

Appendix B

Quality Review Panel Response Report

SLMP QUALITY REVIEW PANEL OCTOBER 2021: RESPONSE TABLE

Ref No	Summary of QRP1 Report Comment	Places for People (PfP) and Taylor Wimpey (TW) Response
1	The panel welcomes the opportunity to comment on the Strategic Landscape Masterplan (SLMP) at an early stage of its development and feels that it is heading in a positive direction. The work presented provides a sound basis for a more detailed landscape strategy, based on analysis of the site and development opportunities. The panel understands it will be consulted again in early 2022 and offers some comments that it hopes can inform the next level of detail.	Summary comment, please see detailed responses below.
2	The panel would like to see more detail on how the character of the individual garden town villages has informed the landscape strategy.	Summary comment, please see detailed responses below.
3	It questions the integration of the Sustainable Transport Corridor (STC) and would welcome further detail on how this route interacts with the different landscaping features, edge conditions and topography of the site.	Summary comment, please see detailed responses below.
4	The panel feels that the priorities for the SLMP aren't currently defined clearly and would welcome further detail on the delivery and phasing of the landscaping strategy to bring forward public benefit.	Summary comment, please see detailed responses below.
5	The community engagement undertaken to date is a good start, but it isn't clear how comments from the consultation sessions and activities have been taken on board. The panel recommends the SLMP needs to provide more detail on what's been discussed	The SLMP will include a Statement of Engagement which will describe the engagement process undertaken (undertaken in accordance with the SLMP Engagement Plan agreed with EHDC and HCC) and how feedback gained from a wide range of sources and methods has informed the document's preparation and outputs. For example, each

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	through the engagement process and demonstrate how feedback has informed the design outcomes.	community working group has an associated report which provides this information and will be included in the Statement of Engagement.
6	The panel feels that it is crucial that the SLMP helps create special places that have distinct characters that support the healthy, sustainable lifestyle promoted through the Harlow and Gilston Garden Town Vision.	The SLMP will focus on establishing a series of Character Areas that form a comprehensive network of green space and landscape encouraging a healthy and sustainable lifestyle across the site, around existing and new settlements and the wider landscape.
7	It suggests drawing out key principles that can be applied to each village, as well as the wider strategic landscape, to develop a more holistic, joined-up design approach.	The Gilston Area Concept Framework confirms that the SLMP will address the appropriate strategic elements of the development, in particular the green infrastructure network, strategic movement connectivity and strategies for important aspects of the development such as sustainable drainage, ecology, sport and play. The SLMP will also address how the new villages will have sufficient landscape buffers but function successfully together as one new settlement. The SLMP will not set details for the developable areas, but it may set some principles that may be applicable. It is recognised that the landscape character will influence the character of the villages and the SLMP will build on the respective Outline Planning Application (OPA) Landscape and Open Space report and Open Space, Landscape and Public Realm Strategy Assessment in this regard. Village Masterplans (VMPs) will focus on creating a distinct character for each village which give it a unique sense of place within the Gilston Area, at the same time as integrating with the wider landscape and development.
8	The panel notes that it would be good to further understand the relationship between the individual villages, as well as their	Comment noted, nevertheless, the question of village identity is a matter for the VMPs and is not within the scope of the SLMP. Please also see response to point 7 above.

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	relationship to the wider Garden Town. It questions whether the villages should have individual or complementary identities.	
9	The panel recommends exploring precedents of successful interpretations of 'new towns'; noting good practice examples of sustainable developments across the UK and Europe that create distinct places with clear identities, promoting sustainable transport in innovative ways.	Comment noted Precedent and good practice examples were explored in preparing the Design Code and learnings from these have been incorporated into the Design Code proposals and requirements.
10	The panel agrees with the concept and ambition of the sustainable transport corridor but is struggling to understand the interface between this route and the different areas it travels through.	Since the October 2021 review, Grant Associates have developed design coding which characterises different sections of the STC according to the landscape through which it passes (for example, interfaces with park edge, tributary valley, and provides design requirements and illustrative arrangements for each so that the STC has a coherent and sensitive response to its context within the SLMP landscape.
11	It requests further detail on the character and function of this route - including clarity on whether it has a singular identity or varies within the landscape areas and each of the villages. This needs to be strongly articulated one way, or another.	Further to the response to point 10 above, the requirements for the width of carriageways and cycle paths will be broadly consistent, however the STC will need to respond to the landscape character area (and village) area that it crosses. The detail of the STC within village developable areas will be covered by the separate VMPs. More information is provided in the Village 1 Masterplan QRP1 response with regards to Village 1.
12	Key pedestrian and cycle routes will be important, and the panel questions the strategy for these in terms of what they are linking, and how they connect with and relate to the STC.	The SLMP will set out a strategy for key pedestrian and cycle routes to provide wider connections between villages and this will be represented indicatively on the Regulatory Plan. This will be based on an assessment of key destinations and the principles required in delivering connections between them. The precise siting of these routes will come forward in future reserved matters applications.

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13	The panel also queries whether these routes would be picturesque and meandering or designed with more practical purpose, or a hierarchy of routes providing both. This needs to be made clear.	The approach taken in the Development Specification approved through the outline permission is to define key commuter and leisure route typologies for the Gilston Area. The STC is a commuter route, defined in the Development Specification as being direct, convenient, surfaced, (normally) segregated, and (where possible) lit. This will be supplemented in the SLMP by additional commuter routes. In contrast, leisure routes will support cycling for health and pleasure purposes, and are located and designed to provide a safe and attractive environment where the route itself may be one of the main attractors (as opposed to directness), can be shared between cyclists and pedestrians and can accommodate places to stop and rest. See also response to point 12 above.
14	The panel has concerns related to the nature of the development generally and how reliant upon cars it may become. It shares some characteristics with Cambourne in Cambridge, which started with a concept based on three villages with green space in between - and has developed into more numerous villages that are very car reliant.	PfP and TW's transport consultants for the SLMP (SLR/Vectos and Alan Baxter) and Village 1 and 7 (Arden and Alan Baxter) respectively are working together, and with the design teams, to ensure that the approach taken to this development supports the Garden Town target modal share, both in design and delivery terms, through a wide range of different measures, including through umbrella provisions in the s106 agreement, the accessibility of the development by active and sustainable modes, and the preparation of parking strategies to support the SLMP and each VMP.
15	Referring to more successful examples of settlements supporting sustainable transport would be encouraged. The team should reflect on lessons learnt from places such as Bordeaux, Hammerby, Vauban, Freiburg, Stockholm, and Utrecht, which are all examples of places where neighbourhoods have been designed to support a sustainable lifestyle.	Vectos/SLR have referred to examples of good practice in the preparation of the SLMP and provided recommendations on how elements can be integrated at Gilston.

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16	The panel has concerns about the buffer spaces between villages - despite understanding how these are intended to give the Gilston Masterplan the character of a series of rural villages. It notes that the buffers currently feel as though they are 'leftover' negative spaces that shield the villages rather than allowing the landscape and village developments to come together in these locations in a more positive way.	The villages themselves are the 'remaining' spaces between the natural context of the existing landscape and topography of Gilston, including the ecologically rich strategic green corridors, the plateau of the Hunsdon Airfield and the existing woodland in the north of the site. This existing landscape has been retained, and the spaces in between, which are largely agricultural fields, have become the proposed villages. The SLMP will be key in providing guidance about how the landscape context is to provide an intentional and attractive setting for each village, and each VMP will also be required to set design coding which will ensure an appropriate response to the landscape context. The 'village' terminology will evolve as proposals are developed, and refers more to the character of the places to be created and their social function.
17	The panel would like greater clarity about the role the buffer spaces play in protecting existing green and blue infrastructure - and how this aspect will adapt and change over the longer-term delivery of the project, particularly in relation to water management and flooding.	Please see response to point 16 above. The buffer spaces (Village Corridors on the Parameter Plans) are intended to be multifunctional spaces with movement, recreation, nature and amenity etc functions as appropriate. The SLMP Design Code sets out mandatory design requirements and design guidance for each, and required spatial elements are shown on the relevant Regulatory Plan. In addition, Strategic SuDS Strategy are being prepared and will be submitted with the SLMP which illustrates a Gilston Area wide approach to sustainable drainage. Each village will also have a Village SuDS Strategy which accords with the strategic strategy. The detail of drainage and attenuation features, whether in the SLMP or village developable areas, will come forward through Reserved Matters Applications, which will be required to be consistent with the relevant Strategic SuDS Strategy and/or Village SuDS Strategy.

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		In addition to this, there is a planning condition that relates to Strategic Green Space which will relate to the strategic green corridors (Eastwick Valley Corridor and Fiddlers Brook/Golden Brook Corridor). This condition requires the setting of design principles for ecological enhancement, surface water management and/or natural flood management or flood storage measures, watercourse restoration and enhancement, landscaping for the benefit of biodiversity, watercourse management for flood prevention, amongst other issues and is being developed alongside the SLMP. Furthermore, there are pre-commencement conditions requiring the submission and approval of Water Framework Directive mitigation and enhancement strategies for the site.
18	The panel would encourage an approach to the village edge conditions that allows the development to feather into the surrounding landscape to avoid hard edges.	The SLMP will help create soft edges to the development by defining appropriate buffer treatments to development edges which are shown on the Regulatory Plan and have accompanying design requirements and design guidance in the Design Code. Beyond this, the VMPs will further support this through setting design requirements and guidance for the creation of soft edges to villages. Reserved matters applications for landscape and development will be required to be undertaken in accordance with the SLMP and VMPs as applicable.
19	There may be a temptation to build to the redline boundary of each village, to maximise development, which should be resisted. The panel suggests that within each village there should be areas of differing density, to allow for soft edges, where buildings are knitted into the landscape. Softening the edges of each village will help ensure that the SLMP doesn't feel like a 'jigsaw' with the village pieces removed, and	Please see response to point 16 and 18 above.

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	instead feels more like a cohesive place, in line with the ambition of the Garden Town Vision.	
20	The panel also suggests reviewing of the harsh edge created by the power lines and recommends that the design team think about the future of these, and what happens if they are removed in the long term.	Further to the above, in relation to the Village 4 masterplan, there are no plans to remove the pylons and the outline planning permission does not permit residential development in the easement zone. In terms of the Village 4 edge, the Development Specification contains a specific requirement for its frontage and edge conditions (para 4.6.6). This will be considered further in the Village 4 Masterplan. The power lines also cross Village 7 and give rise to the linear arrangement of the adjacent Football Hub. Softening of the southern edge of the Football Hub is achieved through the Village 7 Masterplan, which provides Design Coding for the Hunsdon Community Park Edge.
21	Understanding of the site wide topography is a key area that needs further development. The panel wants to see how the changes in level across the site are informing the strategic landscape proposals.	Since the October 2021 review, PfP and their consultant team have undertaken additional existing topography surveys and carried out additional work on proposed levels. This work has fed into the Regulatory Plan proposals, but specific landscape proposals will not come forward until Reserved Matters Application stage. (For example, emerging work on the levels of community parks has informed the placement of indicative routes across these spaces, nevertheless, specific routing and alignment will not come forward until reserved matter applications are made, and these will need to accord with Design Code requirements in terms of the width and gradient etc of routes). In terms of strategic landscape proposals, because the development is landscape-led, and PfP are looking to minimise the extent of earthworks, the placement of key open spaces and facilities are largely as anticipated in the landscape and green infrastructure report that was submitted with the OPA.

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22	The SLMP includes views analysis, which should influence the scale, massing and arrangement of development in the villages. This should ensure that decision making is based on an understanding of views between villages and how the development is seen from the wider area.	Analysis of views forms part of the context to the SLMP, and is being used in developing proposals. The Gilston Area Strategic Design Guide sets village design principles, and those for Village 1 and 2, for example, require long range views to be taken into account. Landscaping is also required as mitigation as set out in the Environmental Statement. Nevertheless, the scale, massing and arrangement of development within the villages is a matter for the relevant VMP, not the SLMP. Planning conditions imposed on the outline planning permission require that the SLMP, and each VMP, be supported by a landscape and visual appraisal compliance statement to demonstrate that the proposals contained in the masterplans will not give rise to any new or materially different significant effects in comparison with that reported in the Environmental Statement for the OPA.
23	Topography will have an impact on the accessibility of the routes proposed. The panel would like to see further detail of gradients and level changes for example, to ensure that the STC is fully accessible and inclusive for all in terms of cycling and walking.	The response to point 12, 13 and 21 above sets out how the SLMP approach to key pedestrian and cycle routes.
24	The panel asks for clarity about how delivery of the SLMP will be phased over time, as each village is built out.	Phasing and delivery of strategic infrastructure will be controlled via the triggers established in the section 106 agreement. In addition, planning conditions imposed on the outline planning permissions require that the SLMP (and each VMP) be supported by Infrastructure Delivery Plans which will set out the anticipated phasing of key infrastructure within the SLMP area (and villages).
25	The SLMP should allow for future changes and increasing regulation in terms of landscape and sustainability related policies. This will ensure that the proposals have longevity, for	Comment noted. Planning conditions on the OPPs require that the SLMP be accompanied by a Strategic Landscape Energy and Sustainability Strategy that responds to the Sustainable Development Principles in the Development Specification, approved through the OPP. The SLMP is produced at a point in time, however legislation and

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	instance regarding low carbon design, flood mitigation and biodiversity net gain	policy will continue to evolve through the course of the development. Where requirements are not fixed by the outline planning permission or the subsequent Energy and Sustainability strategies, future applications will be required to comply with legislation and policy that is in force at the time of application.
26	The panel welcomes the proposals for advance planting and would encourage the design team to push this further and be clear what is being committed to	PfP has since implemented several areas of advance planting, which now have several years of growth.
27	There could be potential to establish tree nurseries in the area, to promote green skills through a propagating and growing landscape ahead of occupation of the village sites.	The potential for this is recognised in the SLMP.
28	This approach could feed into the longer-term stewardship of these places, potentially creating positive relationships between different stakeholders.	A stewardship strategy has been developed with various stakeholders and the approach to stewardship has been secured in the S106 agreement. It will be initiated by PfP at the outset of implementing the permission and progressed alongside the development of the villages.
29	The panel is supportive of the work to date on the SLMP, and looks forward to seeing how this is developed in more detail at a meeting planned in 2022. The panel notes that it will be important to see the detail in advance of the meeting, to ensure that the maximum benefit is made of the next session.	Comment welcomed and noted, and information has been provided for QRP2 in line with the agreed timeframes.



SLMP FINAL QUALITY REVIEW PANEL REVIEW NOVEMBER 2023: RESPONSE TABLE

Ref No	Summary of QRP2 Report Comment (November 2023)	Places for People (PfP) and Taylor Wimpey(TW) Response
Masterplan and design code process		
1	The panel notes that the structure of the design code is appropriate and reflects the National Model Design Code guidance. However, it suggests that the code jumps straight into technical issues without addressing the overall vision and character for the area. This should be addressed.	Support for the Strategic Landscape Masterplan (SLMP) design code structure is noted. The requested information on the overall vision and character for the Gilston Park Estate is provided in the fuller draft code (an extract of which was provided to the Panel for their review), and will be part of the final submission.
2	Given the longevity of the project, the panel would like to see an initial section within the code to address design process. This should include how quality will be delivered (such as involving a range of landscape architects), how it will be safeguarded (the length and extent of appointments beyond planning) and procurement options (such as design competitions for specific places, site-wide infrastructure, or areas of note).	Post design code process is not something for the SLMP to dictate further than the planning context that is within the document. The RMA process will ensure all of the points mentioned are covered.
3	The use of example layouts is positive, and the panel would like to see this pushed further. It suggests considering the relational aspect of the design code, to draw out critical adjacencies of functions and uses.	A Character Area plan has been developed for each Character Area of the site. This illustrates an indicative layout which brings together the required and optional features of the Reg Plan & Design Codes into a coherent plan which highlights key adjacencies. Additionally, the



Note continued

		design requirements text has been updated to emphasise critical adjacencies in the proposals
4	Commissioning independent testing of the design code should be considered as part of the process, to demonstrate that the guidance achieves the project ambitions, while maintaining flexibility for design outcomes.	A proposal for testing of the masterplans has been agreed with the planning case officer and carried out accordingly, with subsequent updates made to the SLMP Design Code and Regulatory Plan. A brief report of the Design Code testing will accompany the SLMP submission.
5	As the phasing of the masterplan is likely to be over a 20- to 30-year period, it would be helpful to develop a clear hierarchy and set of priorities for the delivery of the masterplan, at the beginning of the document. While detailed sequencing may be difficult to establish, the panel recommends illustrating an indicative phasing strategy to establish critical relationships, as these assumptions may be difficult to appreciate through conditional text alone.	It is correct that the SLMP will be delivered over several decades. The delivery of strategic landscape infrastructure was considered at the outline planning stage, and triggers for its provision tied to the delivery of homes and villages has been secured in the s106 agreement. In addition, the SLMP will be accompanied by a Strategic Landscape Infrastructure Delivery Plan which will set out the anticipated phasing of key infrastructure within the SLMP area. This is secured by planning conditions.
6	To deliver the 60 per cent modal shift target, sustainable lifestyles will need to be supported from the outset. It will therefore be critical that the phasing of public transport, walking and cycling, and social infrastructure is delivered ahead of first occupation.	The delivery and phasing of public transport, social and community infrastructure, and landscape and green infrastructure – which will support the delivery of the 60% mode share target (note not 60% mode shift) – is secured in the s106 agreement. The SLMP will provide further detail on the proposed pedestrian and cycle routes, as well as other facilities and measures to support the mode share target.



Note continued

7	The regulatory plans could be difficult to read. The panel recommends reviewing the choice of colours and line types, to make sure these are legible. For example, the proposed oranges, browns, and reds appear very similar and could cause confusion.	The Regulatory Plans contain a significant amount of information and the team has tested and refined their legibility through the SLMP process to respond to these comments. Colour contrast and line-type have been carefully considered and multiple reviews undertaken with the design team, client team and EHDC, as well as through the Design Code testing exercise, to ensure we respond to feedback on clarity of the plans.
8	The panel would like to see the village layouts included as part of the illustrative masterplan. This would help address how the landscape filters between and bleeds across these boundaries.	The outline permission defines the scope of the SLMP as covering the landscape around and between each Village 1 to 7, as well as the land to the west of Villages 4 and 5. Village Masterplans (VMPs) are required for each of the seven village developable areas. As each VMP comes forward, the relationship of the village with its surrounding strategic landscape context will be considered in further detail, and used to inform the emerging illustrative masterplans as well as the Regulatory Plans and Design Codes.
Character and vision		
9	The vision of villages nestled in the landscape is not yet evident in the design. Enveloping the new homes within the landscape will be key here, to reinforce the existing character of the Gilston area as intended.	The SLMP provides proposals for green infrastructure and landscape across the Gilston Area, within which the villages will be located. Beyond this, each VMP will define how development relates to the surrounding landscape, as appropriate for each distinct village and landscape, informed by principles in the Strategic Design Guide prepared for the entire Gilston Area which is an approved document.



Note continued

10	The width of the landscape corridors and buffers in some areas limits this ambition, with minimal separation between the villages that does not match the rural character described.	The appropriate balance between green infrastructure and landscape and the developable area of the seven villages was considered at the Concept Framework stage (adopted by EHDC in 2018) and this document has since informed the District Plan policy and Gilston Area Neighbourhood Plan. PfP and TW have maintained the village corridors and buffers since then, save to increase certain buffers to respond to public consultation on the outline application or respond to East Herts' representation on the outline application.
11	The panel feels the treatment of the village edges and boundaries will be key. It will be important to provide detail of these within both the SLMP and the individual village masterplans and design codes.	Agreed, this is also a requirement of the Gilston Area Strategic Design Guide to achieve 'soft edges'. Both masterplans and design codes consider the treatment of landscape edges and boundaries and these are topics in the draft Design Codes.
12	The definition of fronts and backs should be developed further. The masterplan and design code should detail where active frontages are needed, to provide passive surveillance.	This consideration is dealt with through the VMPs
13	Where buildings front onto the landscape masterplan area, routes along these edges should be designed appropriately to mediate between the different character areas, while being safe and attractive to use.	The SLMP Design Code deals with a wide range of interfaces, including how to integrate different types of routes. Nevertheless, routes associated with built development are likely to be dealt with in the relevant VMP rather than the SLMP.
14	Some of the imagery included within the design code appears overly urban in character. It urges careful use of precedents, that are appropriate to the narrative and vision for the Garden Town.	The Design Code was updated following the QRP to ensure imagery reflects rural character



Note continued

15	Although not reviewed in detail, the inclusion of a public art strategy is positive, and this should be amplified to be strategic across the area. It is one of the salient characters of Harlow town centre, and this could be an opportunity to link to this excellent collection.	The Design Code was updated following the QRP to make specific reference to Harlow art collection
16	The community and ancillary buildings within the landscape area should be included within the design code. The panel suggests that these could be designed as a family of structures, that are identifiable across the Gilston area. Again, it is worth appraising these as placemaking opportunities in addition to civil works. Examples, like the bridges for High Speed Rail 2 or the Queen Elizabeth Olympic Park suggest some ways of doing this.	There is a section in the SLMP design code which deals with ancillary buildings within the landscape. It is agreed that these are placemaking opportunities and while they could be designed as a family of structures, it is important for the design code to retain flexibility for them to be designed as individual responses to their function and setting given the heritage and landscape sensitivities of the site.
Access and Movement		
17	The panel is reassured that access and movement has been considered upfront, and applauds the positive approach taken to introducing a merit-based transport system that makes sustainable modes more convenient.	Support noted for the prominence given to sustainable access and movement in the SLMP design code.
18	However, further clarity is needed on the traffic routes through the landscape masterplan, to understand which vehicles can use each stretch of the road and how bus priority is dealt with.	The vehicular STC route through the landscape masterplan area is defined by the outline permission. The width of this route in between villages will be minimised as far as possible to reduce impacts on the landscape, and bus priority measures will be provided within villages
19	Further detail of the character of the sustainable transport corridor (STC) should be developed, including how this route interfaces with the various landscape character areas and village edge conditions.	There was not space in the presentation or time in the QRP session to cover this, nevertheless, the SLMP includes a plan of the STC which identifies an interface character for each section of the route, with



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		design coding provided for each interface character. This approach has been discussed and agreed with the planning and highways authorities.
20	Details such as the design of kerbs and road markings will help make the transition between rural, peri-urban and suburban character areas. This should be included within the design code.	This level of detail is more appropriate to the RMA designs to be designed holistically with the Villages
21	The design of the STC is currently very functional. The panel suggests reconsidering the design of this space to incorporate placemaking features, including incidental spaces to use along the way. Introducing laybys or pullover spaces should be considered, to ensure that incidental stopping can happen in an appropriate way, without misuse of cycle lanes or verges.	Design code text for the STC at the Park Edge updated to include guidance on the inclusion of areas of seating and incidental natural play features
22	The proposed level of permeability and choice of routes through the open spaces and landscape will help promote active travel and minimise car use.	Support for the permeability and choice of routes in the SLMP noted.
23	The design and development of the high-quality, two-way cycle path along the STC is also positive and in line with LTN 1/20 guidance. However, the panel questions whether the footpaths and cycle links could be more direct through key spaces, to reinforce this as the preferred choice. Desire lines and destinations should be considered as part of this.	Routes were reviewed following this comment to improve directness



Note continued

24	The assessment of topography and the corresponding impact on inclusive access is welcome. While it is appreciated that access to all routes may not be equitable for all abilities, the panel would like to see the design code include guidance on how to maximise communal experience through the design of steps, ramps, and graded routes.	Requirement for the key routes (STC cycle/ped routes and Commuter routes) to be designed to universally accessible gradients has been added to the design code.
25	The design of crossings, bridges and civil engineering features should be included within the design code. Thought should be given to introduce a common language and build in design efficiencies. The panel recommends a people-and-place solution for these features, rather than a wholly-engineered response. This should include guidance on the parapet and soffit design.	Yes, requirements and guidance for the design of crossings and bridges are included in the SLMP design code. While this could include a common approach/language in design, these are some of the most complex and constrained points of the site, and it is important for the design code to retain flexibility for them to be designed as individual responses to their function and setting given the heritage, landscape and ecology sensitivities of the site, and the need to secure appropriate access for all modes of travel.
26	Street furniture and signage, including barriers and bollards, should be addressed within the design code to minimise visual clutter.	Bollards now included in the street furniture section of the design code
Parking		
27	The panel appreciates the tension between current East Herts parking standards and the high ambitions of the project in terms of modal shift. It supports an overall reduction in parking areas against policy Passive spaces, which can be adapted in the future, could be considered. This has been done effectively at the Marmalade Lane development in Cambridge, by Mole Architects.	SLR recommendations on parking for the SLMP has been developed based the development modal shift targets.



Note continued

28	The panel is concerned that the leisure and sports facilities located within the SLMP area could have significant car parking, lighting, and access requirements. For instance, the larger sports pitches may be used by larger groups and necessitate use of heavier equipment. This should be reviewed, and guidance included within the design code.	SLR recommendations on parking for the SLMP has been developed based the development modal shift targets. Lighting zoning is defined within the SLMP Design code. Key Nodes for access are also included in the Regulatory Plans and Design Code requirements
29	Cycle parking should include non-standard cycles, such as cargo bikes and adapted cycles for disabled people.	Inclusive design considerations are part of the SLMP Design Code requirements for cycle parking
30	Cycle spaces should be provided at transport interchanges, including bus stops. These could be provided as lockable hubs or sheltered stands	The Design Code includes a recommendation for cycle parking to be associated with bus stops in the SLMP STC section
31	Electric charging measures should also be included with the design code.	There is guidance on e-bike and scooter hire in the All Modes Parking section of the Design Code.
Ecology and habitat		
32	The panel welcomes the development of the green infrastructure principles. It would like to see this developed further to understand how the landscape performs both in terms of visual amenity, as well as water management, habitat provision and ecology.	Support for the green infrastructure principles noted. Planning conditions associated with the outline permissions require these matters to be addressed as part of planning conditions discharges associated with the submission of the SLMP. These cover Strategic SuDS Strategies, a Strategic Landscape Ecology Strategy and reports demonstrating compliance with the landscape and visual assessment undertaken at outline planning stage amongst other submissions.



Note continued

33	To support the vision of villages nestled in the landscape, the panel suggests considering using fast-growing species, such as native coppicing. This would help promote biodiversity, as well as create visual screening quickly.	PfP has undertaken early planting around Channoeks Farm and Pye Corner. Reference to the use of native coppicing has been added to the Interfaces section in response to this comment.
34	Retention of existing hedgerows is welcomed. However, the panel urges that these are significantly enhanced to build on the character of this area and maintain valuable habitat on site.	The Design Code section on Existing Vegetation for Hedgerows has considered this.
35	To meet the ecological aspirations, the panel suggests developing a nature recovery and biodiversity plan to underpin masterplan. Options to measure and monitor success over time would be positive given the intended delivery programme.	In accordance with outline planning conditions, a Strategic Landscape Ecology Strategy has been developed alongside the SLMP. This includes measures to protect and enhance retained assets, identification of opportunities to create new assets, and it demonstrates how these contribute to meeting the biodiversity net gain target for the Gilston Area. In addition, it includes a framework management and maintenance strategy. Future Village Ecology Strategies, RMAs and Operational Landscape and Ecology Management Plans will be produced in general accordance with the approved Strategic Landscape Ecology Strategy.
36	Green corridors and the definition of habitat parcels should be considered further, to ensure that buffer zones are provided for protected species.	This was considered at the outline planning stage & necessary buffers have been incorporated in the Parameter Plans which have then been detailed further in the Design Code guidance.



Note continued

37	Habitat features such as bird and bat boxes should be incorporated within structures, including bridge abutments.	There is guidance in the design code on incorporating ecological benefits into built form.
38	Lighting should be carefully balanced to provide dark areas for habitat, as well as providing well-lit safe routes.	Lighting was considered as part of the environmental assessment of the outline application, and lighting design principles were incorporated in the Development Specifications (approved documents) as well as areas of particular sensitivity identified on the parameter plans. The SLMP includes a section on lighting to inform lighting proposals spatially and in design coding within this context.
Sustainability		
39	The panel would like to understand how the masterplan can deliver a functional landscape that responds to climate change. This should be developed and evidenced against the Garden Town Sustainability Checklist.	The outline planning applications set the approach to sustainable development for the lifetime of the project, which will be secured in the permission. The SLMP response to climate change will be considered in the development of the masterplan and Design Code, and approach will be set out in the Strategic Landscape Energy and Sustainability Strategy, the submission and approval of which is secured by planning conditions.
40	Proposed trees, hedgerows and planting species should be resilient to future climate scenarios, including rising temperatures and water scarcity.	A requirement to this effect is included in the SLMP design code.
41	Water management should be an overarching theme within the design code to add further ecological value. This should include	The SLMP design code includes a dedicated section on blue infrastructure and SuDS, as well as integrating requirements and



Note continued

	detail of dry and damp SUDs features, issues around flood management, and attenuation.	guidance throughout. In addition, planning conditions attached to the outline permission will control the technical performance of SuDS.
42	The panel suggests exploring opportunities for using the landscape to treat greywater to reduce the impact on existing networks, for instance using reedbeds or similar.	This is a consideration for the VMPs and RMA's
43	Rainwater harvesting should also be considered for the irrigation of the landscape and allotments.	The SLMP design code includes references to rainwater harvesting.
44	The panel would like to see how construction waste, including cut and fill and green waste, will be minimised and controlled through the design code.	The Design Code now has a section on Waste and Recycling which requires a Site-Wide Waste Strategy to be developed to provide a plan for the management of waste from the landscape and public open space areas across Gilston, including consideration of green waste. In addition, outline planning conditions require Waste Management Plan details to be prepared prior to commencement of each part of the site. Finally, the Design Code includes general as well as site-specific guidance on sensitively integrating with the existing topography and avoiding excessive earthworks
45	The design and use of reinforced concrete for the bridges and crossings should be considered to minimise embodied carbon.	The Design Code section on the STC crossing includes a recommendation that proposals should consider options for reducing embodied carbon.
46	Clear sustainability targets for the landscape materials should be developed. The panel cautions against using resin bound gravel throughout, noting that this option will result in high embodied carbon. Recycled alternatives, such as Flexipave, could be considered to reduce the carbon footprint.	A palette of paving materials is provided within the design code which provides options for appropriate finishes according to use with consideration to both performance, character & sustainability. A requirement is included in the Design Code that material selection



Note continued

	Surface materials should be kept consistent where possible, to ensure minimal visual disruption between different phases, and to ensure ease of repair and maintenance.	must consider use of low-carbon materials where appropriate, as well as use of permeable paving, consideration of whole life-cycle and albedo. The QRP recommendation regarding surface materials consistency has been incorporated into the Design Code. The Village 1-6 Energy and Sustainability Strategy includes review of the paving materials proposed in the SLMP to enable informed selections
Community use		
47	The inclusion of allotments is positive. The layout of these spaces should be flexible to allow the spaces to develop organically through community involvement.	Support for the inclusion of allotments is welcomed. The SLMP design code includes requirements and design guidance for allotments, and specific proposals will come forward through reserved matters applications.
48	Inclusion of social spaces for gathering and cooking would be positive, as well as communal plots, composting and water collection points.	Requirements for water collection and composting areas are included in the Design Code. Inclusion of further communal facilities are not precluded in the Design Code proposals however these are more appropriate to determine at a later stage
49	Further detail of the hierarchy and location of play spaces should be provided. This should include provision for adults, as well as consideration of appropriate spaces for women and girls.	The outline application secures requirements for the hierarchy and location of play across the site. These will be further detailed in the SLMP, VMPs and reserved matters applications as appropriate. The



Note continued

		inclusion of appropriate spaces for women and girls has been included in the SLMP Design Code.
50	Social and community infrastructure, including sports and leisure facilities, should be located so that they are easily accessible by foot, cycle, and bus.	The accessibility of social and community infrastructure is inherent in the strategic landscape proposals, and information provided with the masterplan will demonstrate this.
51	The panel questions the placement of the play area to the north of the airfield and cautions that this may rely on car access. This should be reviewed.	The SLMP acknowledges that the most appropriate location for the Destination Play area in the Airfield Park area is likely to depend upon a number of currently unknown factors, particularly future re-use of the Black Barns. Therefore, a selection of possible locations are put forward in the design code and the Regulatory Plan notes that the facility is a requirement but the location is flexible. Additionally, the cycle connections between this location and the STC were reviewed and strengthened in response to the QRP feedback.
52	Consideration of spectators, including seating and shelter, should be included within the design code. This will be particularly relevant for the formal sports areas, as well as community uses.	The design code has been updated to include a requirement for sports facility design to consider space allocation for informal spectators. Seating and shelters are not committed to in the design code.
53	Opportunities for wider recreation, such as mountain biking and hiking trails, water sports, boating ponds, and wild swimming areas should be considered. Educational use of the landscape, including dipping ponds, forest schools and habitat spaces, would be positive.	The Design Code includes guidance on wider recreation including requirements for leisure trails, equestrian trails, sport/active trails such as a mountain bike trail and a circular family cycle route. Additionally, the design code states that proposals should consider inclusion of facilities which cater to a range of ages and interests which may



Note continued

		include pump tracks; basketball courts and spaces designed to appeal to teenagers, featuring both physical activities and social spaces The design code section on New Ponds required as ecological features states that designs should consider appropriate access points through inclusion of structures to facilitate pond-dipping. Wild swimming, boating ponds and water sports are not included in the Design code as these may not be suitable at Gilston. The opportunity to create a forest school is identified in the design guidance for Eastwick Woodland Park.
54	The panel notes that there is an excellent opportunity to promote social value through the landscape. Apprenticeships around landscape management, food growing, and forestry skills could be considered.	This is not a SLMP design code matter, but PfP can consider further as the proposals for the site develop.
55	The incorporation of on-site tree nurseries could also be considered, reinforcing local employment and education opportunities.	The potential for this is recognised in the SLMP.
Stewardship		
56	The success of the project will rely on effective stewardship and management of the landscape. This should be considered in relation to the phasing, to provide clarity on which facilities and uses could be delivered early to benefit the new and existing communities.	Stewardship arrangements for the Gilston Area and Gilston Park Estate were proposed as part of the outline application Stewardship and Governance Strategy and are secured through the s106 agreement. In addition, the framework for phasing and delivery of infrastructure has been secured in the s106, with further level of detail



Note continued

		to be addressed at SLMP stage through the condition discharge associated with the delivery of infrastructure.
57	While the consideration of an endowment is positive, the panel urges the applicant to ensure that financial contributions can support the whole of the Gilston area in perpetuity. Fixed estate charges and levies against households and businesses should be considered, to help maintain the management of the park and landscape assets.	This is not a matter to be controlled through the SLMP design code, nevertheless, PfP and TW are developing the strategy set out in the Stewardship and Governance Strategy and have specialist consultants appointed to secure the management and maintenance of assets in accordance with the approach set out in the s106 agreement.
58	The panel also suggests considering how management and maintenance strategies could be coordinated across the wider garden town development areas, including Latton Priory, East of Harlow and Water Lane. This could build in efficiencies and reduce costs.	The SLMP cannot consider developments that are outside of PFP/Taylor Wimpey control. The plans for Gilston are more advanced and ultimately cannot be restricted by other developments. Through the Harlow and Gilston Garden Town (HGGT) common areas between developers are sought and coordinated but this is by agreement and not binding.
59	Given the duration of the project, it will be important that the vision is clearly understood so that residents in 30 years' time can understand and relate to the project ambitions.	Comment noted. See response on the overall vision and character for the Gilston Park Estate above.
Next steps		
60	The panel would welcome the opportunity to review the strategic landscape masterplan and design code again.	PfP will complete the masterplanning process taking on board the Panel's comments, and detailed proposals for the site can, where appropriate, be brought to the Panel for review in future

Appendix C

Design Code Testing Report

1. Introduction

Design Code Testing

Fabrik have undertaken testing of the SLMP Design Code in accordance with Gilston Area outline planning permissions for Village 1 to 6 (ref no 3/19/1045/OUT) and Village 7 (ref no 3/19/2124/OUT) planning conditions 8 and D2 respectively. The results of the Design Code testing have been recorded in D3437-FAB-00-XX-PP-L-0001 PR03 . The following pages record changes that have been made to the SLMP Design Code in response to the testing. Where extracts from the design code are included, any changes made in response to the testing are highlighted in *italics*.



Design Code Testing cover page

2. Changes in Response to Design Code Testing - Overview

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Open space requirements seem to differ in terms of some of the more specific criteria set out within the LPA SPD “Open Space, Sport and Recreation” and the National Design Code Model Guidance.	Open space requirements are agreed and approved as part of the OPP. The design code builds on the requirements set out in the Development Specification and provides design requirements and design guidance based on this.	No change required
	To fully understand an individual character area requires significant cross-referencing to each document and sections within. The hyper-links throughout the document are useful, if these could be used more extensively throughout the document it would help improve the amount of cross-referencing required especially within the character areas section. As we note, if you are looking at a single character area then a substantial volume of each document is not so relevant.	More references to subsequent chapters have been included throughout the document for ease of reference	Refer to design code
	We note that both character sections differ in layout and content. Stone Basin has a location plan, Regulatory Plan legend, and section. None of which are contained within the Fiddler’s Brook character area section.	Character area chapter has been updated to be consistent. Sections are not included in every character area and are only used where the design code requirements and text benefit from illustrating specific spatial relational aspects and or critical adjacencies	Refer to design code
	In both character areas, the pages give greater visual weight to the illustrative information rather than the Regulatory Plan which reduces clarity in what is for information or approval.	Formatting of Character Area has been updated to give greater weight to the regulatory plans. The illustrative plan has been moved to be located alongside the Characteristics (which are also illustrative). The regulatory plan and design requirements are now located alongside each other so all mandatory requirements are located in one place.	Refer to design code
	A legend is provided for the illustrative plan but not the regulatory plan.	Reference to legend is included to keep the document legible	Refer to design code
	Neither character area section refers to adjacent village interface requirements.	Interface requirements are covered by Chapter 5.5.4 as shown on the regulatory plan (size of which is now increased in document as per the comment above)	No change required

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	The annotations on the illustrative plans could provide more clarity in understanding where the elements are that are mentioned within the text.	Additional annotations added for clarity	Refer to design code
	Fiddler’s Brook includes a generic legend for the illustrative plan with items not on the plan and includes play space which is not part of the wider strategy.	Legend has been updated to clarify that this relates to an informal amenity space (also referenced in text)	Refer to design code
	In both character areas, there are some items that do not include must or should to help understand a requirement over a recommendation.	This has been reviewed and updated	Refer to design code
	The section on trees notes no requirement or recommendation to control tree sizes throughout general areas of open space. There is also a predominant use of native species within the tree stock which is likely to cause problems in terms of long-term resilience. Whilst the overall principles refer to adaptability there is no mention of climate change throughout the soft landscape section. Considerations should be included for non-native trees or at least species that are known to have a wider biological amplitude. It would be of benefit if trees are tested against a Climate Assessment Tool to ensure long-term suitability.	Design code notes that climate resilience is important in the selection of trees. The indicative species examples for each zone were developed in coordination with the project ecologist. The rural setting guides the use of native or non-native species. Non-native species are identified for appropriate locations, creating a more diverse and resilient palette. In rural locations, we followed best practice guidance that native species provide greater genetic diversity, providing resilience	Refer to design code
	It should also be noted that although village sports and play areas are allowed flexibility, there is no flexibility allowed for locations within the SLMP which could result in sterilisation in some areas of development within the parcels where this use is located adjacent.	There is flexibility in the locations as caveated in the legend of the regulatory plans	No change required

3. Changes in Response to Design Code Testing - Fiddler’s Brook

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Due to the SuDS features being terraced into the slope of the corridor, it would be important that these SuDS features ‘must’ be sensitively integrated into the existing topography.	Should changed to must	4. Strategic SuDS features to the eastern boundary of Village 1 <i>must</i> be sensitively integrated into the existing topography
	More definition could be added in regards to the intention to use of tree planting within the central space to ensure a sense of openness is still achieved.	Reference to Chapter 5.2.8 added	6. Opportunities for the improvements along the channelised part of Fiddler’s Brook <i>should</i> be explored. Proposals <i>should</i> : – Realign the watercourse to reverse the channelisation – Enhance the riparian habitat by creating a series of inset berms and floodplain scrapes to promote lateral connectivity and encourage wetland habitats. – Introduce tree planting of riparian typology in strategic locations <i>in line with the requirements set out in “5.2.8 Tree Palette”</i>
		Additional text added to 5.2.8 to ensure sense of openness is maintained in Valley character areas	1. Species selection <i>should</i> respond to the existing landscape characters on site, as set out on the diagram adjacent. This <i>should</i> include: – Woodland Character: Characterised by primarily native woodland species within SLMP areas and as a high % of tree cover within Villages. Where appropriate grouping of trees within Villages can be used to reflect woodland clusters. – Plateau: to compliment the plateau character, a higher proportion of specimen tree species with sculptural qualities, e.g. pine trees and landmark poplars (within V1-6 only) and locally common species such as oak, beech, elm and lime within Village 7 – Parkland: opportunity to introduce landmark and legacy trees with special visual qualities, these may be introduced species as long as they meet the <i>mandatory features set out on previous page</i>. – Valley: reflect the character of the valleys by introducing riparian species (e.g. willow, birch and alder species) in informal groupings, <i>whilst maintaining a sense of openness within the valley</i>
	The view to the mount is not specifically celebrated, emphasised, or enhanced by the coding and although a sense of openness is mentioned as a key characteristic there is no coding to control the softening of the view to the built frontage of Village 1.	This is controlled by Interface Typology B5 Additional line is added making reference to heritage features	3. The landscape <i>should</i> be designed with consideration to future views into and out of the adjacent Villages, using vegetation to frame views out across the valley and intermittent tree planting to provide a range of enclosed and open aspects along the interface zone, <i>ensuring sensitivity to surrounding heritage assets where relevant</i>

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	The requirements for amenity green space within this corridor drives the resulting scheme to become a multifunctional area. Due to the constraints of the floodplain and the proposed ground works, the area directly east of Village 1 provides the only suitable areas for a formal 'amenity' use however this space is dedicated to SuDS basins and flood compensation works. To ensure these features do not inhibit the amenity use of the area there will need to be more specific parameters for the design of these features, including the design of dry SuDS basins and slacker gradients to the banks of the floodplain compensation areas.	New design requirement added to Activity and Use	5. An area of flood compensation must be provided in line with the maximum areas shown within the regulatory plan. This area must be designed to meet the functional requirements of flood compensation. It should be designed with gentle gradient where feasible to allow opportunities for informal recreation, recognising that this area would be seasonally flooded.
	Covered in other sections but also described under this section is the promotion of a design that seeks to provide recreational activities and enjoyment of the riparian habitat. With this current strategy and vision for the space along with access requirements, a route following the brook should be a specific requirement as opposed to just a recommendation. A route following the brook as closely as possible would require specific coding to ensure that it is accessible whilst still being sensitive to the riparian ecology but its inclusion as a requirement will guarantee a more successful design approach to 'Respecting & enhancing the existing landscape.'	Design requirement expanded	2. Leisure routes must be created that allow for enjoyment of the riparian corridor and habitats. <i>This may include a secondary route following the alignment of the brook - any such route may cross the floodplain, therefore flooding seasonally, as long as this route does not provide strategic connectivity and surface materials can withstand periods of flooding.</i>
	Floodplain compensation areas require the cutting into of the 1:18 contours of the minor valley, this could create steep sides. A set of recommendations should be developed to ensure that these works are subtly incorporated into the landscape as has been set out for SuDS features.	New design requirement added	5. An area of flood compensation must be provided in line with the maximum areas shown within the regulatory plan. This area must be designed to meet the functional requirements of flood compensation. It should be designed with gentle gradient where feasible to allow opportunities for informal recreation, recognising that this area would be seasonally flooded.

4. Changes in Response to Design Code Testing - Stone Basin Spring

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	The design requirements match the layout however the number of routes could significantly vary depending on whether routes can become part of the STC	Regulatory plan has rationalised the east-west route to be included within the STC.	Fig113 Regulatory Plan updated
	One that specifically requires further clarification is the pedestrian access required from village 6 into the basin as the Regulatory Plan shows this as a combined cycle and pedestrian commuter route with the no route shown within section 5.1.	Section 5.1 now updated to reflect the same routes	Section 5.1 figures updated
	The design however, of the G&T eastern edge and interface with the existing retained hedgerow would result in a double unsurveilled hedgerow. This would be an undesirable interface; the coding should be adjusted to avoid this.	New design requirement added to Section 5.5.11 Gypsy & Traveller Sites	2. <i>Where existing vegetation is present, this should be used as the boundary treatment to integrate sensitively into the existing landscape, providing that the requirements set out in “5.2.5 Existing Vegetation” are followed. Existing vegetation should be reinforced to provide a robust boundary.</i>
	The current extent shown the G&T site on plan provides space for 8 plots at 6-7 plots/ha well below the required density of max 20 plots/ha (noted in 5.5.11). Are there any requirements for the extent of the area and if not, can this space be reduced?	Area shown is as per parameter plans from OPA.	No change required
	This section is clear but some of the requirements specifically 17 and 19 relate more to green and blue infrastructure and activity.	Design requirement 17 has been moved to Green and Blue Infrastructure and design requirement 19 has been moved to Activity and Use	Refer to design code
	The suggested play on the way could be defined to specific key routes to ensure that they form a connected strategy across the site.	Design requirement amended	18. <i>Play on the way opportunities should be included alongside leisure routes.</i>
	Shouldn't the STC connection between village 6&7 be included within this section?	New design requirement added to Section 4.10.7	7. <i>The STC link between Villages 6 and 7 must be sensitively integrated into the existing landscape and must consider the impact (including visual impact) on the nearby woodlands and hedgerows.</i>

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Also, additional clarity could be added to code the priority of the routes through the space e.g. the requirements use the term ‘access’ path but this does not define if the path is a leisure route or a commuter route. Is the access path a leisure route opposed to a commuter route? Can these two areas be identified on the plans on the opposite page.	Design requirement amended to clarify the nature of the route	2. A shared leisure path must be provided north-south through Stone Basin Spring from the Hunsdon Community Park to the Greenway. (Ref to “5.1.2 Active Travel Routes”)
	Does this mean from village 6 into this character area. Can this be clarified or identified on the plan.	Design requirement amended to clarify the edge this relates to.	3. Connectivity must be provided, as per regulatory plan, from housebuilder plots on eastern edge of Village 7 to Stone Basin Spring
	Can a section for interfaces be included so that it is clear that the interfaces on the regulating plan extract relate to the interfaces section within the detailing of the landscape.	This is controlled by Section 5.5.4 Interfaces. Additional design requirement included.	13. Interfaces with Village 6 and 7 edges, as indicated on regulatory plan, must be considered. (Reference “5.5.4 Interfaces”)
	Include buffer width of 10m	Design requirement amended.	11. Existing woodland must be protected, with 10m buffers and celebrated. (Refer to “5.2.5 Existing Vegetation”)
	Are these musts or shoulds?	Design requirement amended to include musts and shoulds.	16. Provision for 8 no. Gypsy & Traveller Pitches (G&T) must be included. (refer to “5.5.11 Gypsy & Traveller Sites”). 17. A Local Equipped Play Area (LEAP) for Village 7 must be provided.
	Could location of the section below be shown on this plan.	Section provides a typical illustration of the main components of this area.	No change.
	Does this mean opposed to seeding it with an amenity grass mix? Can there be scrub, trees or plug planting?	Design requirement amended to remove reference to wildflower and grass mix and kept more open ended to promote flexibility of planting.	6. The design proposals must deliver biodiversity net gain requirements by: – Providing areas of long grasslands and wildflower meadow – Increasing tree canopy cover with tree planting of informal parkland character – Ensuring SuDS basins are planted with a marginal mix.
	In this instance it is not ancient woodland.	Regulatory Plan legend amended and linked to a single source to avoid any discrepancies	For legend refer to: “3.1.1 Regulatory Plans Legend” For scaled Regulatory Plans, refer to GSLM605-GRA-X-XX-DR-L-1110
	No offset required to the spring?	Regulatory plan amended to show offset	Fig. 113 now shows offset

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Is there enough space for SuDS and tree planting has there been sufficient provided to slacken the slopes.	Section 5.2.10 outlines the requirements of SuDS basins.	No change.
	Heritage trail not shown on this plan.	Regulatory plan will not indicated the secondary heritage trail. Section 5.5.6 details this.	No change.
	Pedestrian route should be outside of RPA buffer for Vet tree. How much use should be encouraged beneath these trees, can this be defined better within the DC.	No routes shown in RPA of veteran trees.	No change.
	This green hatch is not shown within the key. The exact position of this woodland is slightly unclear as it differs between documents.	Regulatory plan amended to show consistency across V7 and V6.	Fig 113 updated.
	Could interfaces, buffer zones and boundarys have a note refer to 5.5.4 within the design code	Regulatory Plan legend updated with reference and design requirement added	13. Interfaces with Village 6 and 7 edges, as indicated on regulatory plan, must be considered. (Reference “5.5.4 Interfaces”) Regulatory Plan legend updated to include reference to Section 5.5.4 Interfaces
	Can the location of the neighbourhood play within village 7 be shown on this plan as has design implications within this space	Regulatory plan amended	Regulatory plan now shows location of neighbourhood play area
	Is this woodland pasture alongside the STC? Should this be avenue instead? Does the wood pasture have any specific requirements for tree spacing?	Illustrative Layout amended to provide flexibility of design	Fig 110 Illustrative Layout amended
	Can this area be shown on the illustrative layout too.	Illustrative layout amended to include V6 area	Fig 110 Illustrative Layout amended

Appendix D

*Technical Appendix on Key Heritage Views in
Gilston Park Estate*

Appendix D

Technical Appendix on Key Heritage Views in Gilston Park Estate

1. Introduction

1.1. Purpose of Document

This document is a Technical Appendix to the Strategic Landscape Masterplan (SLMP) for Gilston Park Estate (GPE). The purpose of this Appendix is to demonstrate that the SLMP takes appropriate account of certain key heritage views included in the Development Specification which forms part of the Outline Planning Permission (OPP) for GPE.

1.2 Background and Policy Context

The East Herts District Plan (2018) and Gilston Area Neighbourhood Plan (2021) provide the policy context for the development of the new Gilston Area community of 10,000 homes across seven distinct villages set in extensive open space and parkland, based on Garden City principles.

The District Plan requires the production of a masterplan for all significant development proposals (Policy DES1). The Gilston Area Charter Supplementary Planning Document (Charter SPD) (2000) has been produced by EHDC through engagement with landowners, key stakeholders and representatives from the local community to help guide the planning and delivery of development and infrastructure within the Gilston Area. The Charter SPD sets out the role of the Strategic Landscape Masterplan (SLMP), and Village Masterplans, the process for production of the documents and the required content of masterplan submissions.

The Charter SPD states that *“given the scale of development in the Gilston Area, individual Masterplans will be required for each of the Gilston Area villages, together with an overarching Strategic Landscape Masterplan that will address the strategic elements of the development and the important network of green spaces that will knit the villages together and integrate the area into its wider context”* (para 2.5).

It goes on to state that: *“Each Gilston Area Masterplan will be supported by a Design Code and together they will provide an added layer of detail to the evolving plans for the Gilston Area, building on the parameters and commitments secured at the outline planning application stage and the work already undertaken in the Gilston Area Concept Framework”* (para 4.7).

Para 4.8 states that *“Once approved the Masterplans and their associated Design Codes will form a framework to guide Reserved Matters applications (and any relevant detailed planning applications) for development plots or buildings that follow”*.

The content of the SLMP must align with the parameters established through the Outline Planning Permissions, the District and Neighbourhood Plans, and take account of relevant guidance including the Gilston Area Concept Framework and the Harlow and Gilston Garden Town Vision and Design Guide.

The SLMP covers the northwest portion of the site (designated as ‘community open space land’ by District Plan Policy GA1), as well as the land in between the Villages 1-6 and 7 (ie outside the ‘village developable areas’ as defined on the Village 1-6 and Village 7 Parameter Plans). The developable area boundary, as defined on the Parameter Plans, represents the transition from the SLMP to the Village Masterplans. The SLMP will not set details for the developable area, but it may set some principles that may be applicable.

The SLMP has been submitted in two parts. Part A of the document is for information, and describes the planning policy context, objectives and vision for the SLMP. It sets out the existing opportunities and considerations, presents strategies for the landscape, and defines and describes the key landscape character areas of the masterplan.

Part B of the document is for approval, and comprises the Design Code which defines the requirements and recommendations for the design of future reserved matters applications and presents these spatially on Regulatory Plans.

2. Methodology

2.1 OPP Development Specification

A Development Specification forms part of the OPP. The Development Specification defines and describes the principal components of the Village Development, as well as the parameters that will guide future Village and Landscape Masterplans, and detailed applications to be submitted under Reserved Matters. It also includes other contextual details which are provided for information purposes.

Section 3.13 of the Development Specification contains Heritage Design Principles to guide development of GPE. Para 3.13.3 sets out the following in relation to key heritage views:

“The Strategic Landscape Masterplan, Village Masterplans and Reserved Matters Applications will have regard to the key heritage views contained in Appendix 4 to ensure the views to or from heritage assets are taken into account. The view locations shown in Appendix 4 are indicative and are not intended to represent definitive points. The purpose of the key views is not to demonstrate that development is not visible, but instead to show that the design of the development does not unduly impact on the setting of heritage assets.”

The location of the key heritage views contained in Appendix 4 of the Development Specification are shown on Figure 1.

2.2 Key Heritage Views

The key heritage views considered in this Technical Appendix focus on the SLMP area, and specifically in those areas where the SLMP has the potential to affect the heritage setting of these views.

Many of the key heritage views identified in the Development Specification are unlikely to be materially affected by the SLMP proposals due to being located:

- a) largely within the Village developments (for example Views 3 and 10);
- b) close to and orientated towards the Village developments (for example Views 12 and 14); and/or
- c) in areas where the SLMP proposals would not materially alter the view (for example View 17).

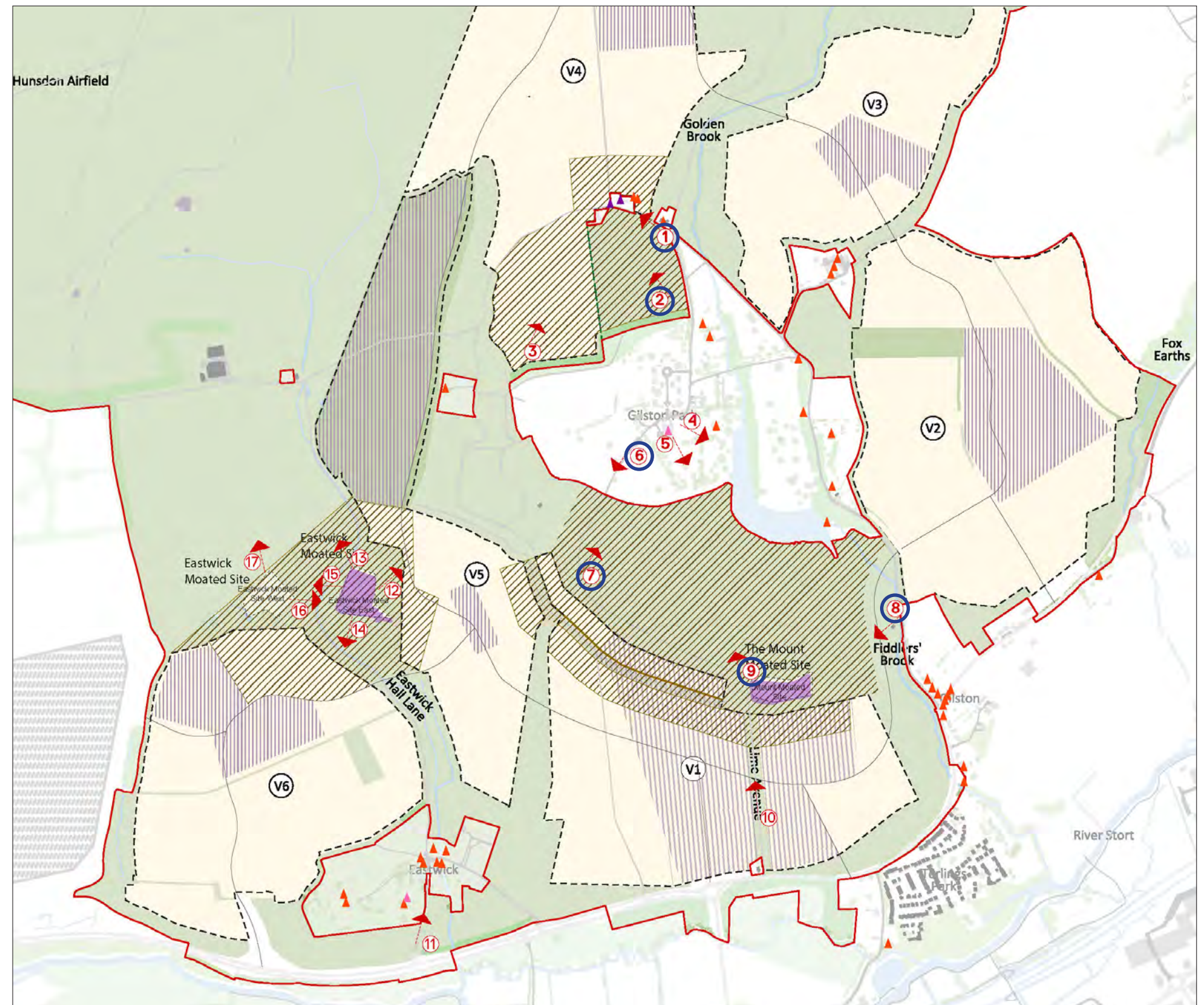
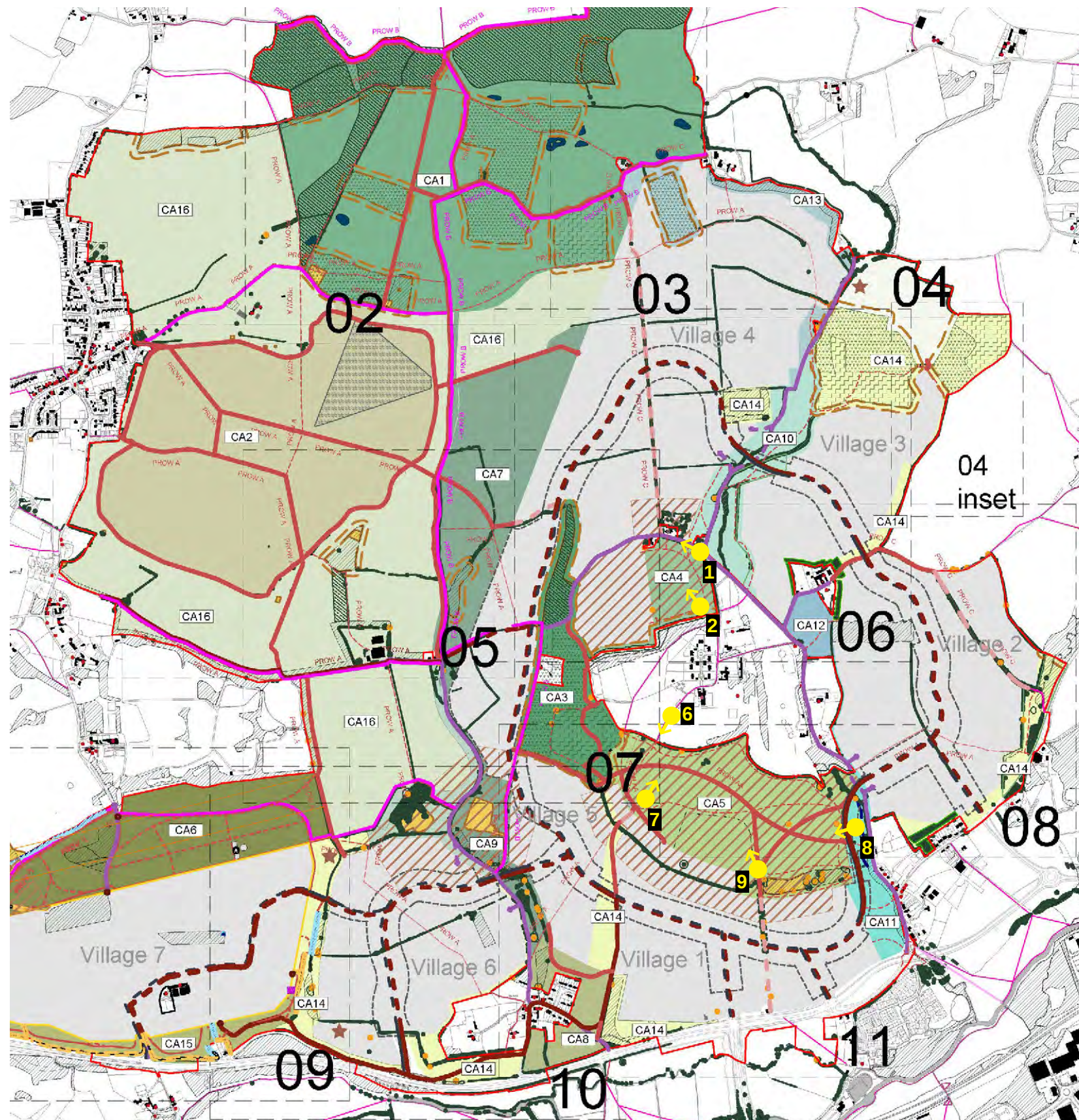


Figure 1: Extract from OPP Development Specification - Appendix 4 (Key Heritage Views)

2. Methodology (continued)



The location of the key heritage views considered in this Technical Appendix are circled in Figure 1 and listed below:

1. View of St Mary's Church from Gilston Lane
2. View of St Mary's Church from south east
6. Gilston Park footpath looking south-west along former drive;
7. Gilston Park House from the former drive within the park;
8. View of Mount from Gilston Lane;
9. near the Mount and Lime Avenue towards Gilston Park House;

Figure 2 shows the location of the key heritage views in relation to the SLMP Regulatory Plan.

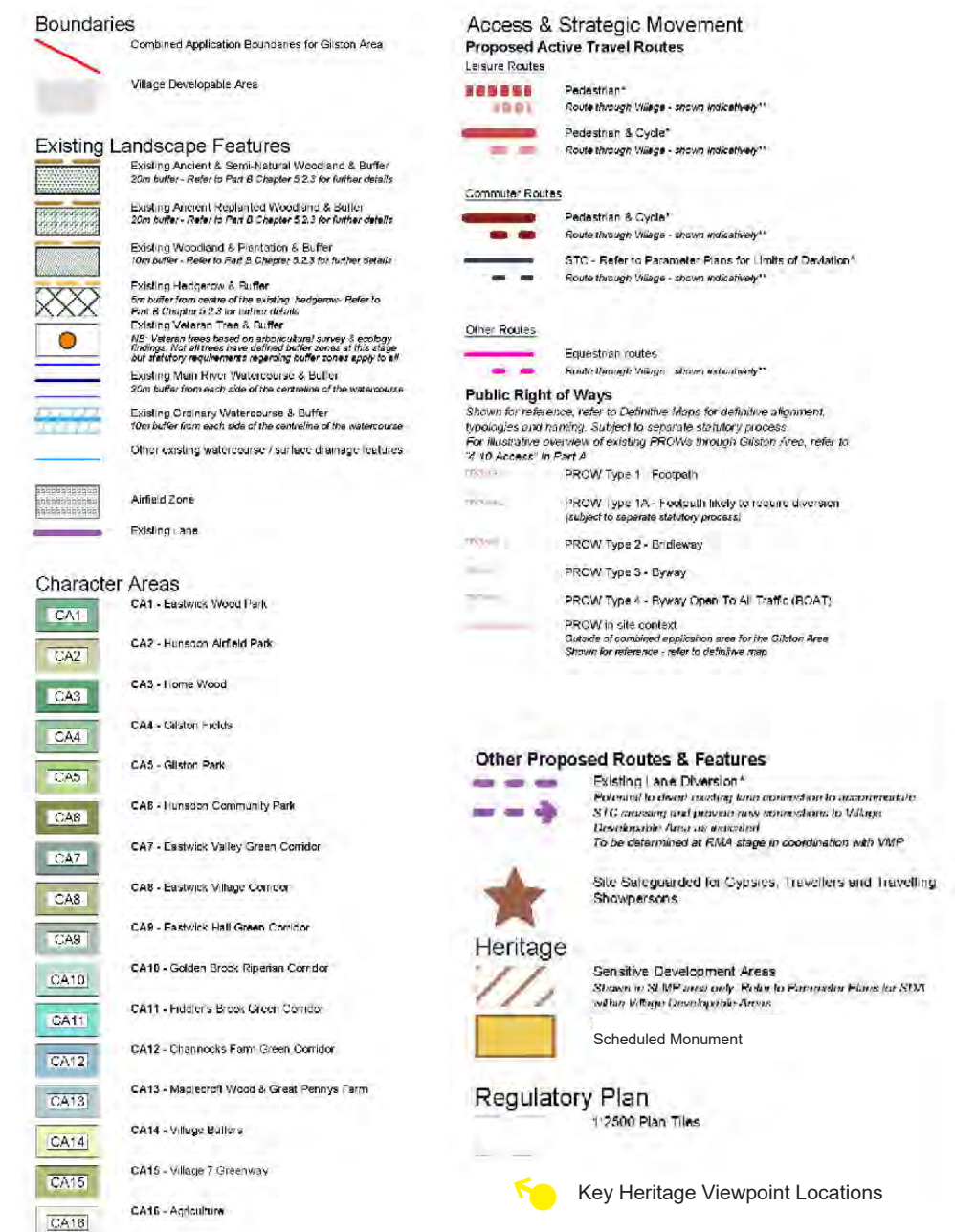
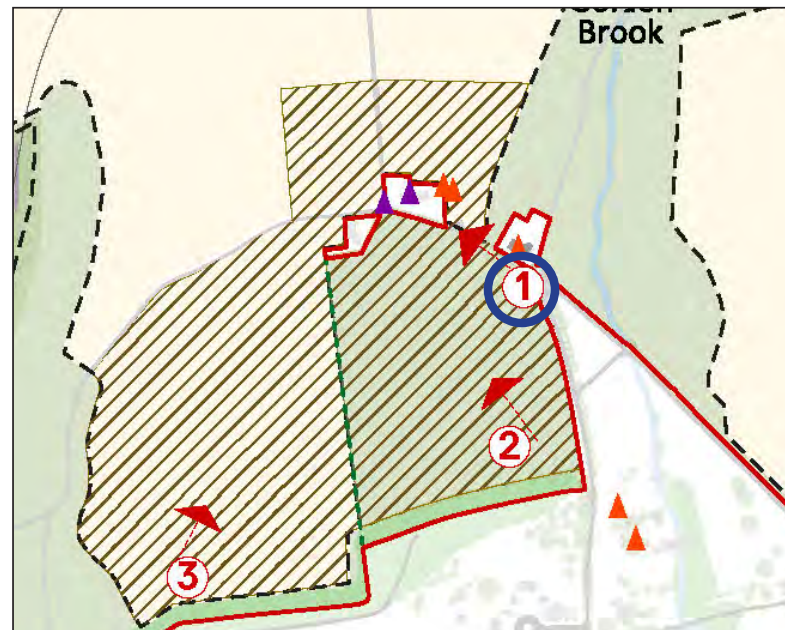


Figure 2: SLMP Regulatory Plan (Source: Grant Associates)

3. Views Analysis

View 1: St Mary's Church from Gilston Lane



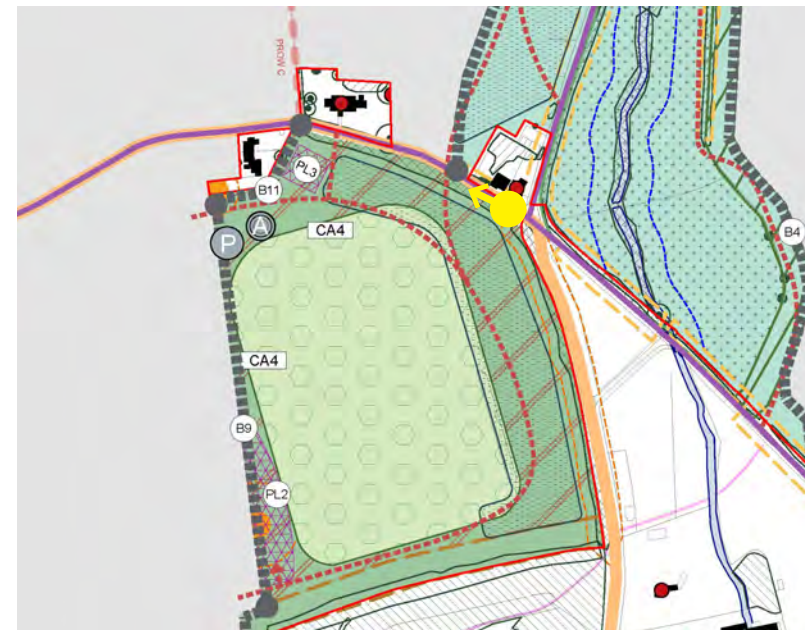
3.1 Existing Views

View 1 is located on Gilston Lane, an historic route which connects the village of Gilston with the Grade I listed St Marys Church, which is located approximately 1.5km north west of the village. It is also representative of views near the churchyard with the Grade I listed Johnston Monument and the Grade II listed tombs.

Gilston Lane is flanked by trees and hedgerows, and the unlisted cottages at Dairy Cottages. Views into Gilston Fields are restricted from this location. There is arable landscape to the east of the views, which contains several woodland areas.

St Marys Church comes into view as the lane curves to the west past Church cottages. People travelling along this route are mixture of walkers, cyclists and motorists. Much of the historic landscape in this view and in the immediate vicinity of the lane is intact, and the character and appearance of the surrounding landscape contributes to views from this lane.

St Mary's church (Grade I) has very high architectural, aesthetic and historical significance as a good example of a medieval parish church restored in the mid 19th century by a well-known architect. Its historic relationship to Gilston Park house (formerly New Place) is expressed through the tree lined footpath, dating to the 18th century or earlier, leading from the house to the church.



The Johnston Monument (Grade I) at the entrance to the churchyard has considerable aesthetic significance as a fine example of the important sculptor Eric Gill commemorating an officer lost in World War I. The Gore tomb of 1691 and the late 17th-century Turvin tomb, both listed Grade II, have architectural and historical interest as fine examples of 17th century tomb chests. Church Cottages (Grade II) were built in the mid 19th century as part of the Gilston Park estate and have architectural and historical interest as good examples of the elaborate cottages built to replace older houses on the estate.

The existing landscape, including the narrow lane and the fields that surround the buildings, provides a tranquil and isolated rural setting for the church and the other assets. This setting makes an important contribution to their heritage significance as a fragment of an older settlement.

3.2 Designed Views

This view will be located adjacent to the northern edge of Gilston Fields.

The existing tree line and hedgerow to the north of Gilston Fields will be retained as described in the OPP Development Specification.

Beyond the existing tree-line the northern edge of Gilston Fields will include SuDS features incorporating sensitive regrading of existing topography and soft planting. (Refer to 4.6 & 5.2.10 of the SLMP*). There will also be a new pedestrian footpath (Refer to 5.1.2 and 5.1.6).

Within the middle-ground of the view the Village 4 Neighbourhood Play Space will be located to the north-west corner of Gilston Fields. The facility will include a multi-use play structure, and the SLMP Design Code requires that the design should take inspiration from the character of the landscape where it is located, and must be constructed and located for minimal detrimental impact on sensitive trees, flora and fauna. (Refer to 5.4.5)

Further to the south-west of the view and close to the Village 4 developable area the Gilston Fields club-house will be located. The SLMP Design Code requires that this feature should be designed to limit impact on sensitive views to and from St Mary's Church (Refer to 5.5.8)

Car parking associated with the clubhouse is also proposed to the north-west corner of Gilston Fields, adjacent to the Village 4 developable area. The SLMP Design Code requires that parking areas must be sensitively integrated into its landscape context. (Refer to 5.1.8)

Further to the south of the view, the central area of Gilston Fields is to be regraded to create Community sports pitches. This area will be grassed and will feature no fences but will require sensitive regrading of topography. (Refer to 4.6.2, 5.4.4, & 5.5.5).

To the north of the view point the southern-most part of Golden Brook Riparian Corridor will be visible (Refer to 4.9.3). This area will feature a new pedestrian footpath connection. (Refer to 5.1.2 and 5.1.6)

To the centre middle-ground of the view, St Mary's Church and its immediate surroundings, including all tree and hedgerows to the perimeter of the churchyard, are to remain. Beyond this the developable area of Village 4 will be visible.

* all section and paragraph references relate to the SLMP unless stated otherwise

3. Views Analysis (continued)

Heritage Impacts

There will be a change to the setting of these assets as seen in this view from the works proposed in the SLMP as the setting of these assets becomes edge of settlement rather than isolated and rural, and through the changes to Gilston Fields as it changes from an arable field to a more structured park with community sports facilities including cricket pitches and a pavilion with associated parking. There will also be change to the setting of the assets from the development within the Developable Area of Village 4 near the church, which is controlled through the heritage principles associated with the Sensitive Development Areas.

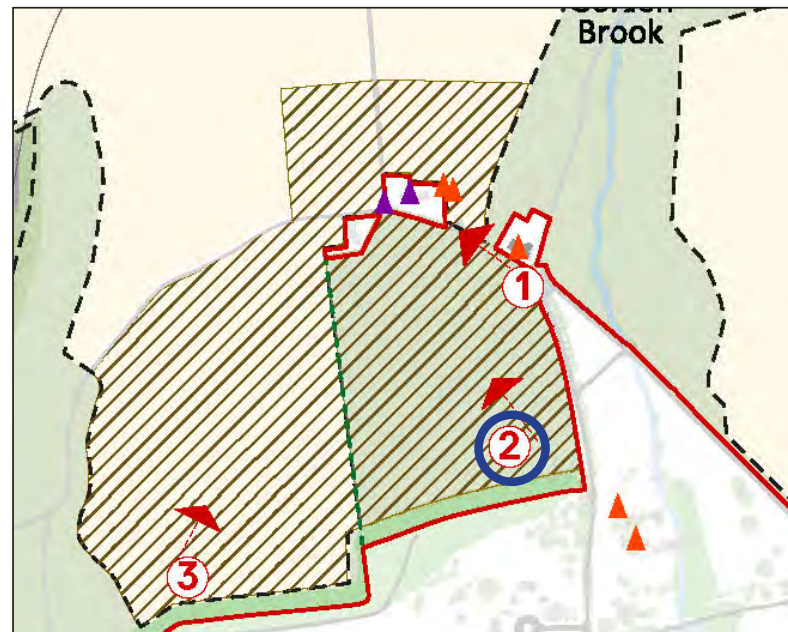
The SLMP includes the requirement to strengthen existing tree planting to the north of Gilston Fields and maintain and strength views to and from St Mary's Church and Church Cottages (4.6.2) The retention of the narrow width of the lane and the use of no through points will help to retain the character of Gilston Lane in this area. The retention of the trees and hedge along the edge of Gilston Fields and the SuDS features including some regrading of existing topography and soft planting will help to keep a softer, more naturalistic buffer between the lane and the new community areas. The requirement that the clubhouse be designed to limit impact on sensitive views to and from St Mary's Church will also help to mitigate impacts on the setting of these assets.

The creation of a Heritage Route along Gilston Lane (see Section 5.3.2) provides an opportunity for interpretation of the church, the monuments and the cottages, which will enhance their significance through a greater understanding of the history and context of these important heritage assets. The retention of existing PROWs and the provision of new pedestrian routes will also provide the potential for greater appreciation of these assets.

These changes will alter the setting of all of the assets within this group, but they are within the expected changes identified within the submitted Chapter 12B of the Environmental Statement and the associated Heritage Statement, and in line with the embedded mitigation in the Development Specification for this Sensitive Development Area. Therefore, the impacts on the setting and significance of the heritage assets in this area are acceptable.

3. Views Analysis (continued)

View 2: St Mary's Church from south east



3.3 Existing View

View 2 is located on a footpath to the south east of the Grade I listed St Mary's Church, with the Grade II listed Church Cottages and other unlisted cottages nearby. It is orientated in a northerly direction towards the church and landscape beyond.

The foreground and middle ground of the view is relatively open and flat and comprises arable land. St Mary's Church forms a prominent focal feature in the background of the view and there are several cottages and blocks of woodland (notably Gibson's Shaw and Golden Grove) which are also visible.

There are one or two electricity pylons visible in the background which detract from the view but the scenic quality of this view is high as a consequence of the open rural landscape in the foreground and middle ground of the view and the historic buildings and landscape elements nestling in the background of the view.

St Mary's church has very high architectural, aesthetic and historical significance as a good example of a medieval parish church, and the Victorian Church Cottages were built in the mid 19th century as part of the Gilston Park estate and have architectural and historical interest as good examples of the elaborate cottages built to replace older houses on the estate.



Isolated churches with only small areas of settlement around them are characteristic of the historic landscape of this part of Hertfordshire, and this character at Gilston is easily appreciated in this view of the church. The fields and the isolated setting make an important contribution to the significance of this group of assets.

3.4 Designed Views

This view will be located within the south eastern part of Gilston Fields.

SuDS features within the immediate foreground of the view. These will incorporate sensitive regrading of existing topography and soft planting. (Refer to 4.6 & 5.2.10). The SuDS features will sweep around the eastern perimeter of Gilston Fields to the north of the park as a soft edge and will be visible within the middle ground of the view next to the retained tree-line at the north of the park.

At the centre of the view, the central area of Gilston Fields is to be regraded to create Community sports pitches. This area will be grassed and will not feature any fences (with the exception of cricket practice nets) but will require sensitive regrading of topography. (Refer to 4.6.2, 5.4.4, & 5.5.5).

To the background of the view and close to the Village 4 Developable Area the Gilston Fields club-house will be located. The SLMP Design Code requires that this feature should be designed to limit impact on sensitive views to and from St Mary's Church (Refer to 5.5.8)

Car parking is also proposed next to the clubhouse, and adjacent to the Village 4 Developable Area. The SLMP Design Code requires that parking areas must be sensitively integrated into its landscape context. (Refer to 5.1.8)

To the centre background of the view the Village 4 Neighbourhood Play Space will be located to the north-west corner of Gilston Fields. The facility will include a multi-use play structure, and the SLMP Design Code requires that the design should take inspiration from the character of the landscape where it is located, and must be constructed and located for minimal detrimental impact on sensitive trees, flora and fauna. (Refer to 5.4.5)

To the west of the view a Village Play area is proposed at the boundary of Gilston Fields and Village 4 Developable Area. The SLMP Design Code requires that the design should take inspiration from the character of the landscape where it is located, and must be constructed and located for minimal detrimental impact on sensitive trees, flora and fauna. (Refer to 5.4.5) This includes retention of the existing Veteran Tree which is protected. (Refer to 5.2.5)

To the centre background of the view, St Mary's Church and its immediate surroundings, including all tree and hedgerows to the perimeter of the churchyard, are to remain. Beyond this the Developable Area of Village 4 will be visible.

3. Views Analysis (continued)

Heritage Impacts

There will be a change to the setting of these assets as seen in this view as Gilston Fields changes from an arable field to a more structured park with community sports facilities including cricket pitches and a pavilion with associated parking.

The SuDS feature and associated landscape including soft planting will be an important new element in the foreground of this view, and the retained trees and hedge along the edge of Gilston Fields will be a retained element near the church. However, the centre of the view will change from a field to a more structured park with the introduction of the cricket pitch and unlit community football pitches. The introduction of the pavilion with its associated parking and the development of the Developable Areas of Village 4 will create new built form in the vicinity of the church.

There will also be change to the setting of the assets from the development within the Developable Area of Village 4, which is controlled through the heritage principles associated with the Sensitive Development Areas, and which will form a backdrop to the church and the cottages in this view.

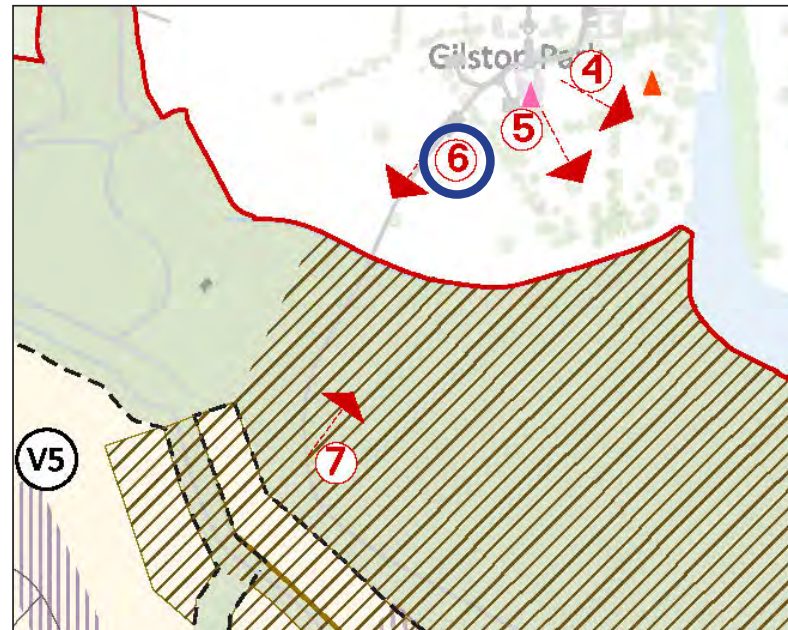
The requirement that the clubhouse be designed to limit impact on sensitive views to and from St Mary's Church will help to mitigate impacts on the setting of the church and the other nearby assets.

Together, these changes will alter the setting of this group of assets from an isolated, rural context to edge of settlement, although the retention of existing PROWs through Gilston Fields and the provision of new pedestrian routes will provide the potential for greater appreciation of heritage assets.

These changes are within the expected changes identified within the submitted Chapter 12B of the Environmental Statement and the associated Heritage Statement, and in line with the embedded mitigation in the Development Specification for this Sensitive Development Area. Therefore, any potential impacts on the setting and significance of the heritage assets in this area are considered acceptable as they will not cause additional harm.

3. Views Analysis (continued)

View 6: Gilston Park footpath



3.5 Existing View

View 6 is orientated south-west along the former drive to the Grade II* listed Gilston Park House.

The foreground and middle ground of views from this location are characterised by open fields with occasional mature parkland trees, stands of native planting and field hedgerows. The Ancient Woodland of Home Wood is prominent in the right of the view. The historic landscape and context of the listed Gilston Parkland trees including veteran trees and historic hedgerows is visible in this view, and the trees associated with the Mount are visible in the left of the background of the view.

Gilston Park House was built in 1851-2 in a Tudor style to designs by Philip Charles Hardwick (1822-92) to replace the genuinely Tudor New Place House, and extended in the late 19th and early 20th century. It was converted to multiple residential units in the late 20th century with some additional development built in its grounds. There are some fragments of older features associated with New Place in its gardens, and there is an associated Grade II listed cottage and lodge further north.



Its immediate setting is park-like, including formal gardens and the lake. There is a strong sense of enclosure created by the tree belts and woodland on the east, north, west and south east, with more open views to the south west along the former drive as represented by this viewpoint.

The combination of the designed landscape around the house and the wider rural setting gives a clear sense of this as a house at the centre of an estate. The setting makes a positive contribution to the significance of the assets in this group.

3.6 Designed View

The designed proposals in this view will include the following:

- Existing Public Rights of Way (Eastwick & Gilston 034 & the section of Eastwick & Gilston 017 at the northern boundary of Gilston Park) within the foreground and middle ground of the view are to be enhanced as pedestrian footpaths. These will feature new surface finishes. (Refer to 5.1.2 and 5.1.6)
- Diversion of the Public Right of Way (Eastwick & Gilston 017) will bring this route into the mid-ground of the view. This will be a pedestrian and cycle route and feature new surface finishes. (Refer to 5.1.2 and 5.1.6).
- Proposed Community sports facilities to the middle-ground and east of the views. This area will feature no fences but will require sensitive regrading of topography. (Refer to 4.7.2, 5.4.4, & 5.5.5).
- Two proposed club-houses will be located to the centre-background of the view, in close proximity to the future Developable Area of Village 1, along the southern part of Gilston Park. The SLMP Design Code includes a requirement that the design of these features must limit impact on sensitive heritage views to and from Gilston House. (Refer to 5.5.8)
- Further to the east of the view, the Village 1 Secondary School Sports pitch area will be visible towards the mid-ground and background of the view. The area will require sensitive regrading of topography and a perimeter fence-line and the SLMP Design Code requires that the facility must be sensitively integrated into the surrounding landscape and required grading must consider visual impact and options for screening must be considered, with special consideration to the sensitive heritage views. It is also a requirement of the Design Code that the fence design must balance need of security measures against visual impact. The boundary treatments should be sensitive to the adjacent landscape design and should be unobtrusive. Palisade fencing must not be used and the facility will not feature flood-lighting. (Refer to 4.7.2, and 5.54, Interface Type: B10)
- To the west of the view the proposed Destination Play area will be located at the border with Home Wood. It is a requirement of the SLMP Design Code that play elements in this area must be constructed and located for minimal detrimental impact on sensitive trees, flora and fauna. (Refer to 5.4.5)
- Car parking will be located in close proximity to the Developable Area of Village 1. The SLMP Design Code requires that parking areas must be sensitively integrated into its landscape context. (Refer to 5.1.8)
- Existing hedgerow to the northern boundary of Gilston Park will remain as described in the OPP Development Specification

3. Views Analysis (continued)

Heritage Impacts

There will be no change to the immediate setting of the Grade II* listed Gilston Park House or any of its associated Grade II listed assets from the works associated with the SLMP as the house and its garden are outside of the development area; however there will be a change to its wider setting as the existing field changes to a structured park with community sports provision and a destination play area that will be clearly perceived in this view. The sports provision for the Village 1 school in the distance, with the built form in the Developable Areas of Village 1 beyond, will also add more structured elements to this view.

The retention of existing vegetation along the boundary of Gilston Park and the inclusion of an informally landscaped area in the northern part of the park will help to mitigate impacts on the setting of the house in this view, and the retention and improvements to the existing PROWs and the inclusion of new footpaths will allow for greater appreciation of the house.

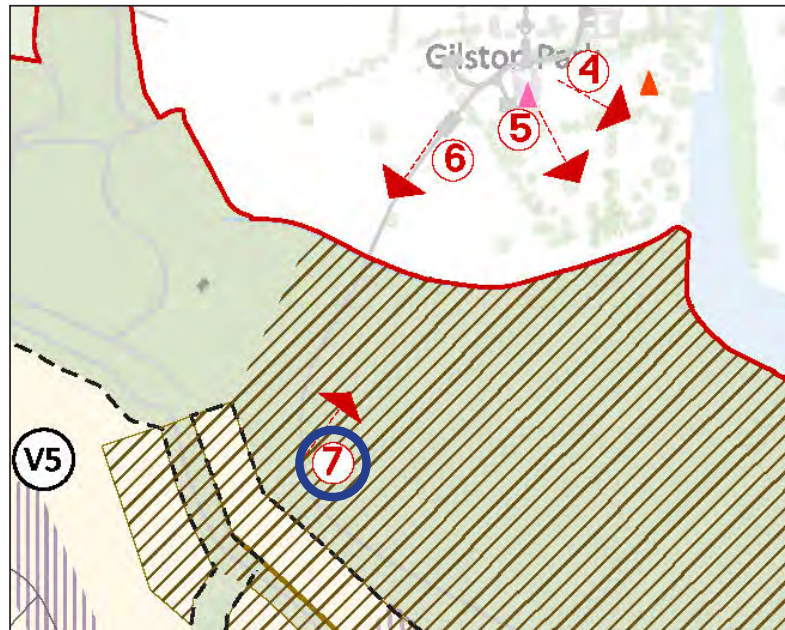
The regrading of the topography associated with the provision of the community sports facilities will change some of the levels in this view, but it will not be lit or fenced, which will help to mitigate impacts. The requirement that the clubhouse should be designed to limit impact on sensitive views to and from Gilston Park House and that the clubhouse parking facility should be sensitively screened will help to mitigate impacts of this feature. The requirements in the Design Code for the school site sports facility mean that impacts on the wider setting of the house will be considered.

Together, although there will be no change to the immediate setting of the house, these changes will alter the wider setting of the Grade II* listed house and its associated Grade II listed assets through the loss of its agricultural hinterland.

These changes are within the expected changes identified within the submitted Chapter 12B of the Environmental Statement and the associated Heritage Statement, and in line with the embedded mitigation in the Development Specification for this Sensitive Development Area. Therefore they are not considered to cause additional harm to the heritage assets.

3. Views Analysis (continued)

View 7: Gilston Park House from former drive



3.7 Existing View

View 7 looks north east towards the Grade II* listed Gilston Park House from the former drive within the park.

The foreground and middle ground of view comprises the open arable field to the south of the Gilston Park House with Home Wood framing the left of view. Gilston Park House itself is visible in the background of the view though views of the house are partially obscured by intervening trees and hedgerows.

Gilston Park House was built in 1851-2 in a Tudor style to designs by Philip Charles Hardwick (1822-92) to replace the genuinely Tudor New Place House, and extended in the late 19th and early 20th century. The distance and intervening vegetation means that the associated gardens and the listed fragments of older features associated with New Place in its gardens are not easily visible in this view.

The agricultural landscape and woodland that comprise this view forms an important part of the wider setting of the house, making a clear connection between the house as the centre of an estate with its agricultural hinterland that makes a positive contribution to its significance.



3.8 Designed Views

View 7 will be located within the proposed Community Sports area of Gilston Park.

The foreground area will feature sensitive regrading of topography to accommodate the grass pitches. There will be no fencing with these facilities. (Refer to 4.7.2, 5.4.4, & 5.5.5).

The proposed clubhouse is likely to be visible to the immediate west of the viewpoint, the SLMP Design Code includes a requirement that the design of this feature must limit impact on sensitive heritage views to and from Gilston House. (Refer to 5.5.8).

Existing Public Rights of Way (Eastwick & Gilston 034 & the section of Eastwick & Gilston 017 at the northern boundary of Gilston Park) within the middle ground of the view are to be enhanced as pedestrian footpaths. These will feature new surface finishes. (Refer to 5.1.2 and 5.1.6)

Diversion of the Public Right of Way (Eastwick & Gilston 017) will bring this route into the middle-ground of the view. This will be a pedestrian and cycle route and feature new surface finishes. (Refer to 5.1.2 and 5.1.6).

To the west of the view the proposed Destination Play area will be located at the border with Home Wood. It is a requirement of the SLMP Design Code that play elements in this area must be constructed and located for minimal detrimental impact on sensitive trees, flora and fauna. (Refer to 5.4.5)

Car parking will be located in close proximity to the Developable Area of Village 1. The SLMP Design Code requires that parking areas must be sensitively integrated into its landscape context. (Refer to 5.1.8)

To the east of the viewpoint the Village 1 Secondary School Sports area will be visible within the periphery of the view. The area will require sensitive regrading of topography and a perimeter fence-line and the SLMP Design Code requires that the facility must be sensitively integrated into the surrounding landscape and required grading must consider visual impact and options for screening must be considered, with special consideration to the sensitive heritage views. It is also a requirement of the Design Code that the fence design must balance need of security measures against visual impact. The boundary treatments should be sensitive to the adjacent landscape design and should be unobtrusive. Palisade fencing must not be used and the facility will not feature flood-lighting. (Refer to 4.7.2, and 5.54, Interface Type: B10)

Heritage Impacts

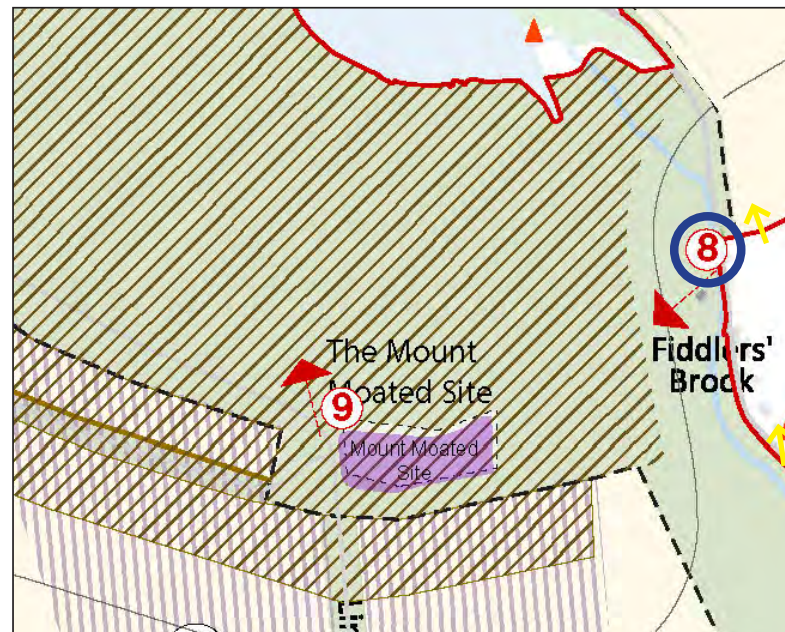
There will be a clear change to the wider setting of the Grade II* listed house as seen in this view. The community sports pitches and associated landscaping will replace the existing agricultural field in the foreground and middle ground, although the more open biodiverse grasslands and informal tree planting in the northern part of the park will form a transition to the house and its gardens. The development within the developable area of Village 1 to the south will also reinforce the sense that this view is on the edge of a settlement rather than in a rural area.

Although regrading will be necessary to create the sports pitches, there will be no fencing or lighting in this area. The requirement in the Design Code that the design of the clubhouse considers views to and from the house will help to mitigate its impact. The destination play area on the edge of Home Wood and the Village 1 Secondary School Sports area are off to the side in this view, but again is a suburban rather than a rural feature.

These changes are within the expected changes identified within the submitted Chapter 12B of the Environmental Statement and the associated Heritage Statement, and are in line with the embedded mitigation in the Development Specification for this Sensitive Development Area. Therefore they are not considered to cause additional harm to the wider setting of Gilston Park House or to its significance.

3. Views Analysis (continued)

View 8: The Mount from Gilston Lane



3.9 Existing Views

View 8 is located on Gilston Lane at the start of the footpath which leads to Gilston Park House. It is orientated west across Gilston Park. There are no designated assets within the immediate vicinity of this view, but the Mount Moated Site and Associated Deer-Pen Enclosure and Park Pale Scheduled Monument are in the middle ground of this view.

The majority of the view is characterised by the open arable land in the foreground and middle distance. The woodland associated with the Mount Moated site is visible in the left of the view whilst the mature trees and hedgerows located to the south of Gilston Park House are visible in the right of the view. The large block of Ancient Woodland extends across the background of the right view.

The Mount Scheduled Monument is the remains of a medieval moated site associated with a former hunting park probably located to the south. The Mount has considerable archaeological and historical significance as a moated feature of medieval or early modern date associated with the Jacobean park. The ditch and mound are well preserved, and it is likely to contain archaeological remains of significance. The rural setting of the park pale ditch makes a positive contribution to its significance and it is understood as relating to the parkland of a country house.



3.10 Designed Views

The designed proposals in this view will include the following:

- The Sustainable Transport Corridor (STC) will be prominent in the foreground-middle-ground of the view. This will feature landscaped embankments and tree planting, as well as pedestrian and cycle routes as part of the highway design. (Refer to 5.1.3)
- Within the foreground there will be topographical changes with the realignment of Fiddler's Brook to a more naturalised alignment, as well as the creation of a sensitively graded flood compensation area, (Refer to 4.9.4) and embankment associated with the retention of the eastern section of the existing PROW (Eastwick & Gilston 017) which crosses the flood compensation area to the south of the view.
- Whilst the SuDS area associated with the STC is unlikely to be visible from View 8 as it is positioned to the eastern side of the new STC embankment, the proposed Community Orchards beyond may be visible in front of the existing woodland of The Chase. (Refer to 5.4.6)
- Existing hedgerow along the current alignment of Fiddler's Brook is to be retained aside from necessary works for construction of the STC, as described in the OPP Development Specification.

Heritage Impacts

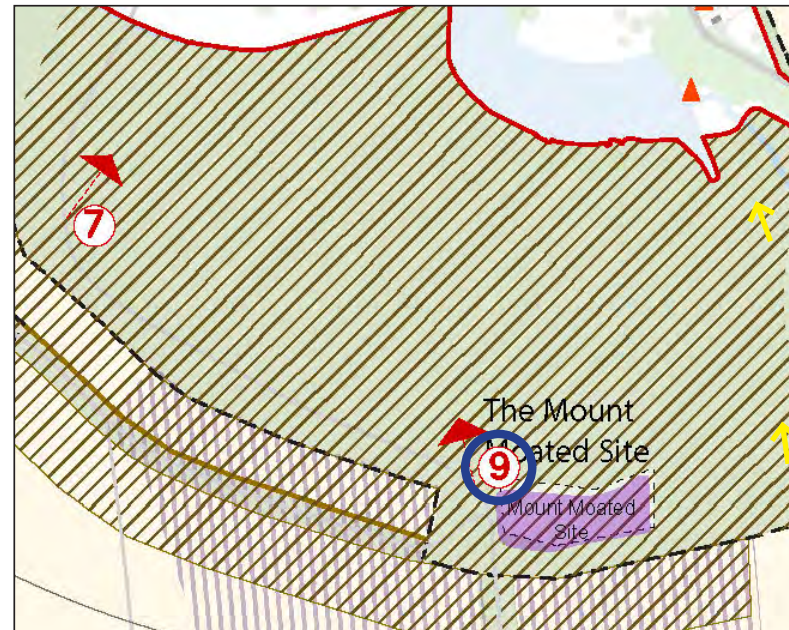
There will noticeable change to the setting of the Mount Scheduled Monument in this view as the landscape changes from a field to part of more formal and structured park. In the foreground of the view, the topographical changes and realignment of Fiddler's Brook to create the flood compensation area and the embankments associated with the retention of the eastern section of the existing PROW will change the levels and character of this area, although the existing hedgerow will be retained where possible.

The Sustainable Transport Corridor (STC) will be prominent in the middle of the view but it will be softened by landscaped embankments and tree planting. The development within the Developable Area of Village 1 will form the backdrop to the Mount in this view, and the proposed Community Orchards beyond may be visible in front of the existing woodland of the Chase adjacent to the Mount.

These changes are within the expected changes identified within the submitted Chapter 12B of the Environmental Statement and the associated Heritage Statement, and they are in line with the embedded mitigation in the Development Specification for this Sensitive Development Area. Therefore they are not considered to cause additional harm to the wider setting of the Mount Scheduled Monument or wider setting of Gilston Park House.

3. Views Analysis (continued)

View 9: Gilston Park House from the Mount\ Lime Avenue



3.11 Existing Views

View 9 is located towards the northern end of Lime Avenue from near the Mount Moated Site and Associated Deer-Pen Enclosure and Park Pale Scheduled Monument.

Views from this location are characterised by open fields with occasional mature parkland trees and some native planting. Home Wood is visible in the left of the view together with a belt of mature trees and hedgerows which connects the Mount Moated site with Home Wood. Gilston Park House (Grade II*) is visible towards the background of the views though it is partially obscured by intervening trees and other vegetation.

The Mount Scheduled Monument is the remains of a medieval moated site associated with a former hunting park probably located to the south. The Mount has considerable archaeological and historical significance as a moated feature of medieval or early modern date associated with a Jacobean park. The ditch and mound are well preserved, and it is likely to contain archaeological remains of significance. The park pale ditch has considerable historical significance as a visible landscape reminder of the early modern park at Gilston. Its existing rural setting makes a positive contribution to its significance, and particularly in this view it is understood as relating to the historic parkland of Gilston Park House.



3.12 Designed Views

The designed proposals in this view will include the following:

- The Village 1 Secondary School sports pitches will be located directly to the west of the view. The area will require sensitive regrading of topography and a perimeter fence-line and the SLMP Design Code requires that the facility must be sensitively integrated into the surrounding landscape and required grading must consider visual impact and options for screening must be considered, with special consideration to the sensitive heritage views. It is also a requirement of the Design Code that the fence design must balance need of security measures against visual impact. The boundary treatments should be sensitive to the adjacent landscape design and should be unobtrusive. Palisade fencing must not be used and the facility will not feature flood-lighting. (Refer to 4.7.2, and 5.54, Interface Type: B10)
- A proposed pedestrian and cycle path extends from Lime Avenue northwards, following the historic path alignment. This will be visible to the centre of the view. This route will feature formal tree planting as prescribed within the OPP Development Specification. (Refer to 4.7.1)
- To the middle-ground of the view the diversion of the Public Right of Way (Eastwick & Gilston 017) will be visible along with a number of new pedestrian paths. This will be a pedestrian and cycle route and feature new surface finishes. (Refer to 5.1.2 and 5.1.6)

- To the east of the view the proposed Community Orchard site may be visible in the periphery of the view. (Refer to 5.4.6)
- Existing hedgerows to the southern boundary of Gilston Park are to be retained, as described in the OPP Development specification.

Heritage Impacts

There will be change to the setting of the Mount Scheduled Monument in this view, but insofar as possible the key visual relationship between the Mount and the house has been maintained.

The requirement in the SLMP Design Code requires that the Village 1 Secondary School sports pitches, which is immediately adjacent to this viewpoint, are sensitively integrated into the surrounding landscape and that any required grading, screening and fencing considers impacts on this heritage view may help to mitigate impacts.

The proposed pedestrian and cycle path that extends from Lime Avenue northwards, following the historic path alignment, will be beneficial to the setting of both the Mount and the house and it will strengthen the formal link between the two. The biodiverse grasslands and scattered tree planting along the northern edge of the park will help to form a transition to the curtilage of the house. These changes are within the expected changes identified within the submitted Chapter 12B of the Environmental Statement and the associated Heritage Statement, and they are in line with the embedded mitigation in the Development Specification for this Sensitive Development Area. Therefore they are not considered to cause additional harm to the setting of the Mount Scheduled Monument.

4. Summary

This document is a Technical Appendix to the SLMP for Gilston Park Estate.

This Appendix has demonstrated that the SLMP takes appropriate account of certain key heritage views included in the Development Specification which forms part of the OPP for GPE.

The changes to the identified key heritage views resulting from the SLMP proposals have been considered, including the potential effects on heritage assets within the views. The changes are within the expected changes identified within the submitted Chapter 12B of the Environmental Statement and the associated Heritage Statement which forms part of the OPP. The changes are in line with the embedded mitigation in the Development Specification and are not considered to cause additional harm to heritage assets within the views.

