

05 MASTERPLAN FRAMEWORK

DELIVERING BIG AND SMALL

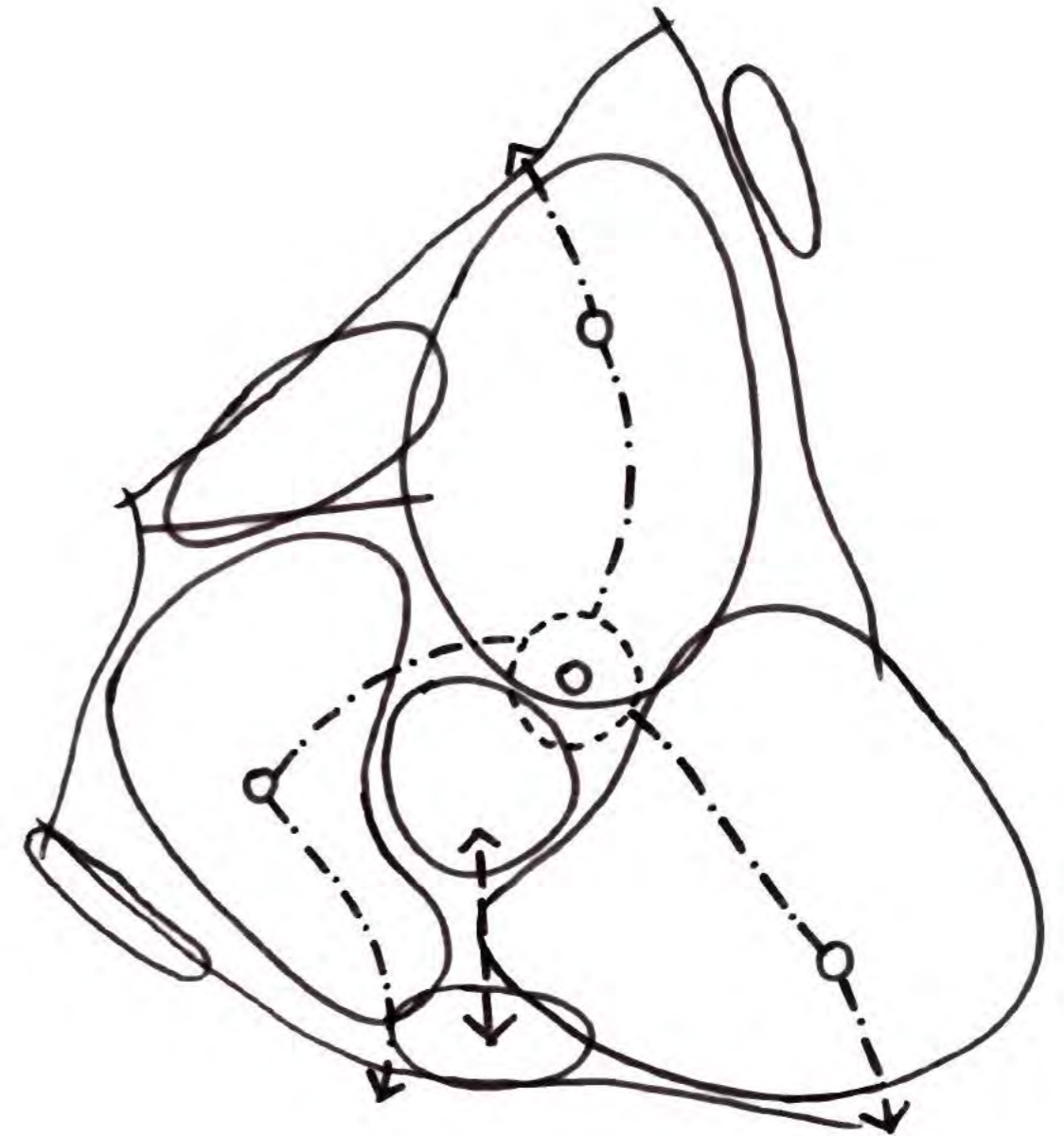
The following sections provide further detail to support the vision for the new community. The masterplan forms a framework for future development indicating an overall layout of buildings, streets, public space and community uses.

The design principle for the creation of a Garden town is simple. The scale of development at 10,000 homes generates sufficient residents to sustain a proper – if modest - town centre. Gathering the majority of the commercial and community infrastructure in the centre allows for a distinctive sense of place and a strong focal point. Alternative approaches, such as creating three linked villages, with community facilities distributed across these, would not achieve the required critical mass and would fail to grasp the unique opportunity building at scale. The town approach is not the easiest option and will take time to come to fruition. But it will be worth waiting for.

So the development will be composed of three neighbourhoods gathered around three individual local centres. These centres will have at their heart a primary school, attractive green space and local shops / services. The shops and services will be carefully considered so as not to undermine the town centre. It is envisaged that the core of these local centres will be of traditional design allowing for a sense of place and authenticity to develop.

These local centres will be located on the primary streets through the development, which then feed-into the town centre. Each of the three neighbourhoods and local centres relates to - and supports - the town centre.

This design approach aims to create small-scaled, memorable places at the heart of each neighbourhood. These are the first layer of people's perceptions of place. But importantly, the small is also complemented with the big. By reserving the key uses for development in the town centre a critical mass can be created which attracts people to interact and come together in a larger place. This is the town overall and the second layer of the people's perception of their place. They live in a garden town, not on an estate within an urban extension.



WHAT'S IN A NAME?

Well actually quite a lot. We are aiming to build a town of distinction and a place people will want to be. Land West of Braintree just won't be right. Equally a myriad of individual housebuilder-named 'estates' will only serve to confuse. We want a strong bold and locally distinctive name which feels like it belongs to this part of Essex. The name needs to be brave and at first it may feel overblown as the early stages of the scheme start to take shape. But in the same way that you wouldn't wait for your child to go to school before giving them a name, we shouldn't wait for the development to be largely complete to fix the name.

To this end we have considered numerous different options based on the landscape character and social history and the local vernacular of place names. The 'working title' for our Garden Town is Great Earlstead. The site was owned by the Capel Family from 1549AD and in 1649AD the family were given the title of the 'Earls of Essex' and the prefix 'Great' is locally common and suggests our high ambition for the place. Stead from old English refers to a place or fixed position of stability and firmness. Not just a home but a place. I live in and love Great Earlstead. For now we will stick with 'Land west of Braintree' as this is the planning parlance, but as soon as is practical the garden town will be named and rightly so. We like 'Great Earlstead' but the naming of the place will no doubt give rise to lots of new ideas and creative thinking.



ONE AND A HALF MILLION BUZZING BEES!

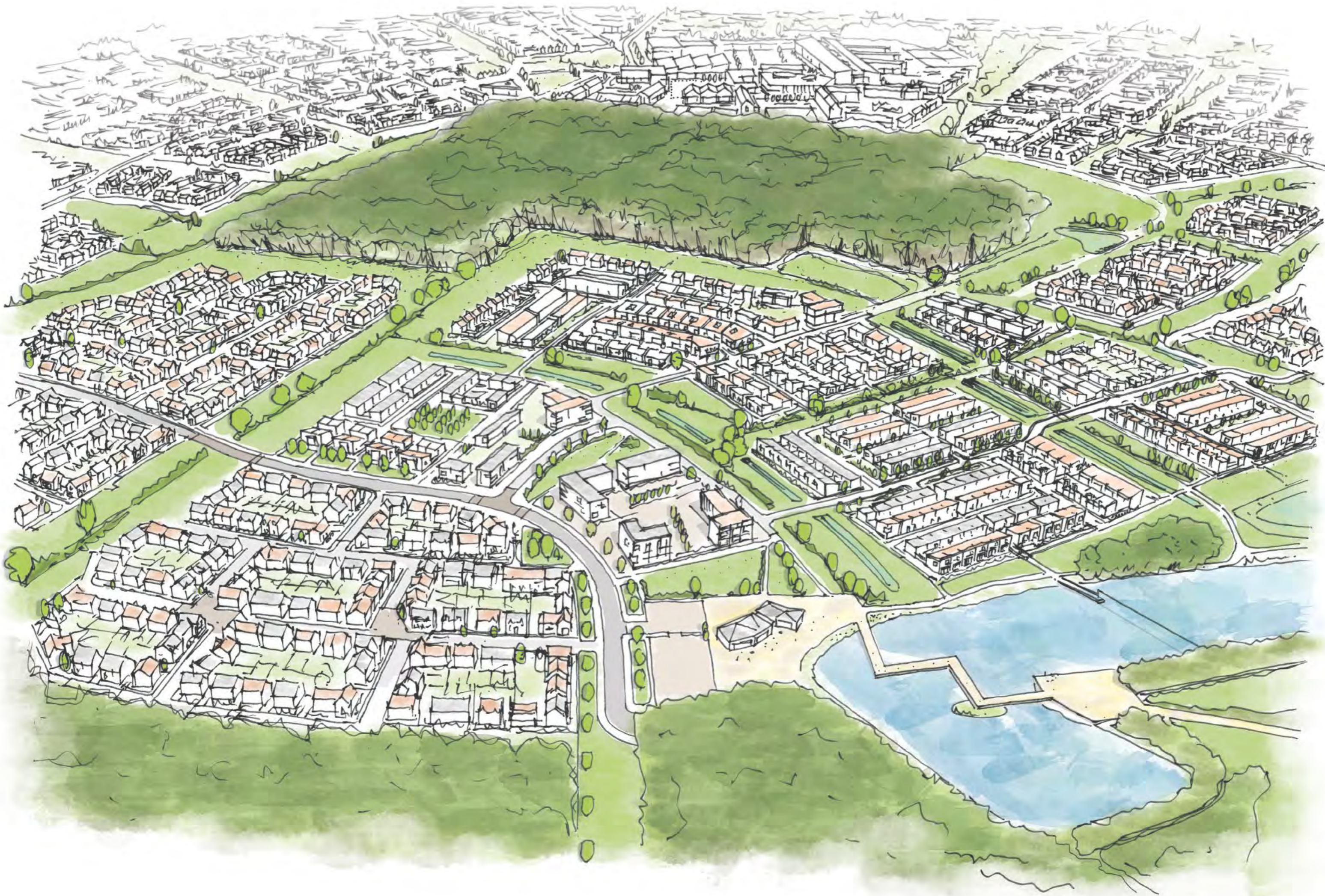
We want to create a rich green, fertile and attractive landscape. The maturity of the site landscape is a key positive feature which development can draw character from. However, if we are to make a garden community then we need even more attractive parks and gardens. The combination of natural and planned green spaces, ranging from the domestic to the civic will be a distinctive feature of the place. But this is not just about looking green. It's about a productive landscape. To this end we are planning to introduce 1.5m bees into the garden community based on over 50 new hives across the Garden Town. This is the number which can be comfortably accommodated on the 90+ Hectares of green space and gardens. That's a lot of honey and a lot of pollination. We are also planning to plant 2 community orchards and establish 3 local allotments together with a central food exchange in the food / market hall in the local centre. Making gardening and cultivation of the land part of the unique character of the Garden town will make it even more attractive to new residents who are looking for a sustainable place to live which supports well-being.



MASTERPLAN FEATURES

- Distinct, characterful communities
- A dynamic Town Centre
- Boxted Wood and country park
- Lakeside visitor facilities, cycle hire and cafe
- Distinct Local Centres with primary schools
- Retained Andrewsfield Airfield
- Rapid Transport hub and circular access route
- Allotments
- Pedestrian walkways
- Playing pitches
- Community centre





LOWER DENSITY RESIDENTIAL (EXAMPLE)**Typically 30dph**

- Development parcels are faceted to create variety, whilst scaled so as to be efficient with conventional house types set within gardens.
- Open spaces and green corridors informal and sinuous in nature.
- Buildings and also landscape define street frontages to create continuity through the scheme and a sense of enclosure. This includes some generous front gardens.
- Substantial amount of detached and paired buildings set in landscape gardens, with parking to the side of the dwellings creating a rhythm along the street.
- Front boundaries add greenery to these streets.
- Scope for architectural expression in terms of style and approach – This example is a traditional response.
- Parking accommodated principally to the side of dwellings so as not to impact on the character, quality and greenery of the street.
- Overall character of area looks and feels very green based on flowing landscape corridors through the area linked with generous gardens and on plot planting.





HIGHER DENSITY RESIDENTIAL**(EXAMPLE) Typically 45dph**

Development parcels with clear rectilinear pattern and efficient format linked to building typologies.

- Open space and green corridors regular and more formally set out.
- Built frontages strongly defined by buildings close to back of footway behind modest gardens
- Enclosure along the street created by more continuous built frontages including paired dwellings and linked-buildings.
- Front boundaries add greenery to these streets.
- Scope for architectural expression in terms of style and approach – This example is a contemporary response.
- Parking does not erode built frontages and is integrated within built footprint or away from primary frontages
- Overall character of area remains very green with high proportion of landscape threaded through the well-defined development blocks.















TOWN CENTRE

The Town Centre will be a place for the whole community to interact, to shop, to live, to exercise, to learn and to work. Around a central town square, the Town Centre will feature a wide range of community facilities including:

- A market food hall
- A medical centre
- Shops
- A leisure centre
- A business centre and offices
- A secondary school
- Cafes
- A retirement / care village

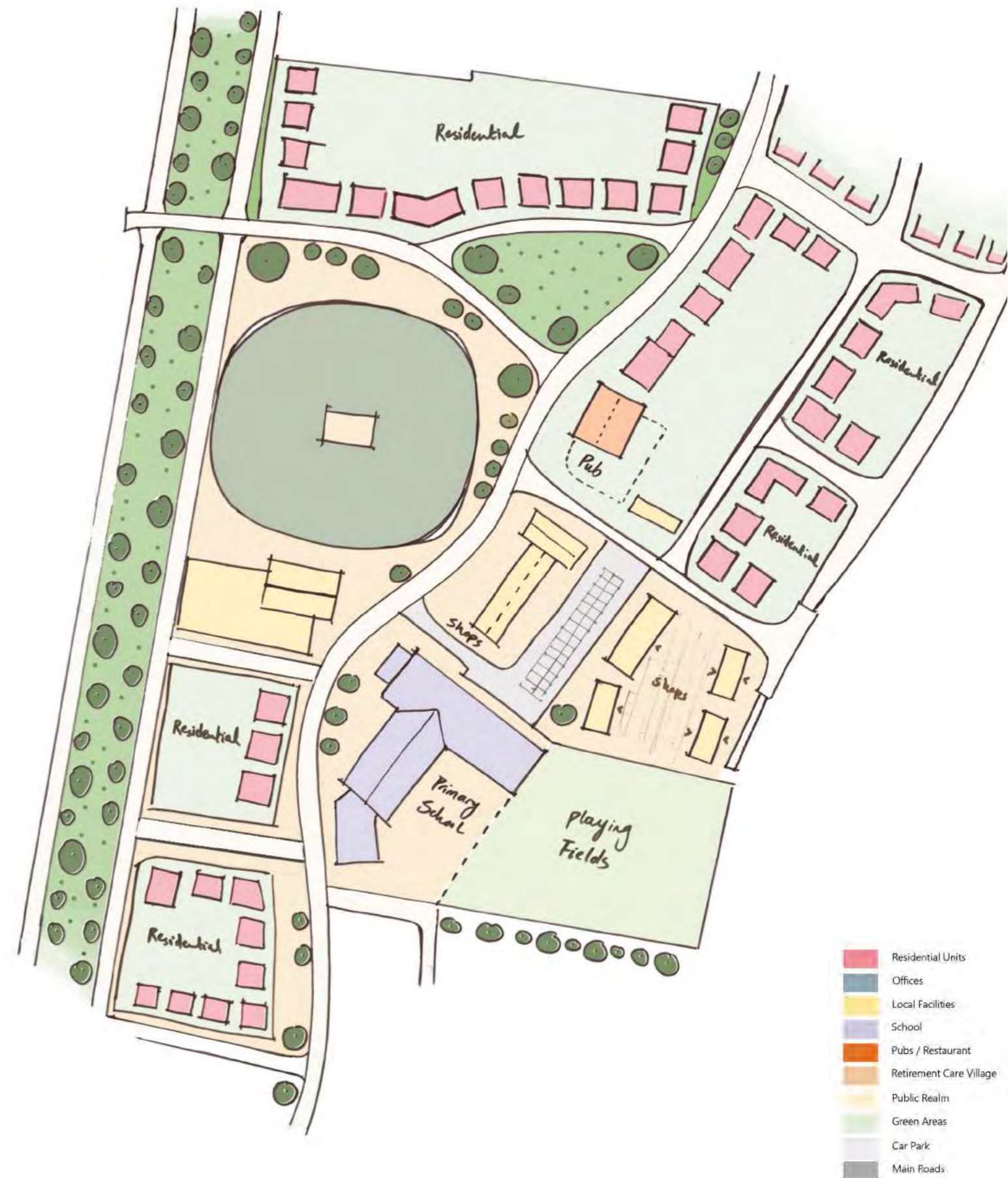
	Residential Units
	Offices
	Local Facilities
	School
	Pubs / Restaurant
	Retirement Care Village
	Public Realm
	Green Areas
	Car Park
	Main Roads





ANDREWSFIELD LOCAL CENTRE

Each of the local centres will have a distinct character. For example the most northern local centre, Andrewsfield, will be characterised by a large central cricket pitch, overlooked by a community pub and shops. A primary school and playing fields will serve the local school catchment.





BLAKE END LOCAL CENTRE

The listed buildings at Blake End will be retained and will form part of a new local centre. The main street through this area will be re-routed to create a village green area, overlooked by a pub and the shops and craft facilities. A primary school is located behind the retail facilities, with associated football pitch.



NEW PASTURE LOCAL CENTRE

The landscape character of the area has led the design of the New Pasture Local Centre. Existing hedgerows create a naturally fine urban grain. In line with the Garden City principles, community food growing is at the heart of this Local Centre, with allotments situated alongside a primary school and local shops.

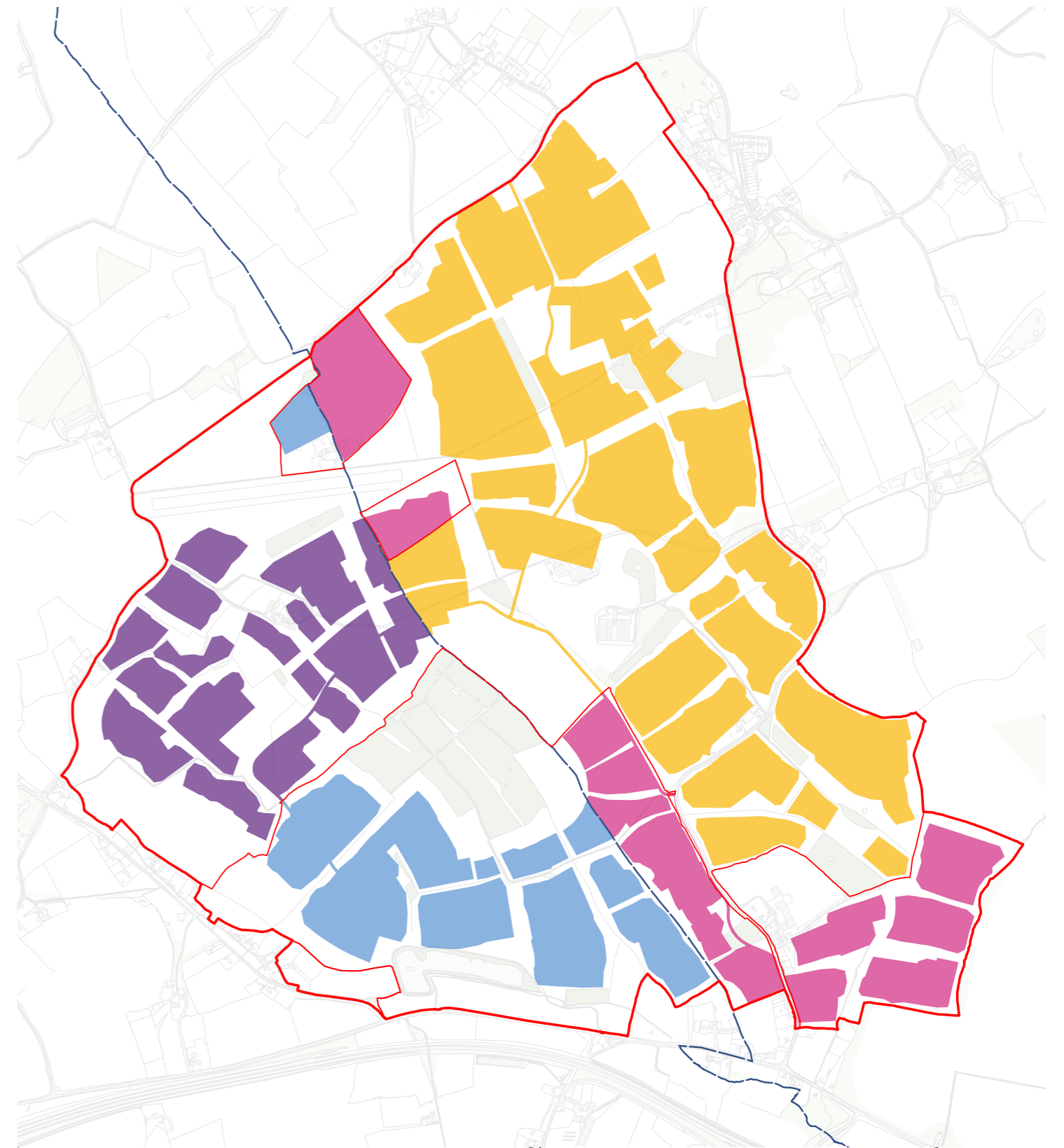


DEVELOPMENT OWNERSHIP PLAN

The plan opposite highlights which of the masterplan parcels fall within Galliard Homes land and within other ownership, split by their location in either Braintree or Uttlesford.

KEY

-  Site Boundary
-  Local Authority Boundary
-  Galliard Homes - Braintree Authority
-  Other - Braintree Authority
-  Galliard Homes - Uttlesford Authority
-  Other - Uttlesford Authority



Residential Development Ownership Plan

ACCESS & MOVEMENT FRAMEWORK

Access into the site is from a variety of locations. All are deliverable from land under the control of Galliard Homes and the Andrewsfield Consortium. The early phases from the south are delivered on land controlled by Galliard Homes. Strategic improvements will be made to access to / from B1256 and highways improvements to the A120. From the south the B1256 will be diverted into the site via the existing lake. Access to Stebbing Green will be unaffected. There will be a direct new access into the site east of the pond from B1256 and this will also serve a parkway station / halt for rapid public transport along the A120 corridor. A third southerly access will be provided by an upgraded highway at Blake end (The Street). This route will provide access through and to the scheme. In the north new access to the Garden Town will be taken from the existing highway at the edge of the scheme (improved) linking between New Pasture Lane and Grove Villas. Connectivity for all across the scheme, especially for walking, cycling and public transport will be important. Bridleways and horse routes will be incorporated and links to the Flich Way provided. Detailed access work undertaken by Aecom have underpinned the masterplanning.

PLACEMAKING FRAMEWORK

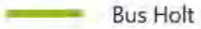





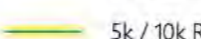

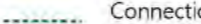



The new Garden Town will feel like a single place, with a distinct and dynamic Town Centre. Within the Garden Town will be three local centres. The areas around these will be defined by a specific character, achieved through building materials, housing style, block size and landscape features.

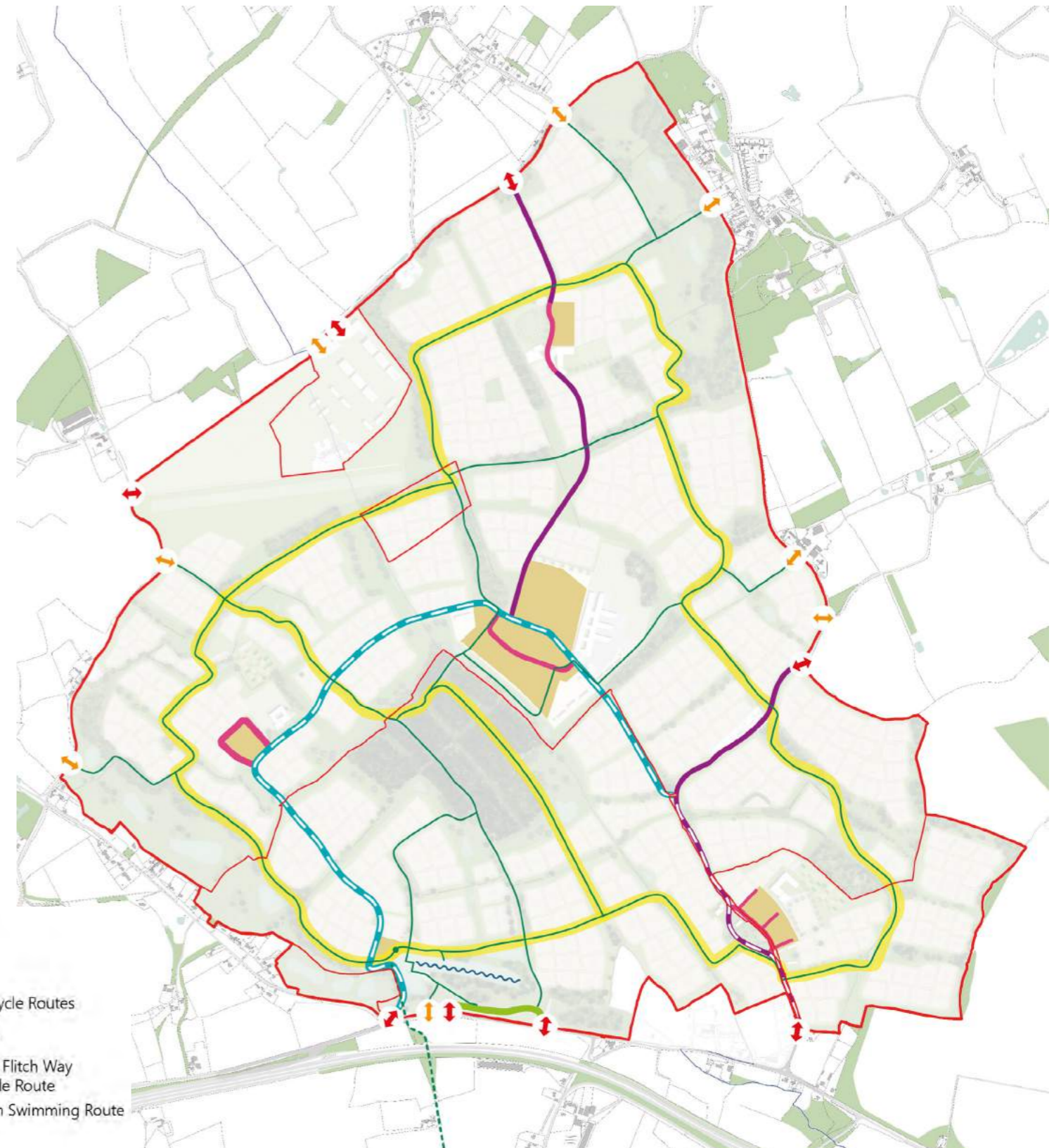
CONNECTIONS & ROUTES FRAMEWORK

The rapid transit system will provide a sustainable link between the site and surrounding areas include Braintree and Stansted. A transport halt will be located to the south of the town, with a circular route linking people from all areas of the town, providing an opportunity to walk or cycle.

Green routes and connections will form an integral part of the Garden Town, building on the area's existing landscape character.

KEY

- | | | | |
|---|--------------------------------------|---|--|
|  | Site Boundary |  | Bus Halt |
|  | Existing / Proposed Vehicular Access |  | Bus Route |
|  | Pedestrian Access |  | Pedestrian / Cycle Routes |
|  | Public Realm |  | 5k / 10k Route |
|  | Spine Road |  | Connection to Flich Way - National Cycle Route |
|  | Primary Road |  | Potential 350m Swimming Route |
|  | Shared Surface / Public Realm | | |



Access, Street Hierarchy and Placemaking Plan

LANDSCAPE STRATEGY

The Landscape Strategy has a number of core design principles at its heart which respond sympathetically to the existing landscape and its features to retain and enhance them whilst also creating a new series of open spaces across the site. The key principles are:

Preserve Key Landscape Features of mature woodland, hedge-lined linear green spaces and trees will retain the unique characteristics of the sites Green Infrastructure and provide a mature and ecologically rich setting to the development.

Retained mature woodland, woodland blocks, hedgerows and trees will provide a **Landscape Structure** to the development from day one.

A series of **Linear Open Spaces containing Blue Infrastructure** will provide drainage attenuation and habitat creation.

A **Landscape of Views** using existing topography and view corridors will maintain a series of attractive views from and into the site.

Regular distribution of open spaces, green connections, play and sports facilities will provide **Community Facilities** to encourage residents outdoors to enjoy an active lifestyle.

A **Connected Network** of segregated footpaths and cycleways set within open spaces linking into the residential neighbourhoods and town centre will encourage green travel.

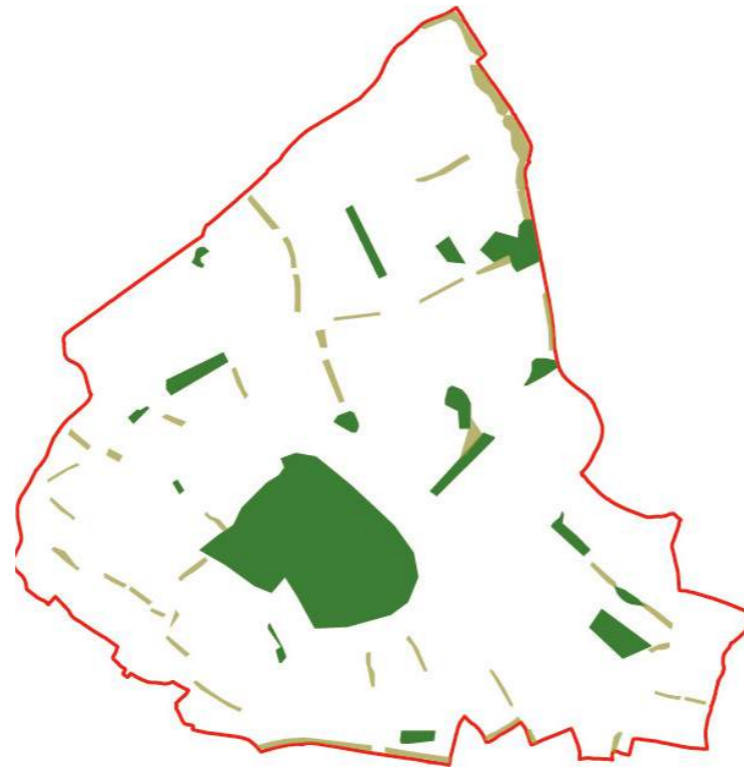
A **Productive Landscape** of allotments, orchards and bee-keeping.



Landscape Strategy

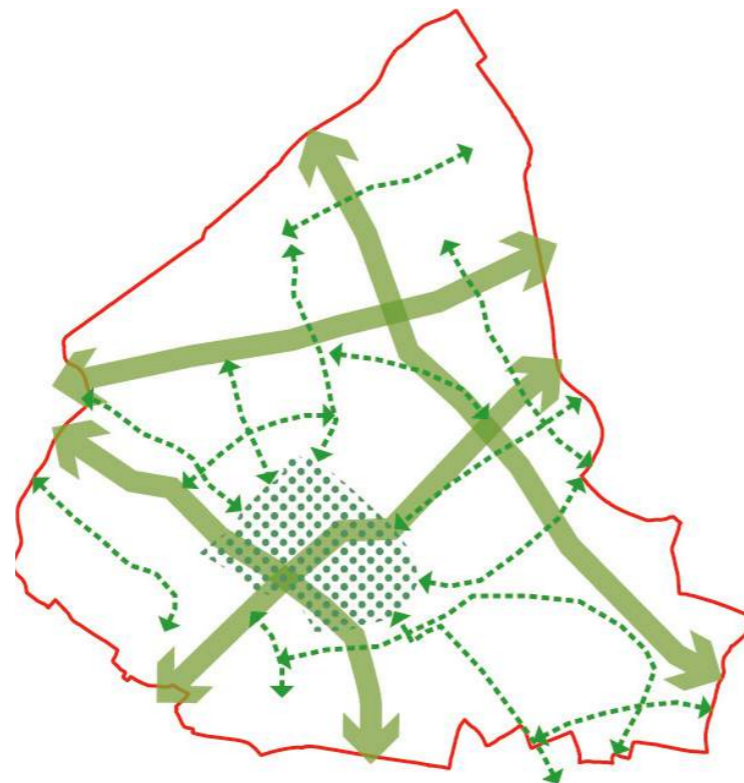
WOODLAND

- Boxted Wood is a 19.5 Ha woodland in the centre of the site to be retained as a key part of the developments setting.
- Large blocks of woodland and small copses are located across the site and will also be retained.
- New woodland blocks and copses will be created across the open spaces of the development to reinforce the existing character of the site and the wider landscape.
- Linear woodlands will be created within the areas of Edge Meadow Grasslands that recreate the backdrop for views into the site from Stebbing Green and will reinforce the screening effect of existing boundary vegetation adjacent to Great Saling.



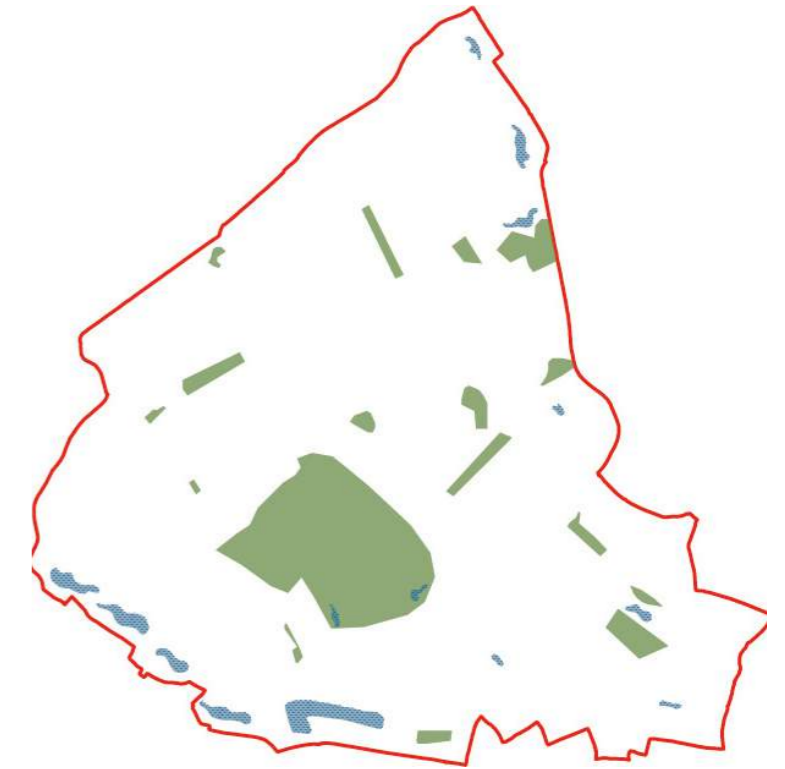
GREEN CORRIDOR LINKS

- An existing network of linear hedgerows and small woods will be retained and underpin a series of linear open spaces.
- They will create green movement corridors containing footpath and cycle networks link the site.
- Based around existing hedgerows, trees and small woodlands they will have a mature character from day one of the development.
- View corridors contained within the open spaces will create attractive vistas through the development and into and out of the site.



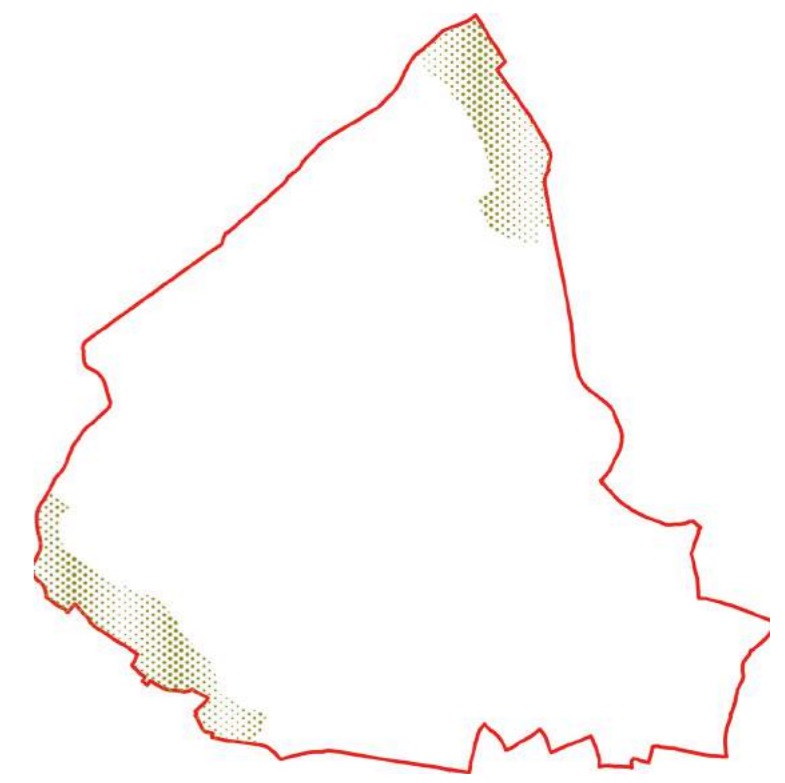
BLUE INFRASTRUCTURE

- A site wide SuDS strategy will provide a 'soft' approach to stormwater management set within the open spaces across the site.
- It will work with the topography of the site draining it from north to south set within the valleys and slopes.
- The large areas of woodland and trees across the site will intercept and retain rainwater.
- Contained along the linear open spaces there will be a series of cascading SuDS ponds.
- Larger attenuation basins will be created in the Grassland Meadows and other large open spaces at lower points within the development.
- A complex, integrated series of habitats will be created within the aquatic and wetland habitats.



EDGE TREATMENTS

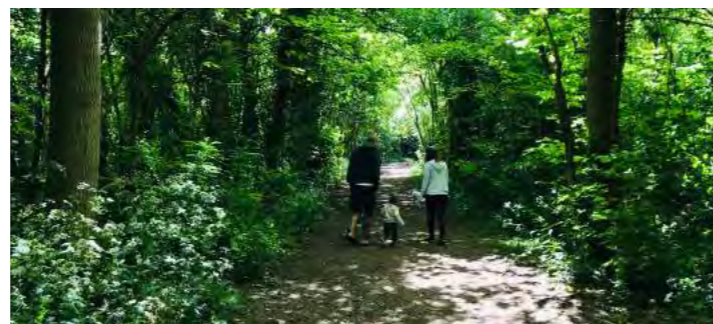
- Grassland Meadows of rough grass reminiscent of adjacent commons in surrounding settlements.
- New linear woodlands will frame the space and form a backdrop or screen views from adjacent settlements.
- Scattered trees and hedgerows will provide an attractive setting to the spaces.
- Attenuation ponds will be attractive features within the space and function within the attenuation strategy for the site.



Boxted Wood



At the heart of the development a 19.5 Ha woodland will form a central reserve for peaceful enjoyment for residents and a rich ecological habitat for wildlife. Controlled access on a path network through the wood will allow residents to enjoy peaceful walks while protecting the more sensitive areas that are in part designated as Ancient Woodland. Generous open space buffers will be created around the wood with new woodland edge planting to the woods edge.



Lakeside Park



The existing lake will have sections of the trees that encircle it opened up to allow access and views to the water within a new lakeside park. A cafe will be created adjacent to the lake providing a community asset and board walks and footpaths will provide attractive walks around the lake.



Green Linear Parks



Creating meaningful green links throughout the site a series of connected linear open spaces will be created. Many will align with the existing hedgerows, small woodlands and ditches of the site for mature and characterful spaces. Cycle / footpath network will create attractive segregated green travel across the site linking from residential areas to the town centre and beyond. Blue Infrastructure for attenuation and habitat creation will run through the spaces.



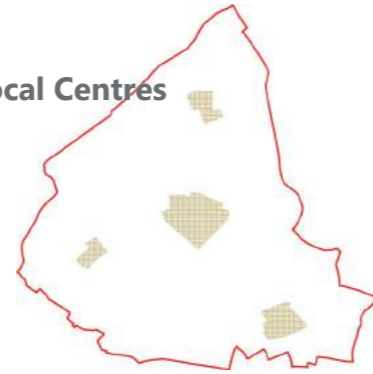
Grasslands Meadows



Located along the south western and north eastern boundaries will be two areas of common ground. Reminiscent of the commons found in the adjacent villages the spaces will have areas of rough grass, scattered tree planting, blocks of woodland and attenuation ponds and ditches to merge the site into the wider countryside with a sense of character bound in the Essex countryside.



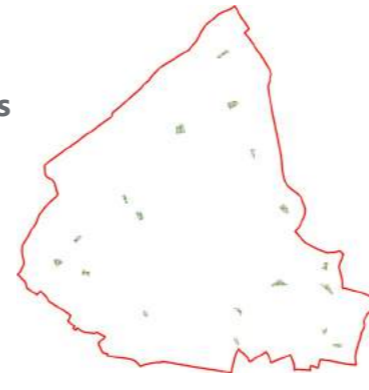
Town & Local Centres



The town and local centres of the development will be designed as places for people (not cars). Pedestrian priority will be predominant creating an attractive public realm environment. Regular tree planting and a series of public squares will make these centres attractive places for people to visit and activate.



Local Parks



Local Parks will be found throughout the development providing doorstep open spaces for local residents to access and enjoy. A range of facilities will be located within the parks including squares, play facilities, outdoor gyms, ecological features, tree planting and range of habitats including amenity grass, meadows, dynamic shrub and herbaceous planting schemes.



LANDSCAPE THEMES

A connected landscape will contain many of the landscape themes in unison together. Some of the open spaces will express the themes more pertinently. For example the sports and play facilities will encourage an 'Active Community'. Bosted Wood will be a place for 'Wildlife' and a 'Peaceful Landscape.' The linear open spaces will encourage 'Green Travel' while also acting as 'Wildlife' corridors. Many of the local parks and centres will contain 'Productive Landscapes' to feed the 'Active Community.' The Landscape Themes are described below and set out on the adjacent diagram.



ACTIVE COMMUNITY Abundant and connected open spaces and a range of diverse facilities will encourage residents outdoors to take regular exercise and enjoy an active lifestyle.



PRODUCTIVE LANDSCAPE The site's current use as an agricultural and productive landscape will be retained and recreated across a range of community assets such as allotments, orchards and bee keeping facilities to encourage residents to grow and harvest their own food and foster community.



PEACEFUL LANDSCAPE At the heart of the site and unique to it is Bosted wood a 19.5ha wood that will allow residents to enjoy tranquil walks and a connection with ancient trees. A series of open spaces containing existing and proposed woodland blocks will allow this sense of peace amongst the trees to permeate the residential parcels. The site's existing lake and a series of attractive ponds within the site wide SuDS strategy will connect residents to water. This regular distribution of wood and water across the site will create a peaceful landscape for all



A TOWN FOR WILDLIFE A mosaic of mature habitats of ancient woodlands, connected hedgerows, grassland meadows and blue infrastructure including lakes, ponds and ditches will ensure wildlife can thrive within the community and the development will bring biodiversity gain to the site.



GREEN TRAVEL An integrated and permeable network of footpaths and cycleways set within open spaces will encourage green and sustainable travel locally. They will link into the town centre and local centres making walking and cycling the most attractive routes for short journeys. A local bus service will provide sustainable routes within the development. It will connect to a new Rapid Transport System interchange on the southern edge of the site connecting residents with the wider public transport network.





ACTIVE COMMUNITY



PRODUCTIVE LANDSCAPE



GREEN TRAVEL



A TOWN FOR WILDLIFE



PEACEFUL LANDSCAPE

DEVELOPMENT PHASING & INFRASTRUCTURE DELIVERY

PHASING PLAN & SCHEDULE

People will not want to live on a building site for 34 years until the full completion of the development. Our approach is to create complete clusters of neighbourhoods.

The larger items of social and civic infrastructure and the wider town centre will be established in a timely fashion once the development has achieved a critical mass. The planning strategy for the garden community will establish sequencing of physical & social infrastructure.

The scale of the garden community dictates that delivery will be over many years. The intention is to develop a high-quality place at pace but even with such an approach full implementation may take as long as 34 years. This will extend beyond the plan period for both Uttlesford and Braintree LPA's.

The phasing has been delineated as follows:

- **Beginning** – It is vital to set high design standards from the start. Starting the scheme will involve construction of all enabling infrastructure and establishing the key placemaking elements. At this early stage the landscape context will be vital, and the lake and woods are key features. This will

be a pioneering phase where aspirational development will create an attractive place where people will want to be. We envisage this phase including 1,000 homes from two new points of access to the east and west. Also, the construction of the first primary school for those initial residents.

- **Establishing** – Over this period the garden community will be firmly established, and development will gather pace. The local centre around the school from the first phase will be completed and work will start on both the second primary school and the second local centre. It is envisaged that some 3,000 homes might be delivered in this phase. In addition, the secondary school will also be delivered in this phase by when over 4,000 homes will be completed. The airport business park will also be commenced at this time
- **Maturing** – The maturing garden community will allow for the full benefit of the scale of the development to be realised. The two local centre delivered in earlier phases will be complemented by a compact but 'real' town centre. This will be anchored

by the secondary school, leisure centre and swimming pool, local retail (including a supermarket) food produce hall, food and beverage uses and a medical centre. Employment opportunities will also be created here. Adjacent to the town centre will be retirement accommodation. It is envisaged that 7,000 dwellings will have been delivered as the scheme matures.

- **Completing** – Completing the community will involve the delivery of the northerly aspects of the development including the third local centre and the associated homes. The airport business park will also be completed. By the time the scheme is completed we envisage that some 25,000 people will be living in the garden community within the 10,000 new homes built on site. The sum of this will be much greater than the parts as few people will think of this as a garden-community. They will think of this place as home and as a real and much loved town built with care and quality. Built to last and to thrive.

Throughout each phase significant investment in open spaces, green and blue infrastructure

will be made. Altogether there will be over 90 hectares of green space (excluding private gardens). There will be a new community woodland and lakeside park. There will be 3 allotments and two community orchards. There will be 50 new beehives and 1.5m bees to support the 25,000 inhabitants.

Given the scale of the development these four periods of development will be broken down into numerous sub-phases to be completed by housebuilders, developers and the public sector. Construction traffic will be carefully considered through each phase and for the scheme overall. People do not want to live on a building site for 34 years plus. To this end it is vital that a creative and innovative approach to construction logistics is arrived at. This will see completed neighbourhoods feeling 'finished' and not being adversely impacted by the construction of future neighbourhoods.



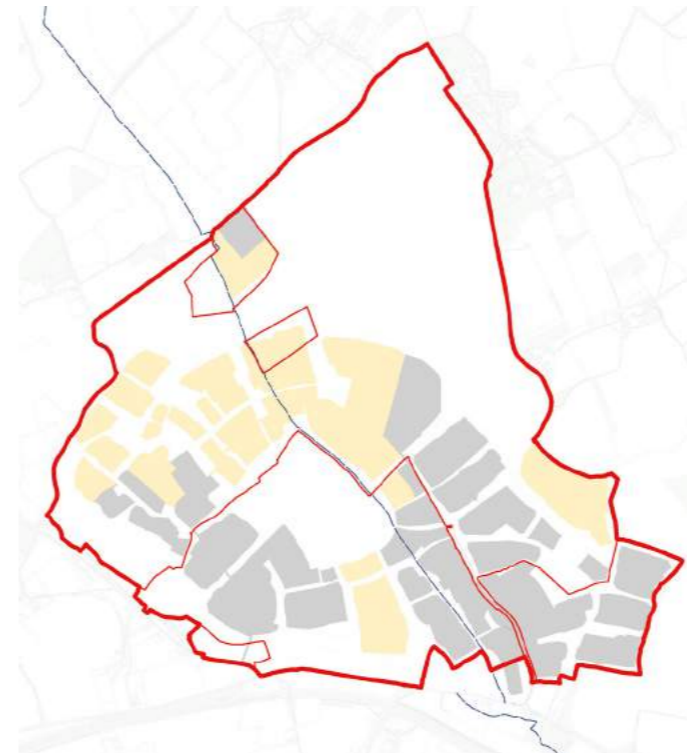
Beginning Phase

- 2 accesses off B1256 and works to A120
- 500+ homes (off each access)
- Start primary school



Establishing Phase

- Access to Business Park
- Start Business Park
- Total Residential: 4000 homes
- Local Centre
- 2nd Primary School
- Begin Secondary School



Maturing Phase

- Commencement of northern access
- Link through town centre
- Town centre uses start
- Schools completed



Completing Phase

- Completion of northern development southwards

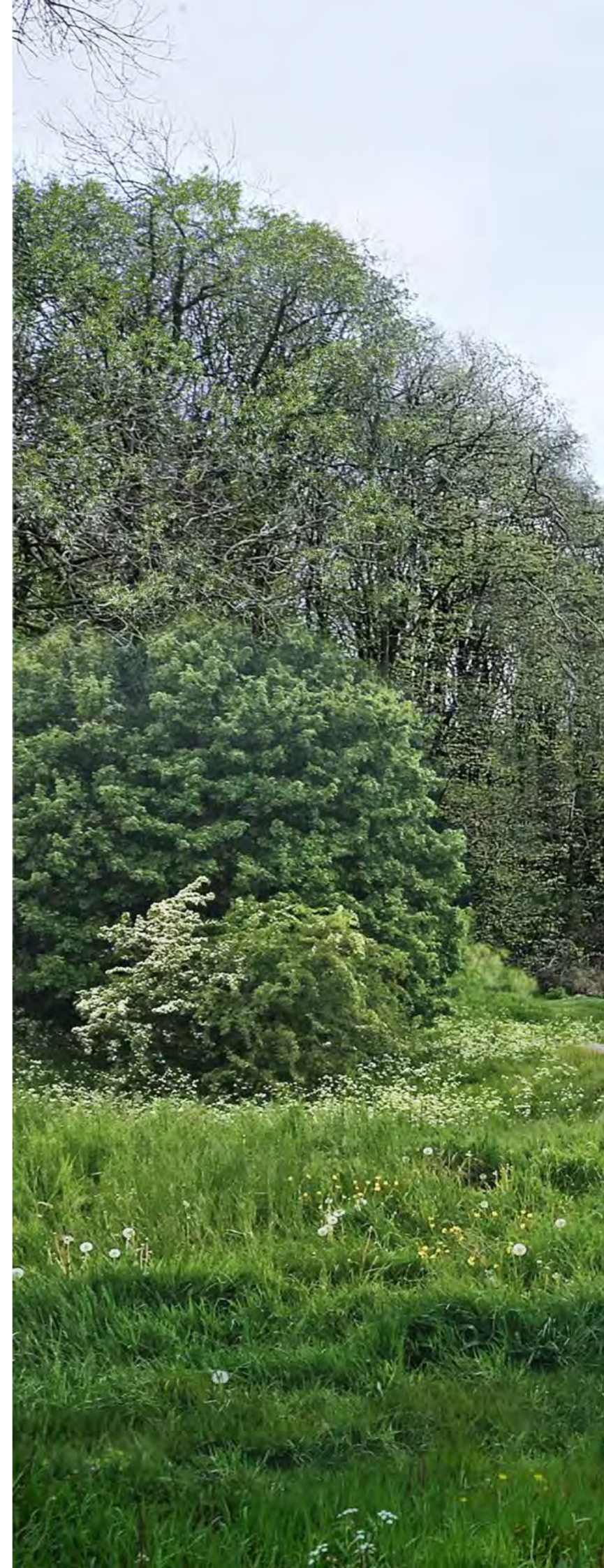
KEY

-  Site Boundary
-  Local Authority Boundary
-  Completed Developments
-  Beginning Phase
-  Emerging Phase
-  Maturing Phase
-  Completing Phase

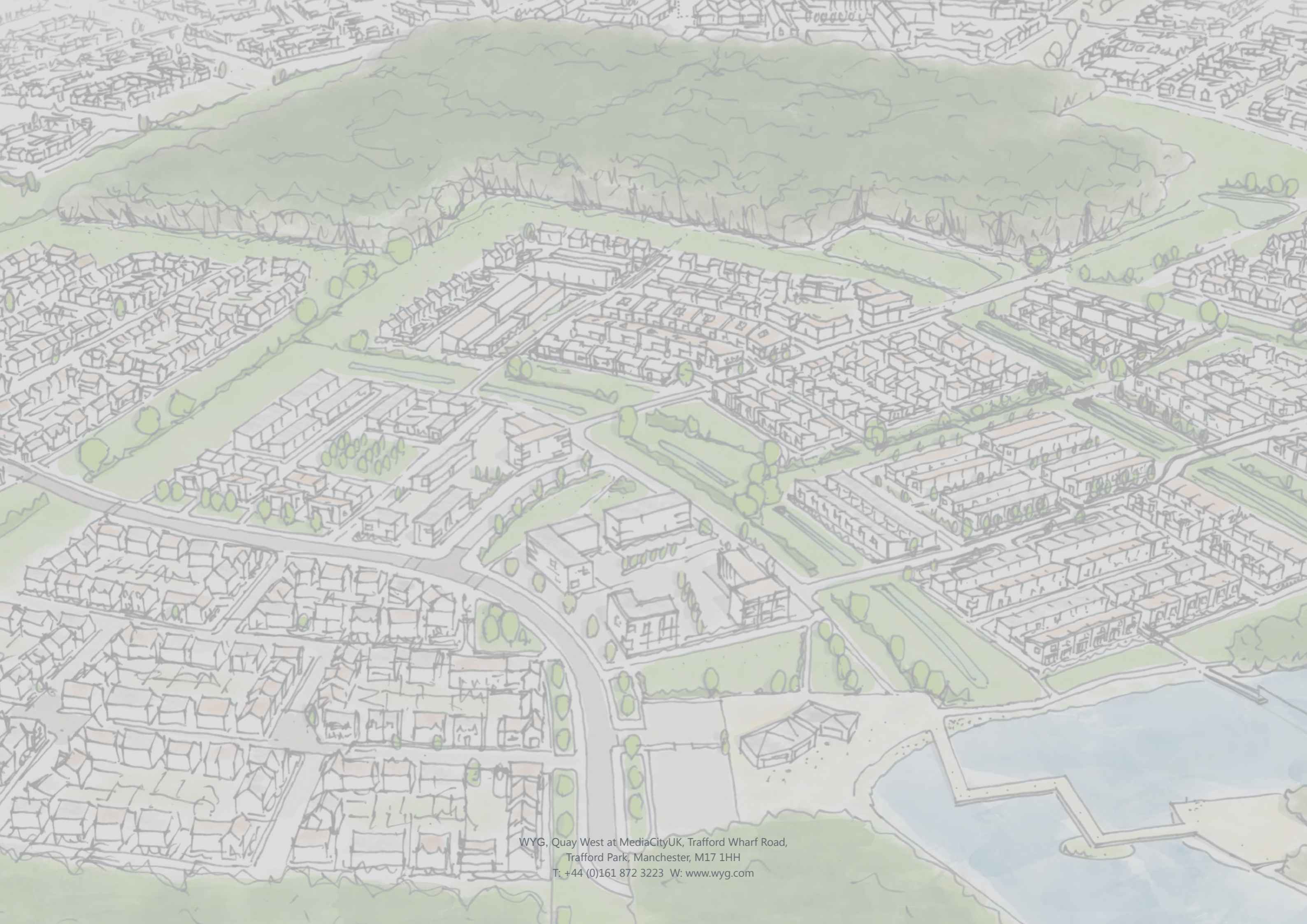
07 SUMMARY

We have an opportunity to create an environmentally, socially and economically sustainable, landscape led new Garden Town in Essex. With a strong basis in the Garden City principles, this document sets out an exciting, aspirational and deliverable vision for the future and illustrates how the existing landscape and historic character of the area could be taken forward in the design of a new space for a new community.

Alongside the vision and illustrative designs, we are able to indicate how this site would be phased and delivered. Further masterplanning work would be underpinned by a strong theme of deliverability.







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