

**POLICY AG1 - Promoting Sustainable Development in the Gilston Area**

- .....
- 2. The preparation, in collaboration with the local community, of a Strategic Landscape Masterplan for the entire Gilston Area (~~including the existing settlements~~) will be necessary to ~~define development boundaries and ensure the integrity of the landscape and Green Infrastructure Network. A Strategic Landscape Masterplan would~~ provide the context and inform the preparation of Village Masterplans in accordance with Policy GA1 (IV).
- 3. In order to assist the delivery of sustainable development across the Gilston Area, new development should:
  - i. Draw inspiration from the morphology and character of existing settlements in the Gilston Area and elsewhere in Hertfordshire.
  - ii. Create seven separate and distinctive new villages, ~~the location of which is broadly defined in Fig. 12 together with the approximate number of dwellings for each. Every village will have an individual identity which complement the existing settlements and are be informed by Garden City principles and provide living and working environments of exceptional quality, with a wide range of homes, employment, local retail, education and community facilities well connected by pedestrian, cycle and public transport.~~
- 4. ....

**POLICY AG2– Creating a Connected Green Infrastructure Network**

- 1. ....
- 2. Development proposals should take into account the Strategic Landscape Masterplan for the Gilston Area (see Policy AG1.2) to ensure the integrity of the landscape and countryside setting whilst creating an integrated Green Infrastructure Network ~~connected with the network of green spaces beyond the Neighbourhood Plan area that will surround and sit alongside the new villages, existing settlements and the wider landscape (Fig. 13)~~ comprising:
  - i. ....

**POLICY AG4 – Maintaining the Individuality and Separation of all Villages**

- 1. Development in the Gilston Area should seek to create distinctive villages of individual character set within a rural landscape. The location and extent of new village development should be informed by existing landscape character, topography and heritage assets and respond sympathetically to the built form and setting of existing settlements and communities:
  - i. A landscape-led approach should be adopted to define the extent of meaningful separation and green corridors between villages ~~and to establish a boundary to the built-up area of each village. This~~ The boundaries of these corridors will ~~should~~ be identified ~~defined~~ in a Strategic Landscape Masterplan (Policy AG1).
  - ii. ....

**1.5 – Protecting Areas of local Significance**

**Rationale and Justification**

..... (add to the supporting text the following:)

~~Cherished local views have been identified by the community as contributing to the character and enjoyment of the area. They are not assessed views and are independent of any views which may be agreed with EHDC and assessed for the purposes of the Environmental Impact~~

Assessments (and LVIAs) supporting the outline applications as part of the formal planning process.

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## **POLICY AG5 –Protecting Areas of Local Significance**

1. The following sites are locally significant and are designated as Local Green Space in accordance with the NPPF and District Plan Policy CFLR2. These sites should form part of the Green Infrastructure Network and are subject to the provisions of Policy AG3. **Development will not be permitted in Local Green Spaces unless exceptional circumstances are fully evidenced and justified.** Planting and activities within these areas should be consistent with the function, character and use of the Local Green Space (see Fig. 18):
  - a. Eastwick Wood
  - b. Black Hut Wood
  - c. Lawns Wood and Moat
  - d. Queens Wood
  - e. Eastwick Valley and Eastwick Hall Corridor
  - f. St. Botolph's Churchyard
  - g. Home Wood
  - h. St. Mary's Churchyard
  - j. Golden Grove
  - k. Gilston House Parkland and Lake
  - l. Avenue and Chase
  - m. **Woodland to the south of Terlings Parkland**
  - n. Fiddlers Brook / Lowland Fens
2. Community Boundary .....
3. ~~Important views across open fields and from other vantage points should be protected, with land retained in agricultural use or presenting an appropriate natural greenspace setting (Fig. 21), to ensure that the image of villages within the countryside is retained. Key views include:~~ **The preparation of Village Masterplans should involve consultation with the local community on locally cherished views (identified in Fig. 21):**
  - A. Long distance view from the Hunsdon Plateau / Hunsdon Lodge Farm looking south
  - B. Long distance view from Harlow, marking the transition from urban to village setting
  - C. Long distance view from Parndon Mill across the Stort Valley
  - D. Views to and from the Churches of St. Mary's, St. Botolph's and St. Dunstan and churchyards
  - E. Views ~~to and from~~ of the Gilston Park House and Hunsdon House and their gardens
  - F. Open view over Hunsdon Airfield from Acorn Street and Drury Lane and from the airfield towards St Mary's
  - G. Open views across the airfield from the Airfield Memorial and hangars
  - H. Open views out from Eastwick Road towards the Memorial
  - J. Open views towards Eastwick from the Stort Valley and from the lower part of Gilston Park
  - K. Rural views ~~to and~~ from Hunsdon Pound towards Brickhouse Farm House
  - L. Open views towards Hunsdon Brook Fishponds
  - M. Open views towards and from Home Wood and Hunsdon / Cock Robin Lane
  - N. Open view from the exit of Terlings Park and Fiddlers Brook
  - P. Open view from the path by Channock Farm towards Golden Grove and High Wych.

## **POLICY LA1 – Landscape within the New Village Boundaries**

1. Village Masterplans (prepared in conformity with Policy GA1 of the District Plan) should incorporate a comprehensive landscape framework for each individual village which should:
  - i. ....

- ii. ....
  - iii. ..
  - iv. ..
  - v. Preserve and enhance important views and connections and the setting of existing heritage assets (see Policy AG3 and AG5). **A sensitive approach will be required to the treatment of the area known as Gilston Fields to the south of St Mary's Church in Village 4 and the Community & Leisure Use area (identified in Fig.12) which respects its landscape and significance.**
  - vi. ...
  - vii. ...
2. ....