

The Vision

The overarching vision is to create a new landscape-led neighbourhood that feels like a natural part of the village.

The proposals aim to provide a place where people of all ages can live, learn and play in a safe, green and inclusive environment. The design will take inspiration from the landscape, the form of existing streets, and the character of local materials.

The new homes will be set within a generous landscape framework that includes green corridors, a network of open spaces, and views towards the countryside. The neighbourhood will have a clear structure defined by walkable streets and connected green spaces.

The proposals include a new Independent Special School (ISS) for around 30 pupils aged 12–17 with Autism and Social, Emotional and Mental Health needs.



A new SEN school and community sports facilities



Landscape led development with play and open space at the heart of the scheme



A connected walkway development reflecting local character



Green routes and existing footpath upgrades

Masterplan Structure

The masterplan is organised around a connected network of streets, lanes and greens.

A main street runs from the southern access point to Bedford Road and forms the spine of the development. From this, smaller residential streets and shared surfaces lead to clusters of housing and areas of open space.

At the heart of the masterplan sits a central green which forms the focus of the neighbourhood. The SEN school and the adjacent 3G pitch occupy a position to the north of the site, providing an early phase community facility and a focal point for both residents and the wider village.

Pedestrian and cycle routes run through the site, linking the new homes to the school, play areas, and existing public rights of way. This network encourages sustainable travel and integrates the new development with the surrounding settlement.

Key

- 1 New SEN School in landscaped setting with access to sports facilities
- 2 Potential for future sports pitch
- 3 Landscape buffer to site to create strong new green belt edge
- 4 New green central heart on Icknield Way with play and landscaping
- 5 Existing PRoW improved and celebrated within proposals
- 6 New & improved existing active travel links providing improved access to crossing
- 7 New crossing point and improved bus stop
- 8 Link between both active travel links
- 9 Primary pedestrian, cycle & vehicular routes
- 10 Lower density residential parcels within landscape
- 11 Care home provision central to the scheme
- 12 Existing landscaping corridors strengthened
- 13 Connecting with existing PRoW routes giving access to Ickleford
- 14 Site Access to southern gateway
- 15 Children Play Areas



Masterplan Strategy Diagram (not to scale)

Google Maps

Placemaking Objectives

The proposal will seek to respect and respond to planning policy requirements to create a development with placemaking at its heart.

Key placemaking objectives are as follows:

1. **Respect rural landscape character** by retaining hedgerows/trees and using context-appropriate materials, in line with Ickleford NP Policies E2–E3 and NHDC Local Plan Policy SP13 / D1
2. **Maintain settlement identity and separation** through sensitive edges and landscaping, responding to Ickleford NP Policy E1
3. **Create a connected, walkable neighbourhood** with strong pedestrian/cycle links to the village and PRoWs, supporting Ickleford NP Transport Policies and Local Plan Policies SP6 / D1
4. **Provide a clear and legible masterplan structure** guided by character areas, street hierarchy and coherent public realm, consistent with Local Plan Policies SP9 & D1 and Masterplanning Principles SPD
5. **Deliver high-quality green infrastructure** including central greens, corridors and play spaces, meeting Ickleford NP Policy C2 and Local Plan Policy NE5
6. **Enhance biodiversity and ecological connectivity** through habitat corridors and SuDS features, aligning with Ickleford NP Policy E4 and Local Plan Policy NE4
7. **Provide inclusive and sustainable movement** through accessible routes, appropriate parking and safe streets, supporting Ickleford NP Policy MTT2 and Local Plan Policies D1 & T1
8. **Deliver mixed and accessible housing including affordable and adaptable homes**, meeting Local Plan Policy SP8 and accessibility standards
9. **Adopt context-responsive architectural design that reflects local form and materials**, in accordance with Ickleford NP Policies SD3–SD4 and Local Plan D1 Design
10. **Embed sustainability and climate resilience** through energy-efficient buildings, water management and low-carbon infrastructure, in line with NP Policies SD4–SD5 and Local Plan D1 / D3
11. **Support community infrastructure and social value** through provision of the SEN school, sports facilities and multi-use open spaces, consistent with Ickleford NP Policy C1 and Local Plan SP10
12. **Ensure long-term stewardship of landscape** and shared spaces to maintain quality and deliver lasting community benefit.



Illustrative Masterplan

Google Maps

Option Development & Testing

The project has evolved through the following stages:



1

Initial Pre-application

- March 2025
- New DfE approved SEN school
- Community sports facilities
- Approximately 212 homes
- New sports pitches, public open space and play areas
- Two new access points to Bedford Road
- Upgraded Icknield Way
- 38no. later living apartments



2

Subsequent Pre-application

- October 2025
- New DfE approved SEN school
- Community sports facilities
- Approximately 200 homes
- New sports pitches, public open space and play areas
- Two new access points to Bedford Road
- Upgraded Icknield Way



3

Emerging Proposal

- December 2025
- New DfE approved SEN school
- Community sports facilities
- Approximately 230 homes
- New sports pitches, public open space and play areas
- One main access point to Bedford Road
- Upgraded Icknield Way
- Retirement/Care Home

01 Initial Pre-application

Summary of the Initial Pre-application proposal is as follows:

- Provision of a DfE ISS for SEMH and ASD School
- New sports pitches
- A residential development comprising 212no. dwellings and 38no. later living apartments
- Access is proposed from Bedford Road

Alternative layouts, land use distributions and access arrangements were explored prior to this initial pre-application, to ensure compliance with the development plan and relevant national policy, while responding positively to local character and identified place-making objectives.

This initial pre-application proposal balanced the delivery of a new DfE approved SEN school, enhanced sports provision and a high-quality residential neighbourhood comprising 212 dwellings and 38 later-living apartments. The adjacent diagram shows the key aspects of this proposal.

Key

- 1 Proposed vehicular access
- 2 Existing Public Right of Way
- 3 Proposed LAP
- 4 Proposed Retirement / Care Home Development
- 5 Proposed Sports Pitch
- 6 Proposed School
- 7 Proposed Allotments
- 8 Proposed Communal Green Space



Initial Pre-application Masterplan

01 Initial Pre-application Advice

Summary of the Initial Pre-application Advice in relation to design development and site layout is as follows:

- Improve integration with the wider context, particularly proposals east of Bedford Road
- Establish a clearer hierarchy of streets and spaces to enhance legibility and identity
- Refine street geometry to create stronger vistas, views and wayfinding
- Strengthen visual and physical connections to the surrounding countryside
- Integrate and co-locate social infrastructure to support legibility and community cohesion
- Reconsider school access to minimise traffic through residential areas
- Introduce a more structured approach to housing mix and placement
- Provide safe, direct access to inclusive and age-appropriate play spaces
- Reduce on-plot parking and support sustainable travel through shared parking and secure cycle storage



Key Plan - Initial Pre-application Site Plan

1 Central Circular Green

Further justification is required for the form and role of the central circular green space to demonstrate its functional and placemaking value.

2 Boundaries

The arrangement of development backing onto existing southern boundaries should be reconsidered to ensure appropriate relationships.

3 Routes Through Site

The dog-leg route through the site should be simplified to improve clarity, legibility and ease of movement.

4 Green Corridor

The narrow green corridor should be reconfigured to provide meaningful, usable open space.

5 Bedford Road Access

The extent of vehicular access to Bedford Road should be rationalised to reduce unnecessary hard surfacing.

6 Later Living Element

The Later Living element should be repositioned to better integrate with social infrastructure and support inter-generational activity.

7 Play Provision

Play provision should be incorporated adjacent to the school to support everyday use and accessibility.

8 Vistas & Views

The layout should create clearer vistas and visual connections to the surrounding countryside to reinforce openness.

9 Countryside Edge

Development along the countryside edge should adopt a softer grain and built form to respond to its landscape setting.

10 Cycling Routes

The scheme should positively contribute to the delivery of the LCWIP cycling route along the A600.

11 Bus Stops

Bus stop locations should be carefully planned to effectively serve both homes and social infrastructure, in liaison with HCC.

12 Bridleway

Opportunities should be explored to improve or realign the existing bridleway through the site, balancing user experience and heritage considerations.

01 Design Development

Summary of the Design Development following Initial Pre-application Response is as follows:

1 Central Circular Green

The central circular green has been replaced with a more organic, landscape-led open space with a clearer functional and spatial role.

2 Boundaries

The southern edge has been reconfigured to avoid front-to-back relationships and improve boundary conditions.

3 Routes Through Site

The former dog-leg route has been simplified into clearer, more legible routes.

4 Green Corridor

Narrow and residual green spaces have been consolidated into usable, meaningful landscape areas.

5 Bedford Road Access

Vehicular access to Bedford Road has been rationalised to reduce hard-standing and visual dominance.

6 Later Living Element

The Later Living development is to be located in the north-eastern corner, within an area of green space.

7 Play Provision

Dedicated play provision has been introduced

8 Vistas & Views

The revised layout introduces strong vistas and view corridors towards the surrounding countryside.

9 Countryside Edge

The countryside edge now adopts a softer built form and looser grain to reflect its landscape setting.

10 Cycling Routes

The layout has been adjusted to better accommodate and support the delivery of the A600 LCWIP cycling route.

11 Bus Stops

Space has been safeguarded to enable well-located bus stops serving both homes and social infrastructure.

12 Bridleway

Opportunities have been identified to improve and potentially realign the bridleway through the site to enhance user experience.



02 Subsequent Pre-application

Summary of the Subsequent Pre-application proposal is as follows:

- A new DfE approved Independent Special School (ISS) for Children with Social Emotional Mental Health (SEMH) and Autism Spectrum Disorder (ASD) needs,
- New Sports Pitches
- A residential development comprising approximately 200no. dwellings
- Community sports facilities for school and public use
- New sports pitches, public open space and play areas
- Two new access points to Bedford Road
- Upgraded Icknield Way

The revised masterplan creates a clearer, landscape-led framework that strengthens the site's structure and its relationship with the surrounding countryside. It improves boundaries and movement routes, consolidates green spaces into more usable areas. Overall, the layout enhances connectivity, views, and edge conditions to deliver a more cohesive and well-connected layout.

The adjacent diagram shows the key aspects of this updated proposals.

Key

- 1 Proposed vehicular access
- 2 Existing Public Right of Way
- 3 Proposed LAP
- 4 Proposed Swales
- 5 Proposed Sports Pitch
- 6 Proposed School
- 7 Proposed Allotments
- 8 Proposed Communal Green Space



02 Design Development

Summary of the Design Development following the Subsequent Pre-application is as follows:

1 Central Green

The layout has been refined to create a stronger and more clearly defined central green as the focal heart of the development, this now includes a SuDS pond and central Play Area.

2 Boundaries & Countryside Edge

Site boundaries have been strengthened with clearer landscape buffers to provide a softer transition to the surrounding countryside and provide additional screening to neighbouring residential parcels.

3 Routes Through Site

The site is now structured around a clear main spine road from the southern access to Bedford Road, with secondary streets and connected pedestrian and cycle routes linking homes to the central green, school, play areas and existing rights of way.

4 Green Corridors

Green infrastructure has been consolidated into more continuous and connected landscape corridors. These form active travel links, connecting into the wider footpath and cycle route infrastructure.

5 Bedford Road Access

Vehicular access has been further rationalised with access no longer being directly through a residential parcel, but instead onto a primary spine road, which serves secondary routes. Two separate pedestrian access points are also provided.

6 Later Living Element

The later living development is proposed to be located more centrally within the site, integrating further with the infrastructure.

7 Play Provision

3 areas for dedicated play provision have now been provided. The central play space has been repositioned into a more central, overlooked, and accessible location. With the remaining play spaces to be positioned at the edge of development, allowing integration with the public realm.

8 Vistas & Views

The layout has been refined to better frame internal vistas and maintain key views towards the countryside.

9 Cycling Routes

A new cycle route is proposed through the site, along Icknield Way and a network of shared surfaces are also provided throughout.

10 Bus Stops

Improved bus stop is proposed, with direct access off Bedford Road, into the development.

11 Bridleway & Pegasus Crossing

A new Pegasus crossing is proposed, providing access to a shared surface for use by horses, pedestrians and cycles.

12 SEN School Site

New DfE approved SEN school has been repositioned to the northern part of the site. The lower density buildings of which integrate better to the existing farmstead buildings further north.

13 Potential Outdoor Sports Facilities

Increased area proposed for potential outdoor sports facilities, these also now form a stronger buffer between development and countryside.



03 Emerging Proposal

Summary of the Emerging proposal is as follows:

- New DfE approved SEN school
- Community sports facilities
- Approximately 230 homes
- New sports pitches, public open space and play areas
- One main access point to Bedford Road
- Upgraded Icknield Way
- Retirement/Care Home

The emerging proposal has been developed through a robust process following initial pre-application feedback, testing alternative layouts, access arrangements and land use distributions to ensure alignment with the development plan and national policy. Iterative testing has informed a more legible street hierarchy, stronger landscape structure and integrated social infrastructure, supporting clear place making objectives and a cohesive, outward looking neighbourhood.

Access, movement and servicing have been assessed to confirm safe and efficient operation, while ongoing viability and deliverability testing demonstrates that the revised layout can be delivered in a phased and coordinated manner, securing the timely provision of housing, education, sports and community infrastructure.

Key

- 1 Proposed vehicular access
- 2 Existing Public Right of Way
- 3 Proposed LAP
- 4 Proposed Later Living Development
- 5 Proposed Sports Pitch
- 6 Proposed School
- 7 Proposed Allotments
- 8 Proposed Communal Green Space

