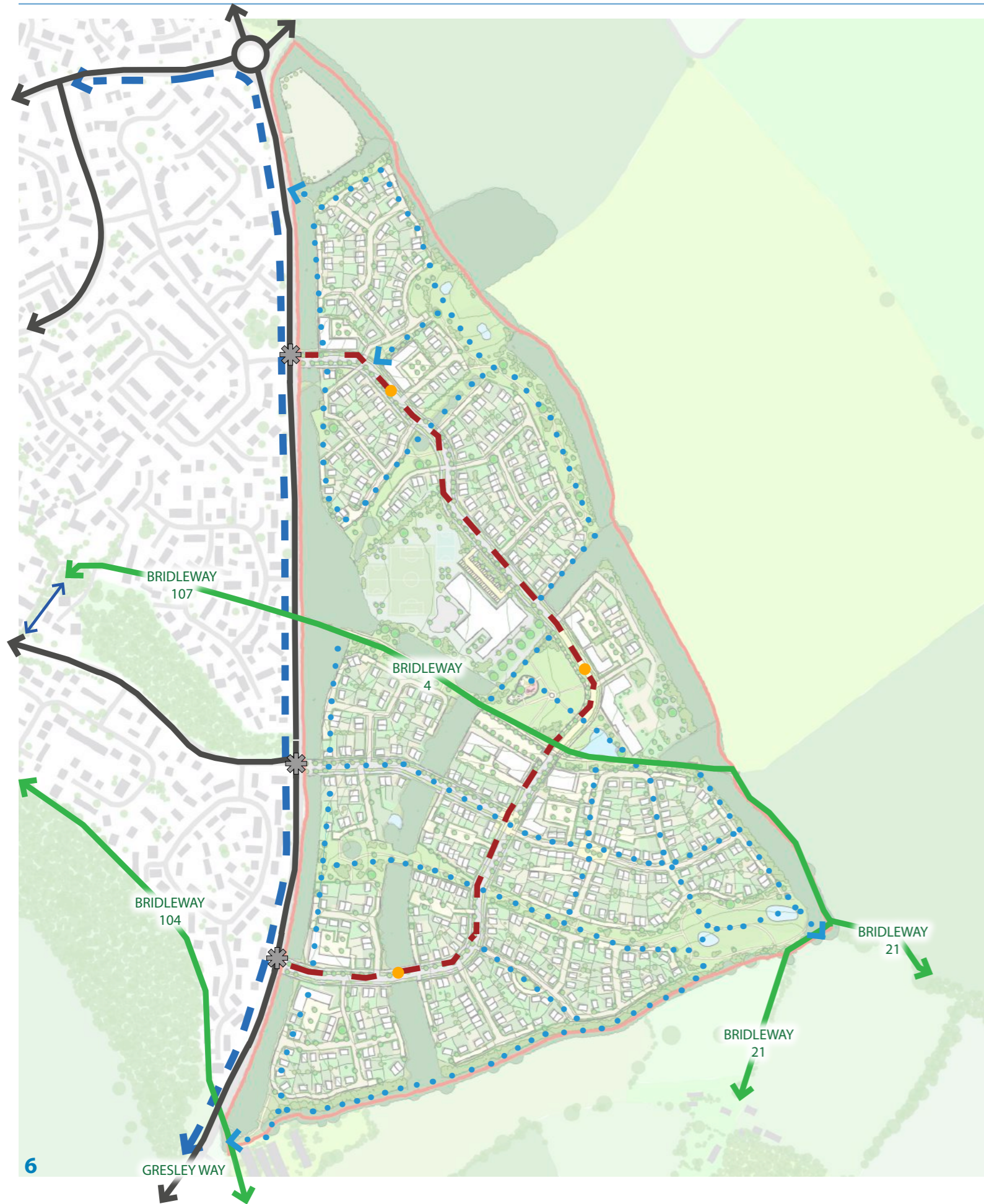
-  RETAINED EXISTING VEGETATION AND ECOLOGY
-  PROPOSED PLANTING AND BIODIVERSITY ENHANCEMENT
-  HISTORIC TRACK
-  SuDS/ATTENUATION FEATURES
-  LINEAR PARK
-  SIGNIFICANT NEW BUFFER PLANTING ALONG SOUTHERN EDGE OF SITE
-  BRIDLEWAY (4)/GREENWAY
-  NEIGHBOURHOOD HUB OPEN SPACE
-  PONDS / INFILTRATION BASINS









Block structure



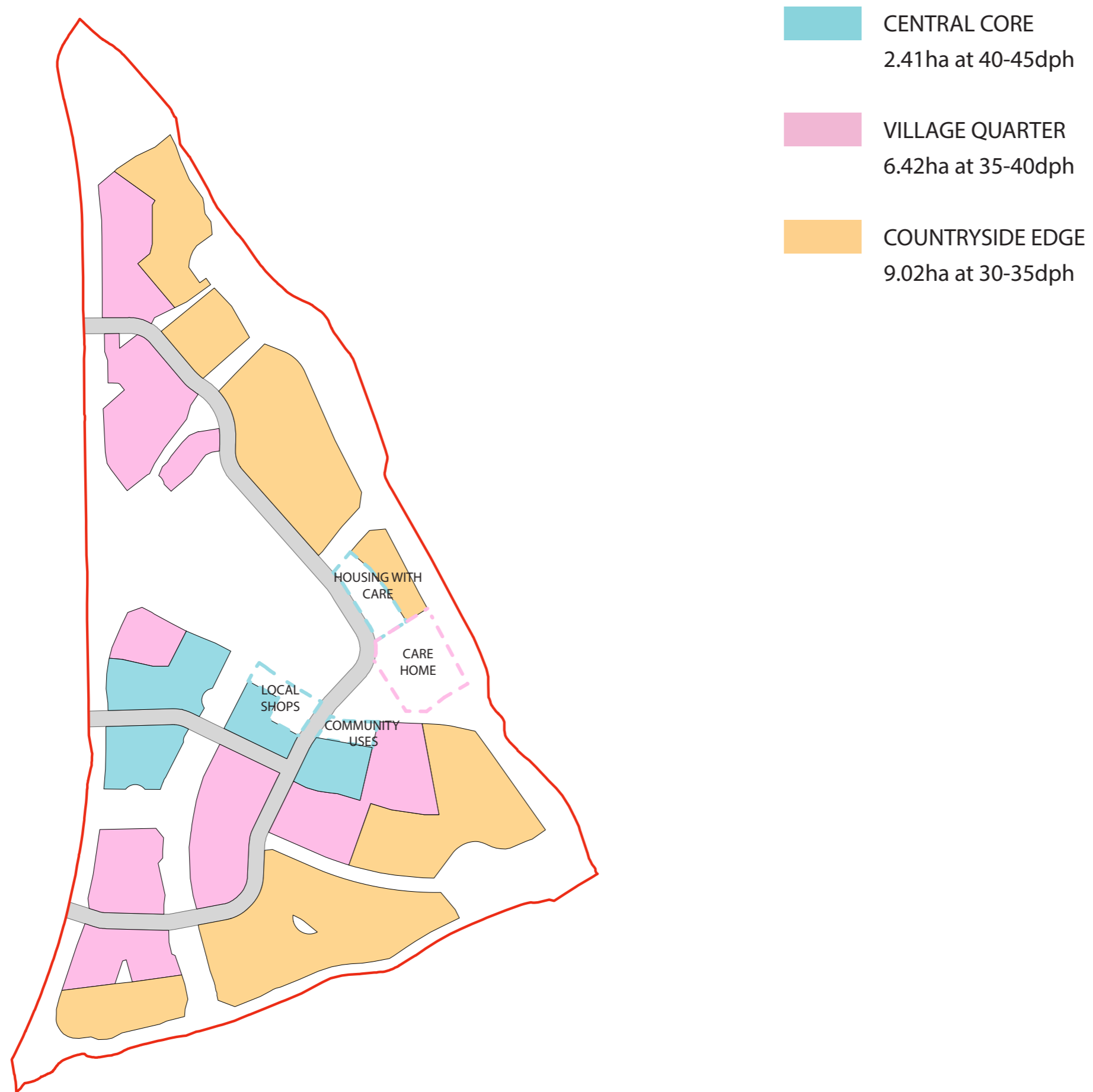
-  DEVELOPMENT PARCELS
-  NEIGHBOURHOOD HUB

Movement and connections

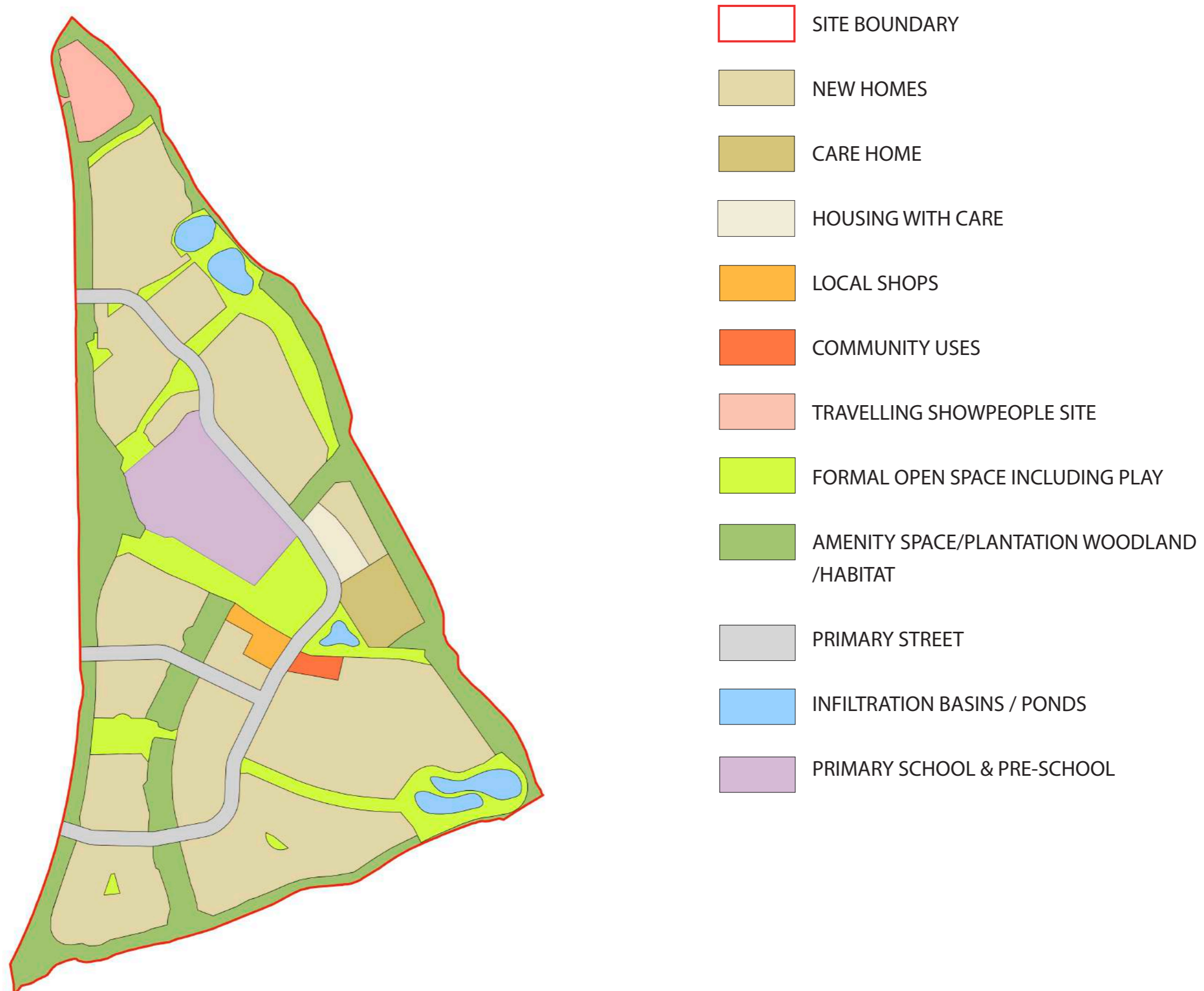


-  EXISTING PRIMARY ROAD NETWORK
-  EXISTING BRIDLEWAY / PEDESTRIAN/CYCLEWAY LINKS
-  EXISTING PEDESTRIAN/CYCLE LINKS
-  PROPOSED PEDESTRIAN/CYCLE LINKS TO ENCOURAGE ACTIVE TRANSPORT (AS PER STEVENAGE MOBILITY STRATEGY)
-  PROPOSED VEHICULAR ACCESS/GATEWAYS INTO SITE (SIGNALISED JUNCTION WITH TOUCAN CROSSING)
-  PROPOSED PRIMARY STREET / SUSTAINABLE TRANSPORT CORRIDOR
-  PROPOSED BUS STOP
-  PROPOSED CYCLEWAY BETWEEN FAIRLANDS WAY AND SIX HILLS WAY

Character areas/density breakdown



Land use



Character areas

THE PROPOSALS AT EAST OF STEVENAGE FEATURE THREE CHARACTER AREAS, WHICH WILL ESTABLISH THREE DISTINCT AREAS UNIFIED BY COMMON CHARACTERISTICS RELATING TO ARCHITECTURE, STREET DESIGN AND LANDSCAPE

NOTE: THESE PHOTOGRAPHS ARE ILLUSTRATIVE ONLY



CENTRAL CORE

- Primary gateway to site, with tree lined interior loop road leading to neighbourhood hub
- Urban character, with formal/regimented building line and groupings of buildings
- Neighbourhood hub is the heart of the proposals containing primary and preschool, local centre, community uses, shops, open space, play area, care home and housing with care
- Highest density
- Generally 2-2.5 storey with some 3 storey apartment blocks



VILLAGE QUARTER

- Traditional form
- An intermediate suburban character, between central core and countryside edge
- More organic informal layout with mix of house types
- Medium density
- Generally 2-2.5 storey with some 3 storey apartment blocks















COUNTRYSIDE EDGE

- Traditional form
- Semi-rural character, with informal/loose building line and groupings of units
- Larger properties, higher % of detached units
- Linear park landscape settings
- More fractured urban form, with broken/soft edge on southern and eastern edge of site
- Lowest density
- Generally 2 storey with some 1-1.5 storey



Illustrative master plan



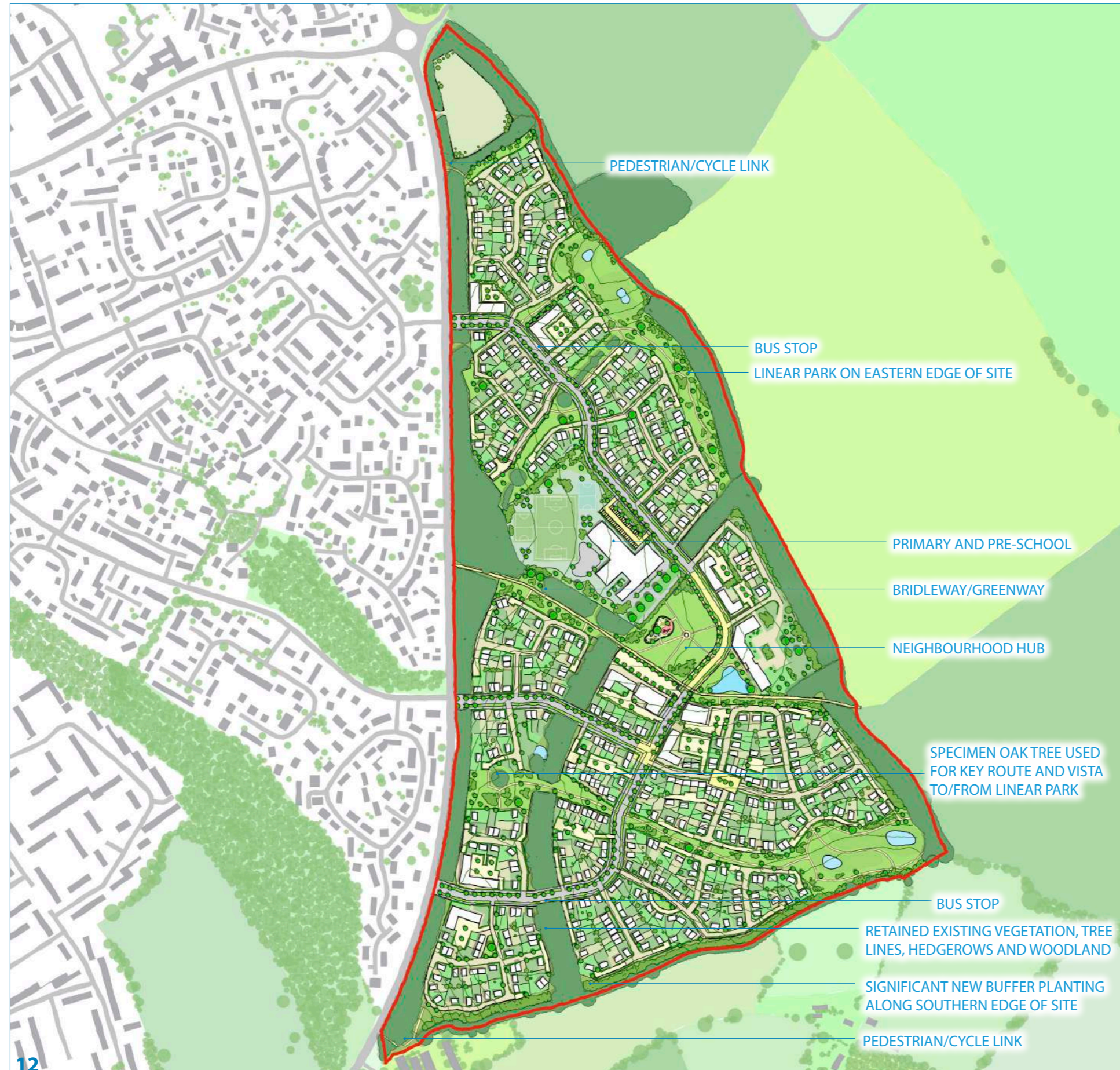
-  EXISTING PRIMARY ROAD NETWORK
-  RETAINED EXISTING VEGETATION
-  PROPOSED PLANTING
-  HISTORIC TRACK WITH SuDS/ATTENUATION FEATURES
-  SuDS/ATTENUATION FEATURES
-  LINEAR PARK
-  GREEN EDGE
-  BRIDLEWAY (4)/GREENWAY
-  NEW PEDESTRIAN/CYCLE LINK
-  NEIGHBOURHOOD HUB
-  PROPOSED JUNCTION ON GRESLEY WAY (SIGNALISED JUNCTION WITH TOUCAN CROSSING)
-  PONDS/INFILTRATION BASINS

Detailed area: Neighbourhood hub

NOTE: PLAN IS ILLUSTRATIVE ONLY



How the scheme could look



IN CONJUNCTION WITH LOCAL AND PARISH COUNCILS, THE WIDER COMMUNITY AND OTHER STAKEHOLDERS, THE VISION FOR THE SCHEME IS AN INCLUSIVE DEVELOPMENT THAT IS VIBRANT, SUSTAINABLE AND WELL-DESIGNED.

IT WILL BE A HUB OF ACTIVITY WITH A BUSY NEIGHBOURHOOD CENTRE PROVIDING A CARE HOME, LOCAL SHOPS, A PRIMARY AND PRE-SCHOOL AMONG OTHER LOCAL AMENITIES.

RESIDENTS WILL MAKE REGULAR USE OF A NETWORK OF FOOTPATHS AND CYCLEWAYS AND WILL HAVE ACCESS TO SUSTAINABLE TRANSPORT. HEALTH AND WELL-BEING WILL BE A KEY PART OF THIS SCHEME.

How the scheme could look: Key features

NOTE: THESE PHOTOGRAPHS ARE ILLUSTRATIVE ONLY. THEY ILLUSTRATE THE VISION FOR THE SCHEME: TO CREATE AN INCLUSIVE DEVELOPMENT THAT IS VIBRANT, SUSTAINABLE AND WELL-DESIGNED



1 GATEWAY



2 NEIGHBOURHOOD HUB



3 LINEAR PARK



4 PRIMARY STREET



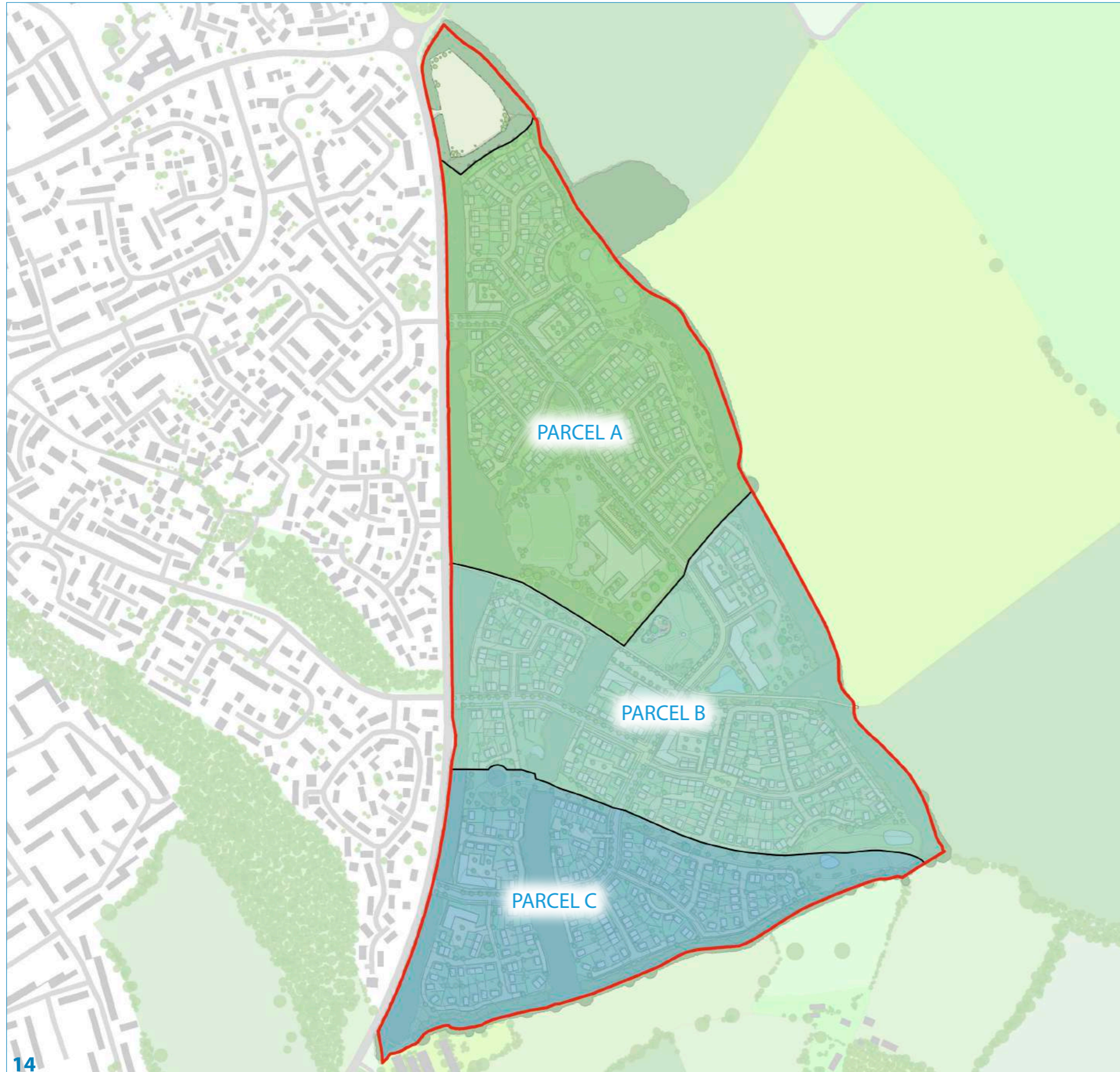
5 GREENWAY






6 POCKET PARK / SQUARE



Indicative development parcels



-  PARCEL A: PRIMARY AND PRE-SCHOOL AND NEW HOMES BY 2023
-  PARCEL B : LOCAL SHOPS, CARE HOME, HOUSING WITH CARE, COMMUNITY USES AND NEW HOMES BY 2023
-  PARCEL C: NEW HOMES BY 2023



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