LANGWITH

VILLAGE

LANGWITH VILLAGE

Welcome to the public exhibition for the proposed development of Langwith Garden Village.

The purpose of this exhibition is to provide you with information regarding the site and how it is intended to be developed and to give you an opportunity to tell us your thoughts before we finalise and submit an outline planning application.

The Site:

The site is located on land west of Elvington Lane, partially located on the former Elvington Airfield, together with land to the north of the airfield.



SITE LOCATION PLAN

The Vision:

Langwith Village will be a new community of approximately 3,339 new homes with a wide range of amenities and services.

Our vision is to create a walkable and well-designed place that incorporates a wide range of different house sizes, types and tenures, education, community facilities, employment provision, extensive walking and cycling connections.









About us

The **Langwith Development Partnership** brings together the Yorkshire-based promoters bringing forward the plans for the garden village, and the landowners of the site.

Proctor & Matthews Architects

Studio Partington

Stantec

LANGWITH VILLAGE

CONSULTATION SO FAR

Site Identification
2016

Land west of Elvington Lane was put forward as a potential strategic housing site through the City of York Local Plan Preferred Sites Consultation.

Allocation Proposed
2018

The site was identified for a new garden village, Langwith, under Policy SS13 (site reference ST15) in the Local Plan Publication Draft.

Independent Examination
2019-24

The allocation was evaluated through five phases of public hearings as part of the Local Plan's independent examination, conducted by Inspectors appointed by the Secretary of State.

Local Plan Adopted
2025

The City of York Local Plan was formally adopted, confirming Langwith Village's allocation.

Shaping the Vision
Early 2026

City of York Council, supported by the Langwith Development Partnership, organised Place-Based Indicators (PBI) workshops. These workshops brought together residents, local organisations and stakeholders to define the qualities and outcomes needed for a successful garden village, covering wellbeing, sustainability, movement, green infrastructure, heritage, economic opportunity and community identity.

The insights generated through this engagement helped establish the principles and priorities that would go on to inform the draft Development Charter.

Shaping the Plan
September 2026

A series of Enquiry by Design workshops have been undertaken, which brought together technical specialists, community representatives and key stakeholders to explore ideas for Langwith Village. The workshops tested emerging design concepts and helped to inform the development of the masterplan, including approaches to movement, landscape green infrastructure and community infrastructure.

Public Consultation
October 2026

The findings from the Enquiry by Design process have helped to shape the masterplan which is presented as part of this public consultation and which we welcome your feedback on.

Submission of Outline Planning
December 2026

An outline planning application will be submitted, translating feedback from the Enquiry by Design process and public consultation. This will include detailed technical assessments as well as parameter plans and Design Code which will provide a clear framework for future development.

Proctor & Matthews Architects
Studio Partington
Stantec

LANGWITH

VILLAGE

PLACE BASED INDICATORS, MARCH 2026

Shaping the Vision

The Langwith Development Partnership worked with City of York Council, Homes England, local stakeholders, community organisations and specialist groups to develop a shared vision for Langwith Village.

Through a Place-Based Indicators (PBI) programme, participants explored the opportunities and priorities for the site, helping to establish the principles that should guide the development of the new community.

What are Place-Based Indicators?

Place-Based Indicators is a Homes England engagement approach that combines local knowledge, evidence and stakeholder discussions to identify the outcomes that matter most to a place and the people connected to it.





Six Principles for Langwith Village

The PBI process helped shape six principles that will guide the future development of Langwith Village:

Healthy Connections - Putting people first and making active travel and sustainable transport the natural first choice.

Make Space for Nature - Inspired by Langwith's natural setting, a garden village for health, wellbeing and biodiversity.

A Village Heart - Everything needed for a sustainable, thriving community, and space for people to come together.

A Village for Life - People can live in and enjoy Langwith Village throughout their lifetime.

Sustainable and Resilient - Langwith Village is a resilient community which mitigates and adapts to climate change.

Rooted in York - Langwith Village reflects and celebrates local heritage and character.

Proctor & Matthews Architects

Studio Partington

Stantec

LANGWITH
VILLAGE

ENQUIRY BY DESIGN, SEPTEMBER 2026

Shaping the Plan

Building on the PBI programme, an independently facilitated Enquiry by Design process brought together stakeholders, local organisations and technical specialists to explore how these principles could be translated into the emerging masterplan.

Through workshops, site visits and collaborative design exercises involving 60 stakeholders and community represented, participants tested ideas and helped refine the vision for Langwith Village.







Masterplan Considerations

Walkable neighbourhoods and integrated transport

Designing the village around walking and cycling routes, with schools, facilities and public transport within easy reach.

Green Infrastructure and Water Management

Creating a connected network of parks, habitats, drainage features and open spaces that shape the layout of the village.

Village Centres, Facilities and Community Spaces

Establishing a central hub with local services, community facilities and places for people to meet, work and socialise.

Homes, Schools and Services for Different Life Stages

Providing a mix of homes, education, healthcare and community infrastructure that supports a balanced, multi-generational community.

Climate-Responsive Design and Infrastructure

Integrating sustainable drainage, low-carbon homes, resource-efficient infrastructure and measures that respond to a changing climate.

Distinctive Places Shaped by Landscape, Heritage and Identity

Creating neighbourhoods inspired by York's character, the former airfield and the site's unique landscape setting.

Proctor & Matthews Architects
Studio Partington
Stantec

LANGWITH
VILLAGE

SITE CONTEXT

The site is located to the south-east of York city centre, north-west of the village of Elvington and north of Wheldrake.

The northern part of the site is largely open agricultural land and the southern part forms the former Elvington airfield runways.

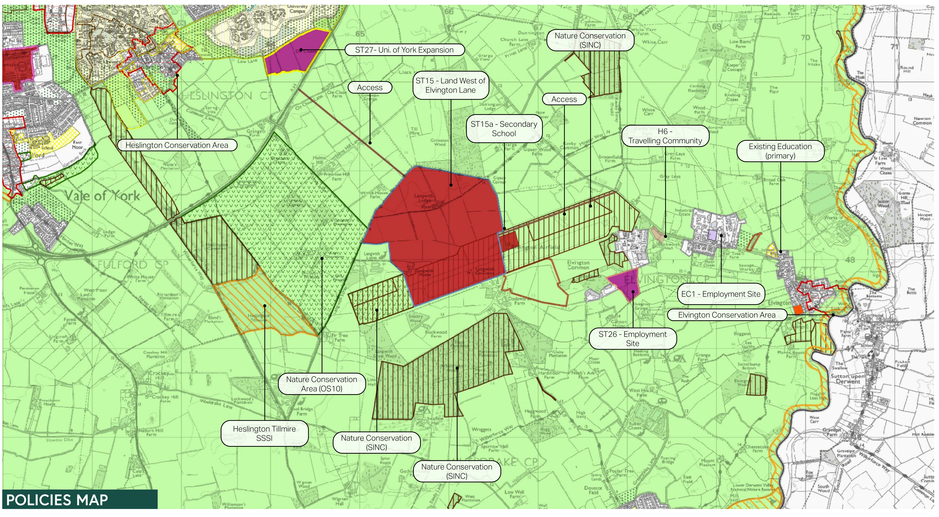




SITE ALLOCATION

The site is allocated within the York Local Plan (allocation ST15) for a Garden Village of around 3,339 dwellings with supporting infrastructure, education provision and a range of shops, services and facilities. Two indicative locations for access roads are shown in the Local Plan from the site to the A64 to the north west and Elvington Lane to the east.

As well as the main allocation for a Garden Village, a new area for nature conservation is allocated to the north west of the site.



POLICIES MAP

SUSTAINABILITY

The Garden Village will be designed with sustainability at its heart to:

- ☑ **Deliver** a low carbon settlement that minimises energy demand, supports renewable energy generation and enables future low-carbon technologies
- ☑ **Embed** water-sensitive design, using sustainable drainage and natural water management to improve resilience, biodiversity and amenity.
- ☑ **Create** a landscape-led place that enhances biodiversity and provides long-term environmental benefits.
- ☑ **Promote** healthy, low-carbon lifestyles through walkable neighbourhoods, active travel and easy access to local services, facilities and open spaces.
- ☑ **Design** for climate resilience and long-term stewardship ensuring homes, infrastructure and public spaces can adapt to future environmental and societal change.

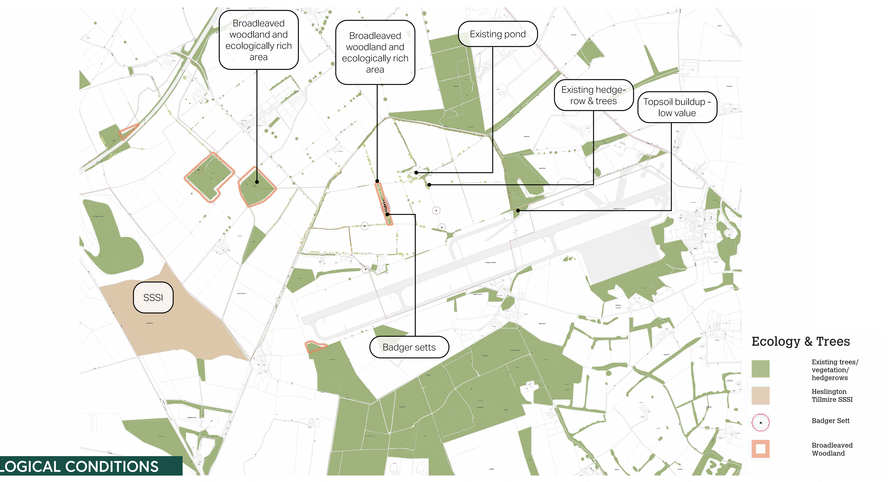
Proctor & Matthews Architects
Studio Partington
Stantec

LANGWITH

VILLAGE

LANDSCAPE AND ECOLOGY

Existing Site Conditions



ECOLOGICAL CONDITIONS

Existing mature woodland provides a strong landscape framework within and around the site perimeter.

The Heslington Tillmire Site of Special Scientific Interest (SSSI) is located to the west of the site and is a nationally important wetland habitat with associated flora and bird assemblage.

The Airfield is a Site of Importance to Nature Conservation (SINC), designated for its grassland habitat, invertebrate interest and breeding skylark population.

Landscape and Ecology Opportunities



PROPOSED ECOLOGICAL CHANGES

The masterplan provides the opportunity to:

- ☑ **Enhance** biodiversity and landscape character through the introduction of wetlands, species-rich meadows, grazing areas and edible landscapes.
- ☑ **Maximise** opportunities for informal recreation, nature play and access to green space throughout the Garden Village.
- ☑ **Create** a biodiversity and habitat corridor adjacent to Heslington Tillmire.
- ☑ **Create** a new nature conservation area with wetland buffers and recreational management measures to protect sensitive habitats and bird species.

Proctor & Matthews Architects

Studio Partington

Stantec

LANGWITH
VILLAGE

HERITAGE



HERITAGE MAP


Conservation Area - Heslington Main Street


Scheduled Area - View across Tilmire towards the decoy


Grade II Listed - Control Tower

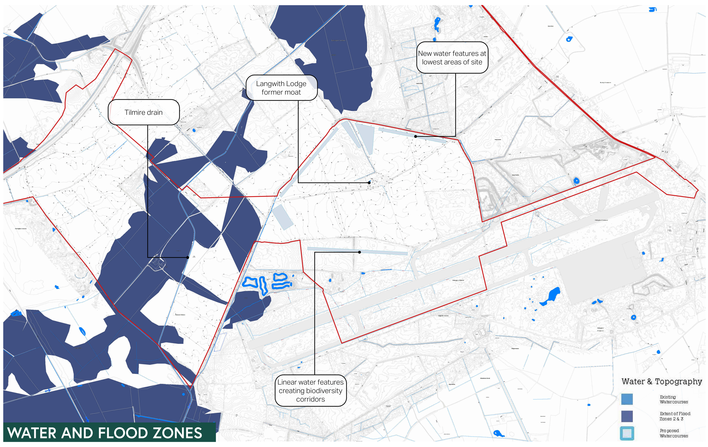
The site itself contains no designated heritage assets and it is not located within a Conservation Area.

Within 1km of the development parcel, there are no designated heritage assets. Within 500m of the spine roads, there are four Grade II listed buildings comprising the Control Tower, Yorkshire Air Museum, circa 272m to the south of the eastern spine road; and three Grade II listed buildings over 200m to the north-west of the Elvington Link Road.

The Grade II Listed RAF Elvington Control Tower is an intact example of a Watch Office for Night Fighter Stations, retaining its original floor plan, window and door design. It played a key role during WWII to support Bomber Command operations.

A World War II bombing decoy lies circa 1.4km to the west of the site and is a Scheduled Monument.

FLOOD RISK



WATER AND FLOOD ZONES


Former moat at Langwith Lodge


Tilmire Drain


Water course along northern boundary

The developable area of the site falls within Flood Zone 1 meaning it is at a low risk of flooding.

The site slopes towards the northern boundary, informing its drainage, landscape and development strategy.

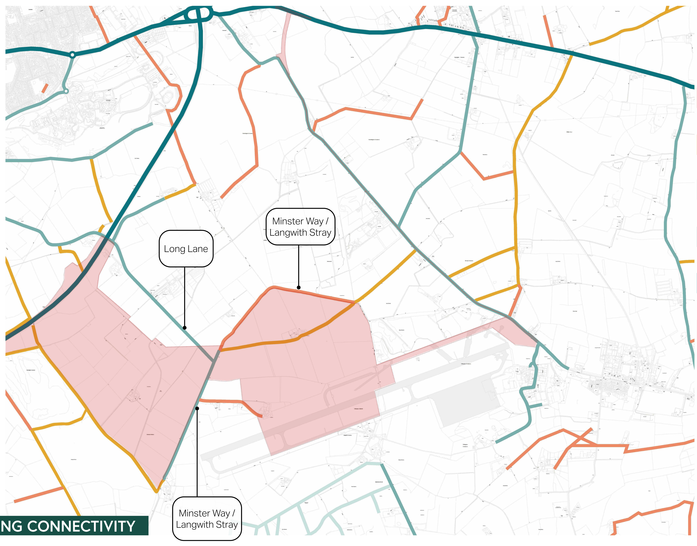
Existing watercourses provide an opportunity to form key landscape and drainage features along the northern boundary.

Opportunities exist to integrate new wetlands and water features throughout the site to support sustainable drainage, biodiversity and climate resilience.

LANGWITH
VILLAGE

CONNECTIVITY

Existing Site Conditions



EXISTING CONNECTIVITY

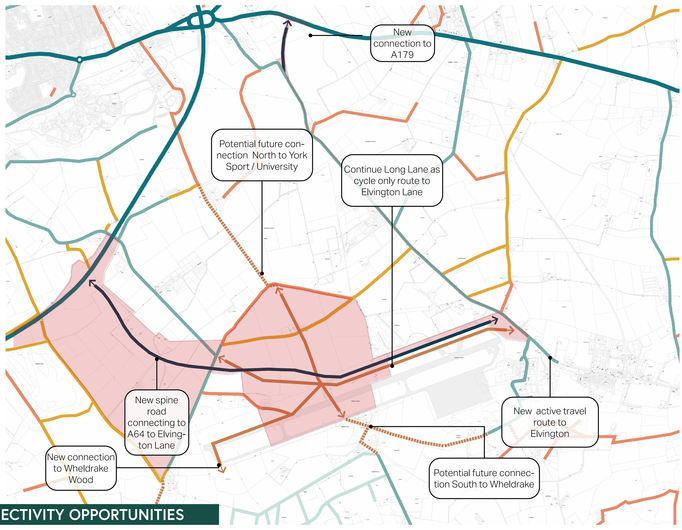
Public Rights of Way

- Footpath
- Bridleway
- Walking Trail
- Roads
- A-Roads
- Site Location

Langwith Stray runs along the northern edge of the site and forms a key movement route. A bridleway also runs east-west through the site which forms another key route.

Currently, there is no pedestrian or cycle connectivity to Elvington or Wheldrake.

Opportunities



CONNECTIVITY OPPORTUNITIES

Public Rights of Way

- Footpath
- Bridleway
- Walking Trail
- Roads
- A-Roads
- Site Location

The masterplan provides the opportunity to deliver:

- ☑ **Direct** pedestrian and cycle connections through the site to Elvington village using Long Lane.
- ☑ **Strengthened** Minster Way/Langwith Stray routes.
- ☑ **A network** of trim trails and active travel routes within the site to support wellbeing.
- ☑ **Walkable** neighbourhoods within the site.
- ☑ **New and enhanced** bus connections and routes.
- ☑ **Potential to safeguard** a future pedestrian and cycle connection within the site boundary for a future connection north to the University of York and the Sports Village and south to Wheldrake Village.
- ☑ **People focused** streets and active travel.
- ☑ **Segregated cycle routes** alongside the spine road.

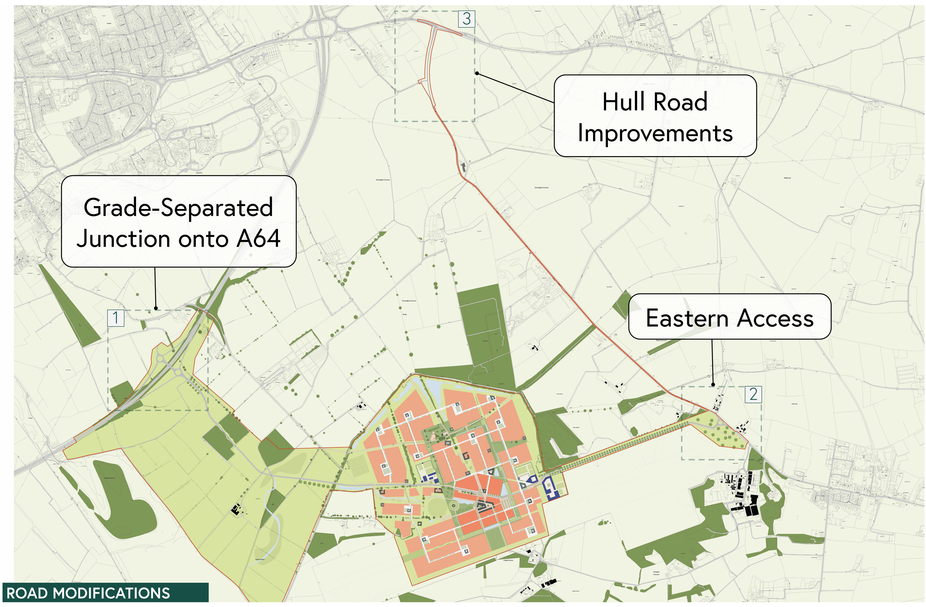
LANGWITH

VILLAGE

HIGHWAYS

Primary access will be via a new grade-separated junction onto the A64 to the north west of the site and via Elvington Lane to the east.

The eastern access will be via a new approach road, with roundabout onto Elvington Lane and new link road and junction onto the A1079 Hull Road.



Closer Views

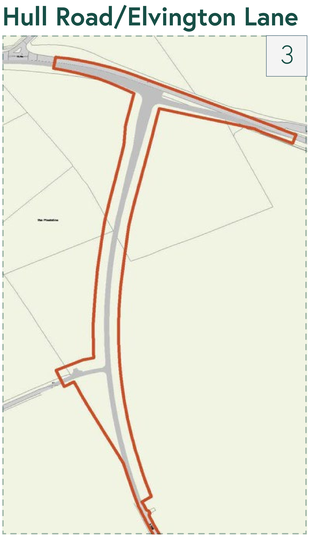
Grade-Separated Junction onto the A64



Elvington Lane/Eastern Access



Hull Road/Elvington Lane



Proctor & Matthews Architects

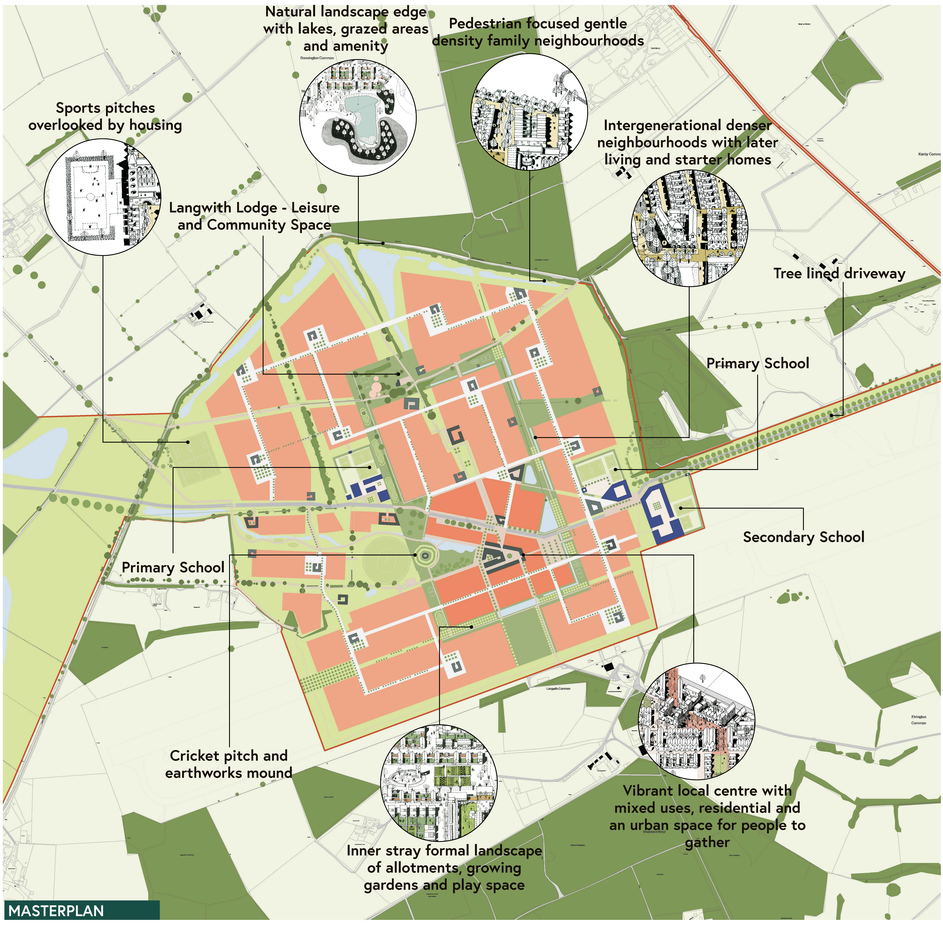
Studio Partington

Stantec

LANGWITH
VILLAGE

MASTERPLAN

School/Education
Local Centre/Commercial
Marker building and neighbourhood space
Lower Density Housing
Medium Density Housing



MASTERPLAN

COMPONENTS OF THE MASTERPLAN

Landscape-Led Garden Village

- Retention of existing trees, hedgerows and landscape features.
- Creation of a connected green and blue infrastructure network.
- Use of wetlands, water bodies and drainage features as placemaking elements.
- Focus on inclusive spaces for wellbeing and recreation.
- Advance planting with potential for early delivery of parks, recreation routes and on-site tree nursery.


Early massing view showing a neighbourhood




Intergenerational Communities

- Diverse housing range including provision for older people, housing for disabled residents and co-housing opportunities.
- A broad mix of housing types and tenures with higher densities in appropriate locations as well as courtyard housing and innovative housing models.
- Reduced car dominance with flexible parking arrangements.
- Strong urban blocks with active frontages and clear settlement edges transitioning into the countryside.
- Provision of gypsy and traveller pitches.


Early massing of 'Outer Stray' landscape




Proctor & Matthews Architects
Studio Partington
Stantec

LANGWITH
VILLAGE

Mixed Uses and Village Centre

- Local centre and public square potential for:
  - *-Village hall and community facilities*
  - *-Flexible employment and workspace provision*
  - *-Health facilities*
  - *-Convenience retail*
- Locating schools within walkable catchments as well as nursery provisions
- Integration of other employment uses including potential for:
  - *-University and business incubator space*



Early massing of local centre square





NEXT STEPS

Over the coming weeks, we will refine the proposals, taking into account the feedback received during the consultation process.

We anticipate that our outline planning application will be submitted to City of York Council at the end of the year.

COMMENTS AND FEEDBACK

Please leave your feedback form in the box provided or alternatively send your comments by post to:
FAO Social Communications
Cubo, 6 Wellington Place
Leeds
LS1 4AP

You can also leave feedback on the website via the feedback form:
www.langwithvillage.co.uk

Our website is available via the QR code below.

Please ensure that all online responses are received no later than **Monday 30th November.**

SCAN HERE TO SHARE YOUR THOUGHTS!

Proctor & Matthews Architects

Studio Partington

Stantec