

Appendix A

SLMP Statement of Engagement



Statement of Engagement

Gilston Strategic Landscape Masterplan

Places for People and Taylor
Wimpey Plc

March 2025

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Introduction

Meeting Place has prepared this Statement of Engagement on behalf of Places for People and Taylor Wimpey ("the developers"). The consultation process has been developed and executed to engage local people in the process for creating the Strategic Landscape Masterplan (SLMP) for the Gilston Area. The SLMP covers land to the north and west of Villages 1-6 (Places for People) and Village 7 (Taylor Wimpey) and land in between the villages. The purpose of the SLMP is to build on the parameters and principles of the outline planning permissions (ref no 3/19/1045/OUT and 3/19/2124/OUT respectively) in respect of strategic landscape areas to inform detailed designs in future reserved matters applications (RMAs). This Statement of Engagement has been produced to demonstrate how the requirements for engagement set out in the Gilston Area Charter SPD and Gilston Area Community Engagement Strategy (GACES) have been met.

This Statement of Engagement sets out the consultation and engagement that the developers have undertaken with local residents and other stakeholders and how this feedback has informed the SLMP, in line with the Community Engagement Plan (December 2023).

Over the course of engagement on the Strategic Landscape Masterplan (SLMP), the developers have reached over four hundred residents, along with regular engagement and collaboration with key stakeholders such as the District Council Ward Member, County Councillor, Eastwick & Gilston Parish Council, Hunsdon Parish Council, Hunsdon, Eastwick & Gilston Neighbourhood Planning Group, Harlow & Gilston Garden Town, local schools, churches, walking groups and more.

From understanding the vision for the place, to the detail of the design code, the developers have been committed to genuine and meaningful engagement with local stakeholders. This has resulted in very positive changes to the proposed SLMP and associated design code. Those changes are set out in this report and the accompanying appendices.

Consultation requirements

Gilston Area Charter SPD (July 2020)

Under the terms of the Charter, a Project Lead Group has been established to lead on managing all masterplanning processes being undertaken in relation to the Strategic Landscape masterplanning outlined below.

The Charter outlines that the new Project Lead Group will “comprise key representative(s) from each of the parties that are signatories to the PPA” and will “lead on project managing the masterplanning process and any associated decision making.” (Paragraph 7.5).

The Charter goes on to outline that the agreed Engagement Plan required consultation to be carried out as set out in this Statement. It also notes that the Harlow and Gilston Town Quality Review Panel (QRP) will need to review at the options / drafting phase pre-submission as a minimum.

Gilston Area Community Engagement Strategy (March 2021)

The developers are committed to engaging with the public and stakeholders on the development of its masterplans for the Gilston Area. The Community Engagement Plan which forms the basis of the Statement of Engagement has been developed to deliver the objectives and spirit of engagement contained within the Gilston Area Community Engagement Strategy (GACES).

GACES acknowledges the need for new homes and facilities at the Gilston Area, stating in its opening paragraph:

“In order to help meet the challenging level of housing need in East Herts, the council has committed through its District Plan, to support the delivery of 10,000 homes in the Gilston Area. As well as housing, a range of supporting infrastructure including community facilities, new schools, employment and retail floorspace, new sports and open spaces, parklands and strategic transport improvements including additional / enhanced crossings over the River Stort will be delivered.”

It goes on to note the value of communication and consultation (paragraph 2.3):

“Engagement, collaboration and co-operation with the community at every stage of the development will help to ensure that the values, needs and wants of local people are being reflected in what is planned and constructed around them. Meaningful and timely participation enables local people to have a real influence on the content of the policies and guidance that will be a material consideration in decision making when planning applications are considered.”

In terms of roles and responsibilities, GACES notes at para 7.3:

“Typically it is envisaged that landowners/applicants and developers will lead engagements with stakeholders at a pre-application stage, with East Herts Council taking a lead on statutory and other consultations once applications have been formally submitted.”

GACES also notes at para 8.1:

“it is recognised that there are resource implications and limitations to engagement which will need to be taken into consideration.”

Appendix 1 of GACES sets out the ‘Community Engagement Framework for the Gilston Area’, the purpose of which is to summarise and clarify the level of public/community engagement expected at the various stages of the planning process in accordance with the Council’s Statement of Community Involvement.

Section 3 of GACES clarifies the engagement required at strategic landscape and village masterplan stage. This is in three stages:

- Prior to work commencing: establish a working group of community representatives to help inform the production of the masterplan, using social media to initiate interest in membership.
- During drafting/production: the Community Working Group are to be engaged in masterplan workshops.
- On completion of draft, and prior to submission: wider engagement with the public using proportionate methods.

The engagement undertaken and set out below is in line with GACES, supplementing traditional means of engagement with additional digital engagement techniques to facilitate discussions with wider and different audiences. It also takes into consideration the significant consultation and engagement undertaken to date, including through the local plan-making process and outline planning application.

Hunsdon, Eastwick & Gilston Neighbourhood Plan

Hunsdon, Eastwick and Gilston Neighbourhood Plan Group (HEGNP) has produced a Neighbourhood Plan, which was made in May 2021.

Policy D1 (Establishing a Partnership with the Community) of the Neighbourhood Plan states:

Development proposals will be supported which have been developed in partnership with the community and meet the following criteria:

- i. Local communities (existing and new) have been fully, meaningfully and collaboratively engaged with at each stage of the development process; this will include evidence of how community views have been taken account in the development proposals.
- ii. Involvement of the community in briefing the design teams responsible for the preparation of Masterplans about the local area and the perspective of the community.
- iii. Collaborative Design Charrettes / Co-Design workshops will be held to facilitate the active engagement of the community at each stage in the preparation of the Strategic Landscape Masterplan and individual Village Masterplans and to ensure they respond to local aspirations and are grounded in an understanding and evaluation of the area's defining characteristics."

The developers and their consultant team received a briefing on the Neighbourhood Plan at the outset of the Village 1 and Strategic Landscape masterplanning processes. These options have been explored as part of the consultation process.

Context

About Places for People

Places for People is the UK's largest social enterprise.

They believe places work when they work for everyone. They create homes, places and communities that are sustainable economically, socially and environmentally. Places for People created £272m in social value across 2022-23 and support over 500,000 customers, making a difference to our customers and our communities across the country.

The organisation's award-winning placemaking, property investment, development and management companies are active throughout the UK. They own or manage more than 219,000 homes, operate over 100 leisure facilities, employ over 9,000 colleagues, have assets of £4.8bn, and will deliver circa 6,000 affordable homes over the next 10 years through their partnership with Homes England.

For more information, visit: www.placesforpeople.co.uk.

About Taylor Wimpey Plc

Taylor Wimpey is a customer-focused residential developer, operating at a local level from 24 regional businesses across the UK. Taylor Wimpey is committed to becoming a customer-centric homebuilder who focuses on the needs and aspirations of its customers and adds social, economic, and environmental value to the wider communities in which it operates.

Taylor Wimpey has retained its 5-star HBF rating for a number of years and has continued to receive the 5star rating for 2025, as awarded by the Home Builders Federation on the basis of customer satisfaction; The award follows an independent survey of new homebuyers in which over 90% of Taylor Wimpey's customers stated that they would recommend the builder to a friend.

In 2024, 62 of Taylor Wimpey's site managers received NHBC Pride in the Job awards in recognition of their dedication to building new homes of the highest of standards, as measured by the Construction Quality Review Score from the NHBC.

Taylor Wimpey has also been commended in the Sustainable Housebuilder of the Year category at the Housebuilder Awards 2021, run by the Housebuilder Magazine, the Home Builders Federation and NHBC.

For more information, visit www.taylorwimpey.co.uk.

About Gilston

The Harlow Gilston Garden Town sets out a vision for Gilston:

"Located north of Harlow and across the River Stort in East Hertfordshire, the Gilston area of the Garden Town will feature 10,000 homes and associated infrastructure for seven new villages.

The East Herts Local Plan, adopted in October 2018, allocates this area of the Garden Town for the proposed new development.

East Herts Council are currently working with both developers on a Section 106, a legal agreement between an applicant seeking planning permission and the local planning authority and used to mitigate the impact of new homes on the local community and infrastructure.

Gilston will also be connected to Harlow town centre by a new public travel route known as a Sustainable Transport Corridor.

It will prioritise walking, cycling and rapid bus transit and construction work has now started on this in Harlow.

February 2022 saw the Development Management Committee's of both East Herts Council and Harlow Council approve the planning applications for a new eastern crossing over the River Stort and improvements to the current crossing."

Places for People is the master developer for Villages 1 to 6, consisting 8,500 homes and associated infrastructure, whilst Taylor Wimpey (North Thames) is responsible for 1,500 homes and associated infrastructure making up Village 7.

For more information, visit www.gilstonparkestate.co.uk and www.village7.co.uk.



Figure 1 Illustrative CGI of the Gilston Area

The planning process

Outline planning applications for Villages 1-6 and Village 7 were submitted in 2019 and approved in 2025. On the Villages 1-6 permission, Condition 6 requires the production of the SLMP and condition 7 sets out the scope for the SLMP. On the Village 7 permission, Condition 10 requires the production of the SLMP, whilst Condition 14 concerns the scopes. Condition 7 of the Villages 1-6 permission contains a requirement that the SLMP "demonstrate consultation with relevant statutory bodies such as Historic England, the Environment Agency, the LLFA and Herts Ecology as appropriate".

Detailed applications for the two proposed Stort Crossings were submitted in 2019 and approved in 2022.

Masterplanning for the site-wide Strategic Landscape (known as the "SLMP"); Village 1 (known as the "V1MP") and Village 7 (known as the V7MP) commenced in part in 2021 in order to involve the community from the earliest stages. However, with focus on the outline planning applications taking precedence as the first step in the planning process, this was paused and recommenced in 2023.

The Strategic Landscape Masterplan (SLMP)

The Gilston Area Charter establishes the requirement for a Strategic Landscape Masterplan (SLMP) for the Gilston Area. The SLMP expands upon the principles established in the outline planning permission Parameter Plans and Development Specification, the Gilston Area Concept Framework, the Strategic Design Guide & HGGT Vision & Design Guide. The SLMP will include a Design Code and Regulatory Plan which applies the principles of the Design Code spatially and will cover all the strategic landscape associated with the Gilston Area allocation. The SLMP will be the first masterplan to come forward in the Gilston Area, setting the basis for future reserved matters applications for strategic landscape areas and facilities.

The SLMP will establish the key components for the character areas of the comprehensive green infrastructure network, ensuring the villages, green space & wider landscape function successfully together.

The objective of the Masterplan is to provide a framework for the future RMA designs and establish the design principles and guidance required in order to achieve a vibrant, cohesive, sustainable and sensitively integrated place which supports healthy active lifestyles and community. It will achieve this by defining design principles which;

- Create a beautiful and resilient landscape
- Create a framework for ongoing stewardship and curation of the landscape
- Develop and articulate the Natural and Historic Landscape Strategy into a clear and shared vision.
- Identify the character, purpose and use of each of the key landscape areas.
- Provide a framework for the successful delivery of the masterplan that encompasses landscape management, amenity, access, leisure & recreation, SuDS drainage & flood risk, ecology & biodiversity, heritage assets, & landscape integration.

Ensuring SLMP guidance is implemented

- Submission of the SLMP to EHDC is a requirement of planning Conditions of the Outline Planning Permission for the Gilston Area.
- The guiding strategies and principles of the Strategic Landscape Masterplan will be recorded within a Regulatory Plan and a series of Design Codes.
- These will provide design requirements to control key characteristics and design quality of the proposals, and ensure there is a consistent, sensitive approach to landscape implemented through all subsequent detailed design work.
- Once approved by EHDC, the SLMP will become a key document which future reserved matter applications must abide by.

The SLMP will create a strategy for a flexible and timeless approach.

Engagement

The engagement process

The Community Engagement Plan (CEP) for the Gilston Area Strategic Landscape Masterplan (SLMP) which was agreed in final form with the Project Lead Group in December 2023 sets out the process that developers are required to undertake in order to ensure broad community involvement and collaboration in the evolution and finalisation of plans for the SLMP.

In accordance with the CEP, the engagement process has been laid out in the following stages:

Stage 1 – Strategy development

- Consultation strategy development
- Consultation strategy discussion and agreement with GASG / Project Lead Group
- Formation of Project Lead Group
- Formation of Working Group

Stage 2 & 3 - Visioning

- Working group session

Stage 4A – Developing a framework

- Working Group sessions
- Stakeholder outreach including meetings / calls / invites to participate
- Public awareness raising – newsletters / social media / traditional media
- Public consultation

Stage 4B – Fixing the masterplan

- Working Group sessions
- Stakeholder meetings
- Public consultation
- Informal engagement – e.g., pop-up stalls / social media

Stage 5 – Reporting back

Stage 6 - Submission and statutory consultation

Engagement undertaken

Strategy development

Stage 1 – Strategy development

a. Strategy Development

Places for People and Taylor Wimpey developed the Community Engagement Plan for the SLMP. The CEP outlined the opportunity for stakeholders to work collaboratively with the developers and to consult in a manner proportionate to the project at hand. Separate CEPs and Statements of Engagement will be prepared for other masterplans having regard to the overall approach set out in the SLMP (and other previously progressed/completed masterplans).

The CEP included a broad timetable and methods of engagement, noting the potential for changing restrictions around COVID that were in place in 2021. This included digital engagement and remote sessions where necessary.

b. Consultation strategy discussion and agreement with the Gilston Area Steering Group (GASG) / Project Lead Group

The developers brought the draft SLMP Community Engagement Plan for discussion and agreement with the Joint Working Group / GASG in April and June 2021, and to the Project Lead Group in July 2023 and December 2023. Early discussions included membership of the Community Working Group.

Since the first meeting of the GASG, a Gilston Area Developer Forum (GADF) has been established which has effectively replaced GASG. This has not met since 2022, but various groups including the Gilston Area Community Forum have been established to counteract this. The Gilston Area Project Lead Group have discussed and agreed the SLMP consultation strategy through the CEP.

c. Formation of the (Community) Working Groups

Community Working Groups (CWGs) are a central element of each masterplan consultation. The SLMP CWG met on multiple occasions, detailed in the sections below and including a site visit held on 26th June 2021 and in July 2024.

The CWG programme was designed to allow a wide range of participants to take part, balancing the number and length of meetings with the need to provide time and space for collaborative discussion and feedback. Recognising that most participants were volunteers, meetings took place at times the Group as a whole decided were most convenient.

The Working Group workshop sessions were undertaken by Grants Associates (lead landscape architect), the developers and other project consultants as hands-on planning sessions. Members of the Working Group were actively encouraged to participate positively in the development of the masterplan as it evolved through discussion, collaborative drawing exercises and presentations. Notes from the sessions continue to be reported back to the wider public (see below) through Interim Consultation Reports, Engagement Reports and the developers' ad hoc responses to comments received.

The SLMP CWG was made up of representatives of the main stakeholder groups involved in the relevant masterplan. Membership has been discussed with GASG and has been drawn from:

- Eastwick & Gilston Parish Council
- Hunsdon Parish Council
- East Herts District Council ward member
- Hunsdon, Eastwick & Gilston Neighbourhood Plan Group (HEGNP)
- High Wych and Widford Parish Councils
- An East Herts District Council officer
- Harlow District Council elected members
- Hertfordshire County Council elected representative
- Local residents
- Community representatives
- Youth representatives
- Places for People and technical team
- Taylor Wimpey and technical team

The developers worked with EHDC and other organisations to identify potential members. Statutory consultees were invited to participate where their expertise was pertinent to the matters due to be discussed. For CWGs 3 and 4, over three hundred representatives of different local stakeholder organisations were invited to the sessions.

For the operation and governance of the Group, a Terms of Reference was agreed by the group at the initial meeting and notes have been published online for each session, to allow access for members of the wider community to view for transparency and completeness.. The issues raised by the group have been reviewed by the developers and where possible, implemented any changes.

Stage 2 & 3 - Visioning

The consultation process began with a *visioning and ideas* CWG (CWG 1), held on 13th July 2021 online due to COVID 19. The collaborative workshop session was an opportunity for members of the group to raise their aspirations and views, highlighting issues and options and establish early wins. A copy of the agenda can be found in [Appendix 1](#).

STRUCTURE FOR THE SESSION

- Introductions to the Working Group & Engagement sessions.
Cratus to introduce and pace the session.
- Start with 30min presentation by Grant Associates:
 - Introduce the project team, history of working on the scheme and Grant Associates reference projects
 - the SLMP study, planning process and time-line
 - Engagement objectives, here to listen
- Presentation on SLMP Context (incl. policies), Wider GI framework, OPA context (Parameter Plans, Development Spec, Strategic Design Guide) SLMP Study Area & Character Areas, Site Opportunities & Constraints & Key Strategies presentation
- Break
- Activity 1: Vision & Values - Discussion on Core Vision and Values for the SLMP within the context of the OPA
- Activity 2: Wants & Worries - Organising of Wants & Worries per character area from attendees task prior to workshop. Mapping of these topics onto site plan
- Activity 3: Imagining the Vision - Selection of Precedent Photos & Existing Site Photos to generate discussion - (like / dislike)
- End of Workshop - Summary & Next steps

Figure 2 SLMP CWG 1 Agenda

The Visioning stage also included individual meetings with relevant stakeholders and residents as needed. The presentation, notes and key points have been circulated to members of the Group before being made public on the project website.

Alongside this, the developers met GADF and the Joint Working Group.

In addition:

- The Gilston Park Estate website was updated
- A press release was issued
- Partner organisations highlighted the forthcoming engagement process

Other stakeholder groups which may not be able to or want to take part in the Working Group process were engaged separately, for example an initial meeting with Make Space for Girls has been held using digital technology, and schools in the area were contacted to see if there is an opportunity to come in a teach a class or just hear from pupils, as took place at Leventhorpe School in 2022. This work will continue throughout subsequent masterplan processes.

Initial discussions with HGGT have been held to use them to access groups where the outcomes may benefit the entire HGGT area and where groups may be suspicious of a direct approach from developers. The Council teams were also engaged to ensure that their owned identified stakeholder groups were invited.

Emerging themes arising from the Visioning stage included:

- **Habitats**
Safeguarding and enhancing habitat connectivity throughout the SLMP. A range of spaces within the SLMP can contribute to this, including SuDS.
- **Sustainable Transport**
The SLMP provides opportunities to create sustainable transport links and promote healthy lifestyles for existing and new communities.
- **Buffers to villages**
The SLMP should create planted buffers as separation between proposed villages. Buffer planting could be an early win to establish these early on.
- **Drainage**
SuDS can create multi-functional spaces which contribute to human, ecological and environmental amenity.
- **Productive landscapes**
The SLMP should create productive landscapes (i.e. food production). This will help create a sense of community
- **Respecting existing and new communities**
Provide facilities which will create a sense of community for the new residents whilst being sensitive to the existing residents.
- **Sports facilities**
Sports facilities can create a sense of community, but their boundary treatment and approach to lighting should be considered to ensure sensitive integration.

The outcomes of these sessions gave the design team an understanding of the themes which are of particular interest to the community. These 7 'Emerging Themes' helped drive the development of the SLMP and focussed future sessions to ensure they appropriately addressed in the development of the SLMP. A copy of the presentation used in the workshop can be found in [Appendix 2](#).

All three exercises have helped strengthen the Design Team's understanding of the wants and worries for the SLMP across scales, ranging from opportunities and constraints on a site wide scale to preferred and undesirable characters for different Character Areas. This in turn will inform the development of strategies and design codes which will form the basis for future engagements. A full report from Community Working Group 1 can be found at [Appendix 3](#).

- Advertised in local newspapers
- 120 members of the community attended the events

A full report from Community Working Group 2 can be found at [Appendices 5 & 6](#).

The second CWG produced more emerging themes, including public open space functions, sports proximity and integration, safeguarding existing species, character of routes, local flooding, future water use & quality, buffer zone character, and play facilities that connect with nature.

EHDC's key principles for growth were discussed and supplemented by other related themes organically developed by the Working Group. EHDC's six themes are:

- Placemaking and homes
- Economy and regeneration
- Sustainable movement
- Landscape and green infrastructure
- Public health
- Social value and culture

Following this process, public sessions including in-person events and a webinar were held to report back on the progress with the development of the masterplan, to answer questions, and to take away feedback to feed into the next iteration. Members of the public were able to feedback via dedicated channels, via questionnaire and other digital tools as well as directly to members of the team.

The public events were widely advertised to encourage participation. Methods included:

- Direct letters to stakeholders e.g., neighbour community representatives
- Newsletter
- Press release & interviews
- Website update
- Social media campaign (PfP & HGGT)
- Leaflet drop
- Via schools
- Via business networks

The social media campaign included utilizing dynamic content across platforms which included Facebook and Instagram, making use of third-party groups where appropriate. Content has been developed to target those who may not traditionally engage with the planning process. Places for People used existing contacts at schools to highlight the consultation process and to encourage wider participation from younger people.

The feedback presentation and the feedback summary were published on the Gilston Park Estate website and sent to all signed up participants via the regular electronic newsletter.

A full report from the public consultation, including feedback, can be found at [Appendices 8 & 9](#).

Restarting engagement

Stages 1 to 4a of the engagement plan took place in summer/autumn 2021. This was followed by a pause in the masterplanning to ensure focus in the delivery of the outline planning permissions for the Gilston Area. Therefore, an initial reintroduction stage was added into the programme before masterplanning restarted in earnest.

The developers reached out to CWG members and hosted an online reintroduction meeting to update stakeholders on the progress that had been made up to that point, which took place on 19 September 2023. From this, we prepared them for continued attendance at the Stage 4b and 5 working group meetings and also used this as an opportunity to broaden the invited organisations considerably.

In addition to contact with existing CWG members, the consultant team contacted previously identified and contacted stakeholder groups from across the area, to understand whether they would like to participate in this round of engagement. Further research was undertaken to find new groups who may also want to take part, including those that have been circulated through the Project Lead Group (PLG). This effort increased the profile of the masterplanning work and the range of voices that input into its preparation, producing a more diverse, broader group of stakeholders.

Stage 4B – Fixing the masterplan

The second round of consultation followed the same format as round one. As in round one, the developers brought together the Working Group (CWG3) for a collaborative workshop to view, understand and develop the latest iteration of the masterplan and the associated draft Design Code – incorporating the feedback received where possible.

The public elements of the events used digital and in-person presentations to show how work has progressed, introduce the Design Code, and gather further detailed feedback from the community. The consultation outlined how the masterplan and Design Code have been developed and how they respond to the local feedback, planning policy, statutory requirements and the constraints on the site.

A video of the feedback presentation was captured and a feedback summary for the stage was published on the Gilston Park Estate website.

A Quality Review Panel (QRP) was held as part of this consultation stage.

Community Working Group 3 was held at Eastwick Village Hall on 14 November 2023, from 6-8.30pm.

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were invited. An agenda and briefing pack were sent out to attendees one week in advance of the workshop. Copies of these can be found in **Appendices 10 & 11**.

In addition to 12 members of the developer project team, a total of 14 people attended Community Working Group 3. The focus of the session was on the emerging Character Areas.



Figure 5 CWG3

A full report from the Community Working Group 3, including feedback, can be found in [Appendix 13](#).

Stage 5 – Reporting back

Places for People and Taylor Wimpey recognised that at each stage, stakeholders should be able to see that their comments have been heard and addressed. Where disagreements over plans remained with members of the Working Group, an explanation of the design was provided, including a reason for pursuing the chosen option.

At each Community Working Group, the project teams provided a feedback presentation and a summary of feedback. An agenda and briefing pack were sent out to attendees one week in advance of the workshop. Copies of these can be found in [Appendices 14 & 15](#).

During stage 5, a further CWG meeting was held in person, the fourth and final of its kind. This was held at Eastwick and Gilston Village Hall on 18 July 2024, preceded by a site visit for local stakeholders. More information regarding this round of engagement can be found in [Appendices 16 & 19](#).



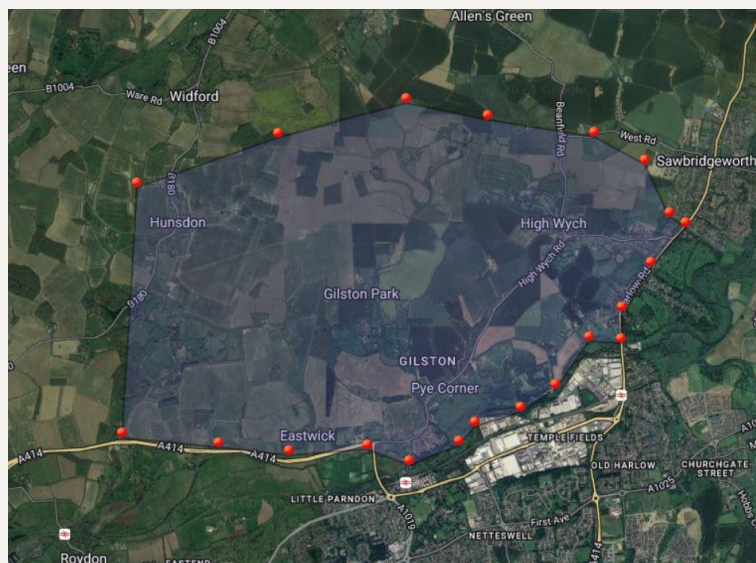
Figure 6 Site visit



Figure 7 CWG4

Some key headlines from the consultation:

- Pop-up stall at the Harvey Centre, Harlow and Hunsdon Village Hall
- Leaflet sent to around 2,000 addresses (see [Appendix 17](#))
- Advertised in local newspapers, the council's website and on social media
- Around 150 members of the community attended the events
- Copies of the information boards can be found in [Appendices 18a and 18b](#)



- Lead Local Flood Authority (separate meetings held to discuss approach to planning conditions in the context of the SLMP, the strategic sustainable drainage strategy, and the supplementary flood risk assessment, and invited to relevant Technical Working Group meetings, with comments provided in both taken on board in the SLMP and supporting condition discharge documents)
- HCC Archaeology (invited to relevant Technical Working Group meetings with comments taken on board in the SLMP)
- Harlow Council
- Essex County Council
- Harlow and Gilston Garden Town

Community Groups:

- Hunsdon Eastwick and Gilston Neighbourhood Planning Group (including site tours)
- Parish Councils
- Tenants

Wider Community Groups:

- Stort Catchment Partnership
- Wildlife Trusts
- Youth Groups

Statutory / Non-statutory Bodies:

- Environment Agency (with separate meetings held to discuss relevant matters such as the approach to the supplementary flood risk assessment and site-specific matters such as the approach to watercourse crossings and flood compensation, with comments provided in both taken on board in the SLMP and supporting condition discharge documents)
- Historic England (consulted on relevant matters such as the Conservation Management Plans, with comments provided taken on board in the SLMP and supporting appendices)
- Sport England
- Natural England

Political representatives:

- East Herts District Council members, including Cabinet Member for Planning and local ward members
- Representatives from all parish councils
- Hertfordshire County Council members, including Cabinet Member for Environment and Hunsdon division member
- The former Member of Parliament for Hertford and Stortford, Julie Marson

Quality Review:

- HGGT Quality Review Panel (two meetings)
- Design Code Testing meetings
- Places for People Internal Peer Review workshops

Project website

A dedicated project website, www.gilstonparkestate.co.uk, was launched to act as an online hub of information on what's proposed and to provide channels for feedback. More than 4,000 people have visited the website since June 2021.

As per the SLMP CEP, the project website was updated with materials for the masterplanning stage, including:

- Agendas
- Briefing packs
- Interim consultation reports
- Full reports
- Presentations

Videos of the presentations for Community Working Groups 3 and 4 have not been uploaded to the website but are available to the public via gilston@meeting-place.uk.

Contact details

Ensuring people were able to get in touch with the team to ask any questions and make any comments was vital. The freephone telephone number and freepost address, also provided an important opportunity for people unable to access the online channels to engage.

The number, 0800 148 8911, and email address gilston@meeting-place.uk were staffed between 9.00am and 5.30pm from Monday to Friday. Both were answered and managed by a member of the Meeting Place team. The Meeting Place freepost address was also managed by Meeting Place.

Contact details for Cratus Communications, the company responsible for consultation until Community Working Group 3, was included on earlier materials.

These contact details were promoted through all communications including the newsletter and website.

How we've responded to feedback

Detailed feedback from each community working group and public consultation event is included in the relevant reports appended to this Statement of Engagement.

The below sections set out the key emerging themes and issues from the engagement undertaken and how the project team has responded through the emerging design.

All feedback has been reviewed extensively by the team.

Forum	Key theme	Response
CWG 1, CWG 2	An emerging theme from the early sessions was around ensuring that habitats are enhanced and safeguarded.	The design code includes a design requirement for the creation and protection of habitats. This includes the creation of buffer zones around existing woodland, waterways, hedgerows and veteran trees. The Regulatory Plans identify Nature Priority Zones within the SLMP landscape. The primary aim of these zones is to create high quality ecological connectivity by creating a rich mosaic of habitats. The delivery of these will be coordinated with the project ecologist at the Reserved Matters stage. Further information about this can be found in the Regulatory Plan & Design Code: 5.2 Green & Blue Infrastructure 5.2.5 Existing Vegetation 5.2.6 Ecology and Habitats
CWG 1, CWG 4	There was support for the creation of new cycle and walking routes, but they should link with the existing network, including to Harlow Town railway station.	The SLMP will contribute to achieving the target of 60% of trips being by sustainable modes across the Gilston Area development. The active travel network is instrumental in delivering this. Encouraging people to walk and cycle across the development will reduce air pollution, lower carbon emissions and will provide health and well-being benefits. To ensure the active travel network is accessible to all, a range of route typologies are to be delivered, catering to different abilities and levels of experience. Commuter links (a requirement in the regulatory plan) are provided, including a link to Harlow Town railway station.

		Further information about this can be found in the Regulatory Plan & Design Code: 3.1 The Regulatory Plans 5.1.2 Active Travel Routes
CWG 1, CWG 2	The SLMP should create planted buffers as separation between proposed villages.	The Village Corridors provide landscape separation between the village developable areas. They should be designed as multi-functional landscapes, that provide amenity, ecological connectivity and provide a landscape setting to the villages. As the Village Corridors extend across the Gilston Area, they contain existing landscape features that contribute to their unique character. These features, which maybe include existing woodland, springs or hedgerows, should inform the unique character of the landscape proposals. The Village Masterplans will be designed to create a positive interface with the Village Corridors as and when they come forward, providing active frontages and passive surveillance onto the landscape. Further information about this can be found in the Regulatory Plan & Design Code: 4.10 Village Corridors 5.5.4 Interfaces
CWG 1	Questions were raised about how drainage and flooding would be dealt with across the site, including the integration of SuDS.	Water is a key theme in the landscape proposals of the SLMP and a sound drainage and surface water management strategy is integral to the layout and function of Gilston Area. The SLMP landscape will accommodate the majority of the strategic surface drainage features for the Villages and this open space plays a vital role in maintaining the water quality and flood mitigation commitments of the development. The surface drainage infrastructure provides an opportunity to enhance the proposed high quality public realm and open green spaces by integrating a network of SuDS features such as rain gardens, swales, wet ponds and dry basins, that outfall to the tributary valleys. These features could be developed to have multi-functional benefits including enhancing amenity and biodiversity value. The Regulatory Plans define the broad locations of strategic SuDS features within the SLMP areas. Further information about this can be found in the Regulatory Plan & Design Code: 5.2.10 Sustainable Drainage Systems (SuDS)

CWG 1	The SLMP should create productive landscapes (i.e. food production). This will help create a sense of community.	Productive landscapes are proposed as part of Countryside Parks at Eastwick Wood, Hunsdon Community Park and Hunsdon Airfield. Further information about this can be found in the Regulatory Plan & Design Code: 4.2 Eastwick Wood Countryside Park – CA1 4.3 Hunsdon Airfield Park – CA2 4.8 Hunsdon Community Park – CA6 Each home within the Village Development must be within circa 1000m of a Community Food Production site (as defined within the Development Specification – Allotments/Community Orchard); the sites must be well connected and easy to reach by active travel modes. Further information about this can be found in the Regulatory Plan & Design Code: 5.4.6 Community Food Production
CWG 1, CWG 2	It was accepted that sports facilities can create a sense of community, but their boundary treatment and approach to lighting should be considered to ensure sensitive integration to the surrounding area.	The sports provision for the Gilston Area is defined within the OPP Development Specification. The SLMP defines the size and zones for suitable locations of the facilities – albeit their precise location and provision are subject to the relevant Village Masterplans and/or reserved matters applications as they are part of a site wide provision (which can include provision of sports facilities within villages). The total provision of sport and recreation facilities in the Development Specification must be provided across the Gilston Area. Further information about this can be found in the Regulatory Plan & Design Code: 5.4.4 Sports and Recreation
CWG 2	The was a discussion about the functions of public open spaces across the SLMP.	The OPP Development Specification and Parameter Plans establish the principles of the key areas of public open space to be created in the Gilston Area, the following of which fall within the SLMP: • Countryside Parks - Hunsdon Airfield Park , Hunsdon Community Park and Eastwick Woodland Park • Community Parks - Gilston Park (including part of Home Wood), Gilston Fields and Hunsdon Common • Strategic Green Corridors - Golden Valley, Fiddlers Brook, Eastwick Brook and V7 Greenway • Village Corridors The provision of sports facilities and associated clubhouses, play space, and community growing space is also described within the Development Specification and the SLMP builds upon this to further define the requirements for SLMP areas

		Activity and Use requirements in relation to the village proposals are to be defined within the Village Masterplans Further information about this can be found in the Regulatory Plan & Design Code: 4 Character Areas 5.4 Activity & Use
CWG 2, CWG 3, CWG 4	Interest was shown in the character of different routes. Active travel routes will require less lighting. There was a preference for loose surface where horse riding facilities are provided, parallel to walking/cycling.	To ensure the active travel network is accessible to all, a range of route typologies are to be delivered, catering to different abilities and levels of experience. The design code sets out the characteristics and design requirements for the various active travel routes proposed. Further information about this can be found in the Regulatory Plan & Design Code: 5.1 Access & Movement
CWG 2	It was noted that localised flooding occurs on site. Will there be opportunities to promote efficient future water use and improve water quality through natural systems such as reedbeds.	The SLMP landscape will accommodate the majority of the strategic surface drainage features for the Villages and this open space plays a vital role in maintaining the water quality and flood mitigation commitments of the development. The proposed green and blue infrastructure will provide flood mitigation, and sustainable drainage of surface water from the Villages, including treatment of water quality, providing protection to watercourses. The location and design of footbridges must be carefully considered to avoid adverse impact on water quality of the ecological connectivity of the watercourse. Further information about this can be found in the Regulatory Plan & Design Code: 5.1.7 Hard Landscape Details 5.2.10 Sustainable Drainage Systems (SuDS) 5.2.2 Green and Blue Infrastructure
CWG 2	There was a preference for natural, non-urbanised non-commercial play areas inspired by their setting. Opportunities to connect children with nature	The site-wide ambition for play is allow children to receive the full benefit of the countryside setting of Gilston with opportunities to experience play within the landscape. The entire Gilston Area landscape is to be designed with children and teenagers in mind as key users of the streets, paths, cycle routes, and open space and access to key destinations including schools, parks, community buildings and

	through play would be welcomed.	play areas will be designed as safe, inclusive and welcoming environments for children to experience from a young age, and as they begin to explore their neighbourhood independently. The creation of a landscape which engages with children and teenagers will not be limited to defined play areas, but part of a site-wide strategy to encourage spontaneous play through creating Further information about this can be found in the Regulatory Plan & Design Code: 5.4.5 Play
CWG 3	Due to the perceived high number of football pitches being proposed, some clarity around these was requested, including if they would use flood lights.	The sports requirements for the Gilston Area are based on requirements agreed with Sport England through the Outline Planning process. As a result of this, the requirements for sport provision across the Gilston Area may be changed but not increased over the course of the development. Sport England consulted the Football Association and the Herts County Football Association and agreed that 20 natural turf pitches and 4 artificial grass pitches (AGP) would be provided. A football hub has been proposed by the Village 7 developer, this will include some floodlighting. The 3G football pitches within the secondary school sites will be floodlit – these are within Village Developable Areas. The informal village grass pitches will not be floodlit, and neither will the football pitches near the Airfield Park. Further information about this can be found in the Regulatory Plan & Design Code: 5.4.4. Sport and Recreation
CWG 3	There were a number of questions about the proposed agricultural land at Hunsdon Airfield.	Agricultural use should be retained in a significant area of Hunsdon Airfield Park. Opportunities for sustainable forms of agriculture, that contribute to soil health, enhanced biodiversity value and increased carbon sequestration should be considered, in line with Policy AG7 of the Neighbourhood Plan, subject to specialist input. Further information about this can be found in the Regulatory Plan & Design Code: 4.3 Hunsdon Airfield Park – CA2
CWG 3	A discussion took place as to whether a city farm and farm shop initiative could be included within the plans.	This has not been included in the design code, as the code needs to be sufficiently flexible to allow dynamic land management over the time the Gilston Area will be developed. However, the code does not preclude this, and it could be explored at RMA stages.

CWG 3	Could the black barns be converted for community uses?	There is a requirement to deliver one Destination Play Space and one Visitors and Interpretation Centre across both Countryside Parks. These features could form part of one facility, if feasible, and may be located in or adjacent to either Countryside Park. The Black Barns could be explored as a potential location for the shared facility. However, other locations may be considered at RMA stage, subject to further investigation. A feasibility study for the integration and long-term future use of the designated heritage assets in Hunsdon Airfield Park, including the black barns, has been included in the SLMP. Further information about this can be found in the Regulatory Plan & Design Code: 4.4. A connected landscape
CWG 3	When discussing the sports provision at Gilston, the possibility of a golf course at Hunsdon Airfield was raised.	Sports provision has been agreed with East Herts District Council at the Outline planning stage and does not include the provision of a golf course.
CWG 3	The need for inclusive spaces was a discussion point at CWG 3, including whether there was provision for spaces for girls.	The central theme of the Gilston landscape is access to and enjoyment of the countryside and it is essential that this is provided to all residents and visitors to the area. Inclusive design principles ensure that everyone can access and enjoy the landscape and public realm independently, safely, conveniently and with dignity. Additionally, the landscape and public realm design should make consideration of different preferences for outdoor recreation. Social, active spaces should be balanced with quieter areas, routes should provide both longer-distance treks and shorter circuits. Space for young people in particular should consider the need for variety of facilities, including ensuring there are spaces designed specifically to encourage use by girls. Further information about this can be found in the Regulatory Plan & Design Code: 5.4.3 Inclusive Public Open Spaces (which applies to entire SLMP, not just Airfield)
CWG 3	There was a query about if there is a provision for a running track.	Sports provision within the SLMP has been agreed with East Herts District Council at the Outline planning stage and does not include the provision of a formal running track, but there are designated trim trails in an informal setting. Further information about this can be found in the Regulatory Plan & Design Code: 5.4.4. Sports and recreation

CWG 3	In the park & woodland areas, there was a desire to protect key views.	GL Hearn landscape architects undertook landscape character assessment for villages 1-6 and Churchman Thornhill Finch for Village 7. These documents were submitted in the respective OPP Environmental Statements, and planning condition discharges associated with the OPPs will show how the SLMP complies with the landscape and visual assessments undertake at outline stage. In addition, views of interest have been identified in the Gilston Area Neighbourhood Plan and are known as 'Cherished views'. The site combines large open vistas across the plateau areas with views across the Stort Valley to Harlow, with more internal views screened by woodlands and the topography of the tributary valley corridors. There are opportunities for the future masterplanned parklands and urban forms to respond to key views of focal points such as the Church Steeples and barns. Finally, key heritage views were included in the Gilston Park Estate Development Specification and an appendix to the SLMP shows how these have been considered in developing the GPE SLMP proposals. Further information about this can be found in Part A - Context and Strategies: 4.11 – Key views and visual impact
CWG 3	Further information was requested about what the SLMP proposals around the Gilston Lane STC crossing and how they will interact with the existing area.	The character of the connecting routes to existing lanes will be defined through further RMA design. The SLMP sets high level design principles for these to build upon the outline permission requirements. Key considerations for this design will include; achieving convenient and safe routes, providing a practical and rational approach to level changes, and sensitivity to landscape context. Further information about this can be found in the Regulatory Plan & Design Code: 5.1.4 Sustainable Transport Corridor - Crossings
CWG 3	There was a focus on how the woodland areas would be managed longer term.	Places for People and Taylor Wimpey will create a new stewardship and legacy organisation prior to first occupation to own and manage all the public facilities which will ensure they are fully maintained in perpetuity. This organisation will own and manage the community facilities such as country parks, play spaces, allotments, community gardens, green and public open spaces, sports pitches and community facilities including the woodland.
CWG 3	There was some concern about a potential lack of car parking for those	Anticipated necessary car parking locations within the SLMP are identified in the Regulatory Plans. The commitment to promoting 60% of all trips made by sustainable modes must be a key consideration in determining adequate car parking provision within the SLMP. Car parking and cycle parking provision within the SLMP must be provided in line

	looking to use the outdoor space, and how this would be accommodated sensitively.	with standards but applied with the necessary flexibility to reduce the available car parking and increase cycle parking based on the sustainable travel aspirations of and commitments for the site. Car parking must be provided at key locations within the SLMP where this is needed to support community uses but parking areas must be sensitively integrated into their landscape context. Further information about this can be found in the Regulatory Plan & Design Code: 5.1.8 All Modes Parking
CWG 3	A question around the potential for early planting was raised, allowing plants and trees to establish.	Early planting has already been undertaken around Channoeks Farm and Pye Corner.
CWG 4	It was questioned whether the SLMP will be aligned with the Local Nature Recovery Strategy (LNRS) alignment.	The LNRS is an emerging policy. The SLMP will protect existing and create new habitats as set out in the Design Code. Nature priority zones have been proposed and have been included in the regulatory plans to ensure high quality habitat connections are created throughout the Gilston Area. Further information about this can be found in the Regulatory Plan & Design Code: 5.2.6 Ecology and Habitats
CWG 4	Attendees at CWG 4 raised the prospect of green skills being incorporated into the plans.	Design Code design requirements for Eastwick Wood Countryside Park include encouraging the management of the parks as a productive landscape. This includes the suggestion of "green skills" (e.g. coppicing, agro-forestry and silvopasture). The requirement does not fix further development of green skills to ensure flexibility over the duration of the development, but this is an opportunity for the future. Further information about this can be found in the Regulatory Plan & Design Code: 4.2 Eastwick Wood Countryside Park – CA1
CWG 4	Does the SLMP align with the Local Cycling and Walking Infrastructure Plan (LCWIP)?	The LCWIP is an emerging plan which has been reviewed as part of the SLMP preparation. Our active travel strategies have been developed through extensive consultation with East Herts District Council and Hertfordshire County Council. Further information about this can be found in the Regulatory Plan & Design Code: 5.1.2 Active Travel Routes

CWG 4	Discussion around accounting for climate change when it comes to tree planting.	The SLMP Design Code sets out Design Requirements to ensure the plant and tree species proposed are resilient to climate change and to ensure the selected species are appropriate for the proposed location. Further information about this can be found in the Regulatory Plan & Design Code: 5.2.7 Planting
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Summary of appendices

Appendix 1

Working Group Agenda (June 2021) – A copy of the detailed agenda used for the first working group.

Appendix 2

Working Group – Workshop 1 Report (June 2021) – A copy of the presentation used at the first working group.

Appendix 3

Working Group – Workshop 1 Results (July 2021) – A summary of the first community working group event and the key discussion points raised by attendees.

Appendix 4

Working Group – Session 2 Agenda and Presentation (September 2021) – A copy of the agenda and presentation used at community working group two.

Appendix 5

Working Group – Session 2 Results (October 2021) – A summary of the second community working group event and the key discussion points raised by attendees.

Appendix 6

Working Group – Session 2 Results – Responses to the feedback raised by attendees at the second working group meeting.

Appendix 7

Leaflet inviting residents to drop-in events (November 2021) – A copy of the leaflet sent to local residents inviting them to the public consultation event.

Appendix 8

Community Consultation Feedback Report (January 2022) – A summary of the public consultation event and a summary of the feedback received.

Appendix 9

Community Consultation Feedback Report Appendix – Responses to feedback – Responses to the feedback raised by the public at the consultation event.

Appendix 10

Community Working Group 3 – Agenda (November 2023) – A copy of the agenda used for the third working group.

Appendix 11

Community Working Group 3 – Advance information pack (November 2023) – A copy of the information pack sent to attendees one week in advance of the event.

Appendix 12

Community Working Group 3 – Interim Report (December 2023) – An interim report prepared soon after the working group session to summarise the key discussion points and an overview of the event.

Appendix 13

Community Working Group – Session 3 Results (Rev. July 2024) – A summary of the public consultation event and a summary of the feedback received.

Appendix 14

Community Working Group 4 – Agenda (July 2024) – A copy of the agenda used for the fourth working group.

Appendix 15

Community Working Group 4 – Advance information pack (July 2024) – A copy of the information pack sent to attendees one week in advance of the event.

Appendix 16

Community Working Group 4 – Interim Report (July 2024) – An interim report prepared soon after the working group session to summarise the key discussion points and an overview of the event.

Appendix 17

Leaflet inviting residents to drop-in events (July 2024) – A copy of the leaflet sent to local residents inviting them to the public engagement event.

Appendix 18a & 18b

Information banners used at the public drop-in events (July 2024) – Copies of the roller banners used at the public drop-in events in Harlow and Hunsdon.

Appendix 19

Community Working Group – Session 4 Results (Rev March 2025) - A summary of the public consultation event and a summary of the feedback received.

SLMP WG Session 1 Detailed Agenda

1. Introductions to the Working Group & Engagement sessions. Cratus introduced
2. Presentation by Grant Associates;
 - Introduce the project team
 - Grant Associates reference projects
 - History of working on the scheme
 - The SLMP study, planning process and time-line
 - Engagement objectives, here to listen
3. Presentation on SLMP Context (Incl. policies), Wider GI framework, OPA context (Parameter Plans, Development Spec, Strategic Design Guide) SLMP Study Area & Character Areas, Site Opportunities & Constraints & Key Strategies presentation
4. Break
5. Activity 1: Vision & Values – Discussion on Core Vision and Values for the SLMP within the context of the OPA
 - There should be an emphasis on the separation between villages.
 - Heritage is incredibly important and so the right people should have the opportunity to consider this. The plans will go through consultation with the local authorities once submitted so any local heritage experts will be able to comment on it, not just PfP and TW. These issues have also been gone through in quite a lot of detail already.
 - Concerns have been raised regarding the football hub in village 7 however this has been places here following a demographic analysis by Sports England and PfP are following the planning authorities.
 - There needs to be a clear definition between the different groups and workstreams.
6. Activity 2: Wants & Worries – Organising of Wants & Worries per character area from attendees task prior to workshop. Mapping of these topics onto site plan
7. Activity 3: Imagining the Vision – Selection of Precedent Photos & Existing Site Photos to generate discussion – (like/dislike)
8. General discussion roundup & next steps



Gilston Strategic Landscape Masterplan

AGENDA

STRUCTURE FOR THE SESSION

- 5.00pm Introductions to the Working Group & Engagement sessions. Cratus to introduce
- 5.05 - 5.25 Presentation by Grant Associates:
 - Introduce the project team,
 - Grant Associates reference projects
 - History of working on the scheme
 - The SLMP study, planning process and time-line
 - Engagement objectives, here to listen
- 5.25 -5.50 Presentation on SLMP Context (incl. policies), Wider GI framework, OPA context (Parameter Plans, Development Spec, Strategic Design Guide) SLMP Study Area & Character Areas, Site Opportunities & Constraints & Key Strategies presentation
- 5.50 - 6.00 Break
- 6.00 - 6.20 Activity 1: Vision & Values - Discussion on Core Vision and Values for the SLMP within the context of the OPA
- 6.20 - 6.40 Activity 2: Wants & Worries - Organising of Wants & Worries per character area from attendees task prior to workshop. Mapping of these topics onto site plan
- 6.40 - 7.00 Activity 3: Imagining the Vision - Selection of Precedent Photos & Existing Site Photos to generate discussion - (like / dislike)
- 7.00 - 7.30 General discussion roundup & Next steps

STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT

KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour**
- **Working Group - Workshop 1** - Introduction to study & consultation process, Opportunities and Constraints, Early Wins, Site Stewardship
- **Public launch of process via webinar presentation**
- **Working Group - Workshop 2** - Strategies
- **Public webinar Stage 2**
- **Working Group Session 3** - Character Areas
- **Public webinar Stage 3**
- **Working Group Session 4** - Presentation of Study & Design Code examples
- **Public webinar Stage 4**

ATTENDEES - WORKING GROUP

- Places for People
- PfP Consultant Team (representing Grant Associates, Quod, & Cratus Communications, other design disciplines dependent on topic)
- EHDC Leader - Cllr Linda Haysey
- EHDC Ward Councillor - Cllr Eric Buckmaster
- EHDC Officers - Kevin Steptoe
- Harlow Borough Council elected representative - Cllr Mike Hardware (or nominated representative)
- Hertfordshire County Council Division members - Cllr Eric Buckmaster
- Hunsdon Eastwick & Gilston Neighbourhood Planning Group representative - Mark Orson + four HEGNP representatives
- High Wych Parish Council - Tom Payne (Chair) (or nominated representative)
- Widford Parish Council - Mike Allen (Chair) (or nominated representative)
- Community representative(s) - TBC
- Youth representative(s) - TBC
- Statutory consultees - Invited dependent on topic
- City & Provincial Properties representatives - TBC

DESIRED OUTCOMES

- Collaborative working with the community to identify key concerns and aspirations for the scheme, with the aim of reaching an aligned approach to design solutions where technically and feasibly achievable for the applicants.
- Gain in-depth local knowledge from community - put requirements of the Neighbourhood Plan into practice
- Test emerging design strategies and ideas
- Discuss practicalities and approaches for site stewardship
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate
- Reach constructive outcomes to specific challenges of the scheme
- Allow the designers and community to align ideas and identify common reference points and understanding of key sensitive features and identification of quality design outcomes

GRANT ASSOCIATES



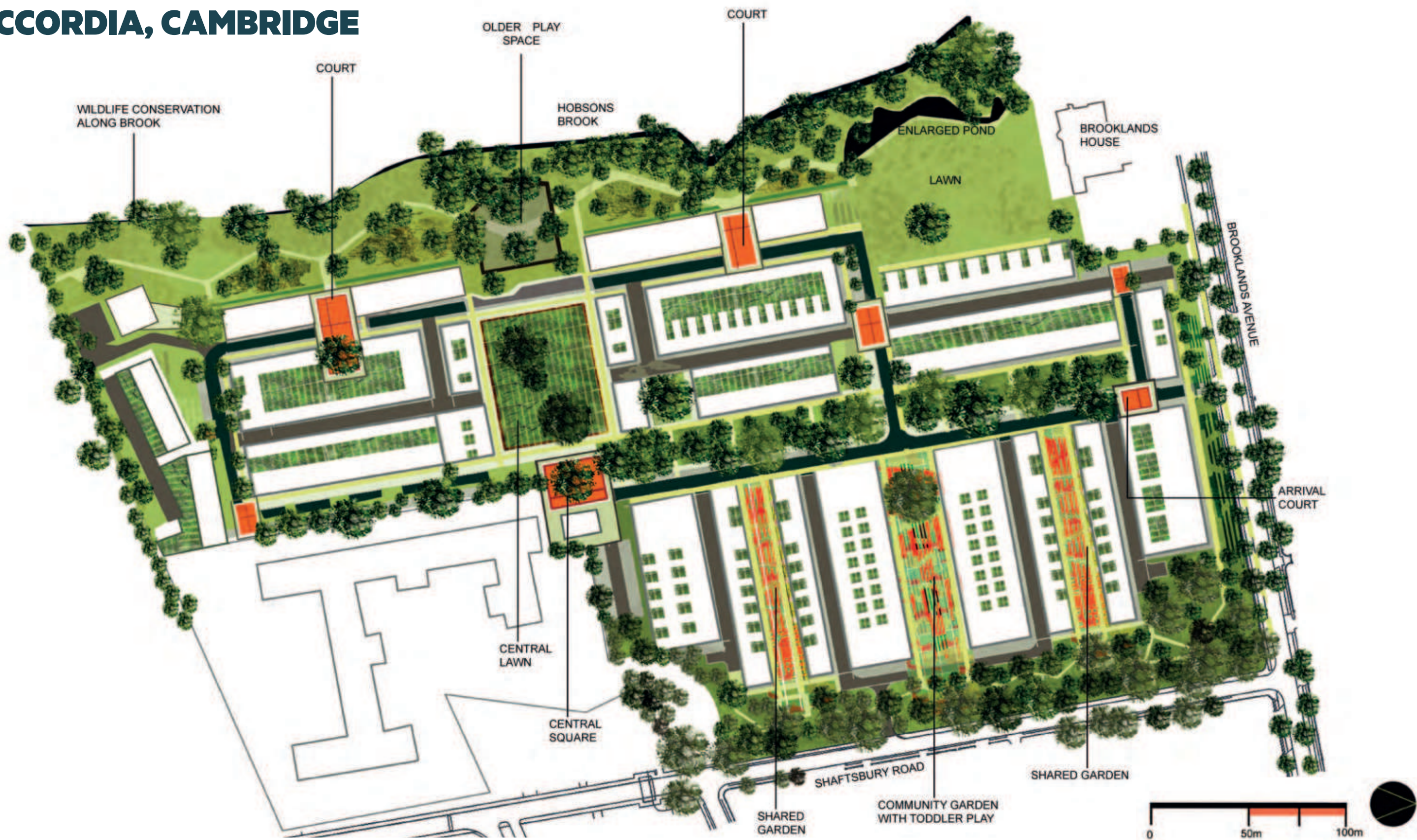
GRANT ASSOCIATES
ACCORDIA, CAMBRIDGE

“The values of Accordia are those British cities need more of: a subtly controlling masterplan, a collaborative approach and an eye for both the detail and the big picture in the landscape and the architecture.”

2008 Stirling Prize Judges' summary

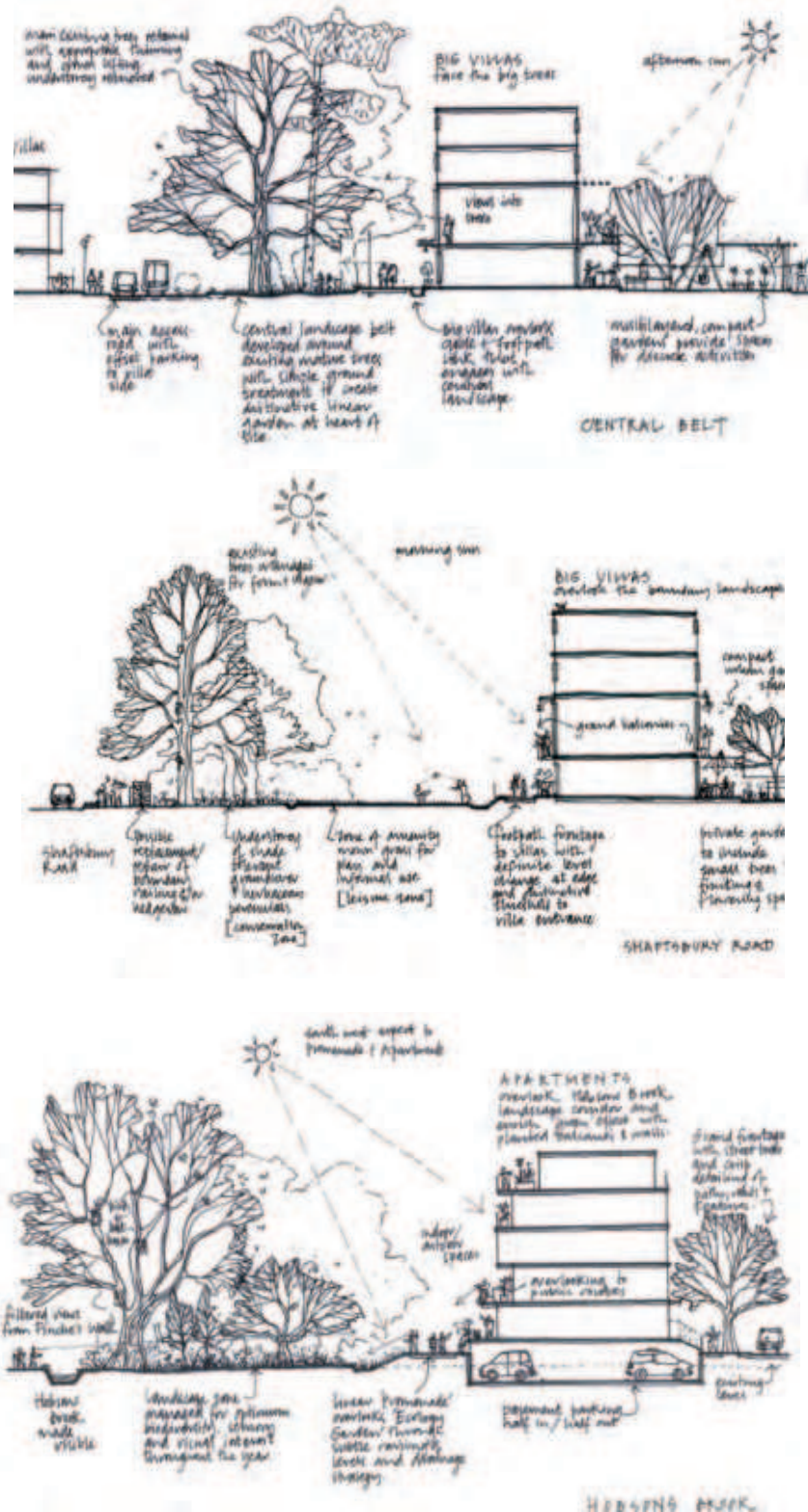
GRANT ASSOCIATES

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GRANT ASSOCIATES

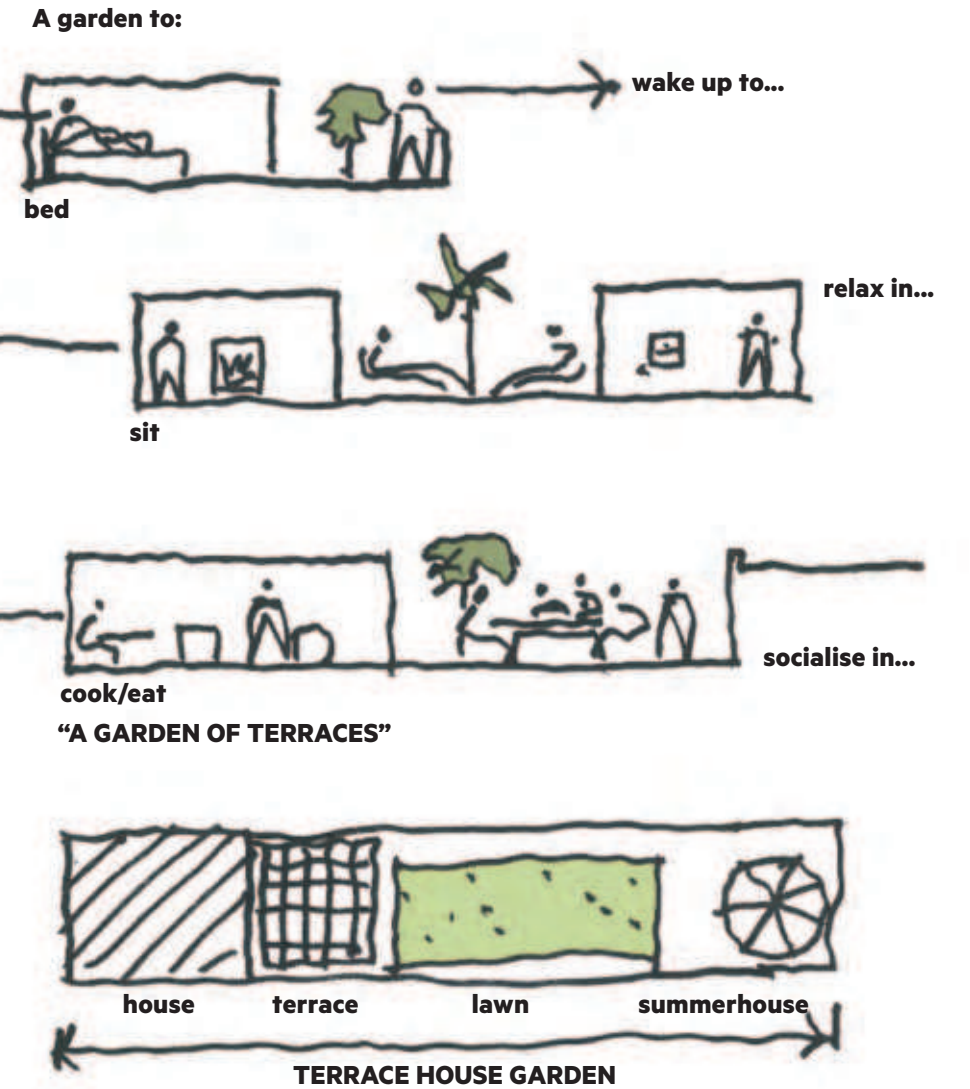
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THE PUBLIC GARDEN: Activity and Connectivity



THE SHARED GARDEN: Activity and Connectivity



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ICON, STREET, SOMERSET



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ICON, STREET, SOMERSET



GRANT ASSOCIATES
ICON, STREET, SOMERSET



GRANT ASSOCIATES PORT LOOP, BIRMINGHAM



**GRANT ASSOCIATES
PORT LOOP, BIRMINGHAM**



GRANT ASSOCIATES
NORTHSTOWE, CAMBRIDGESHIRE



GRANT ASSOCIATES
NORTHSTOWE, CAMBRIDGESHIRE

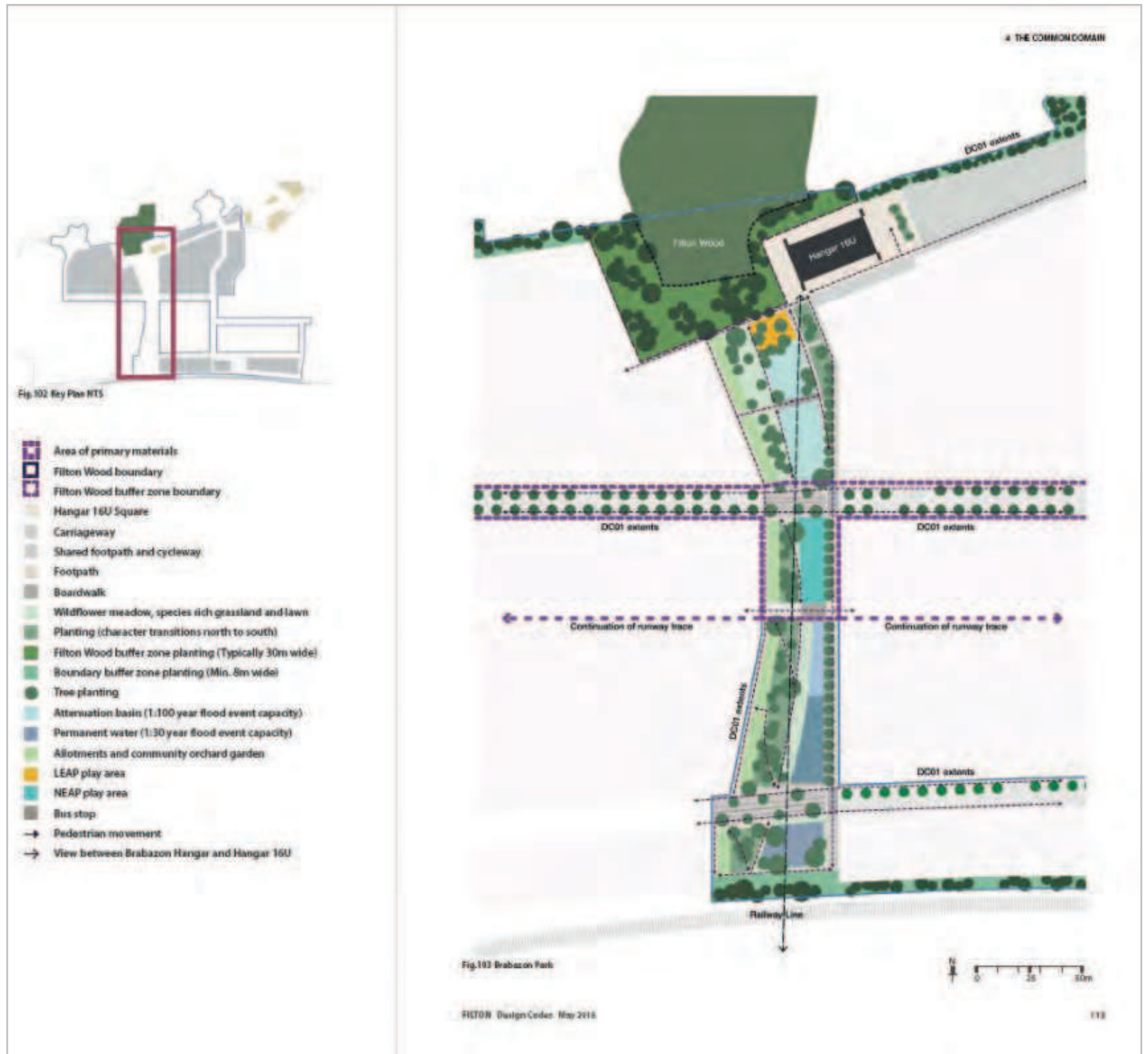


GRANT ASSOCIATES

FILTON MASTERPLAN, BRISTOL



GRANT ASSOCIATES FILTON MASTERPLAN, BRISTOL



KNOWLEDGE OF THE SITE SINCE 2009



2009



2021

TIMELINE

GRANT ASSOCIATES INVOLVEMENT WITH GILSTON PARK ESTATE:

2009

Early site analysis and feasibility work and sketch proposals

2013

Masterplan studies

2014

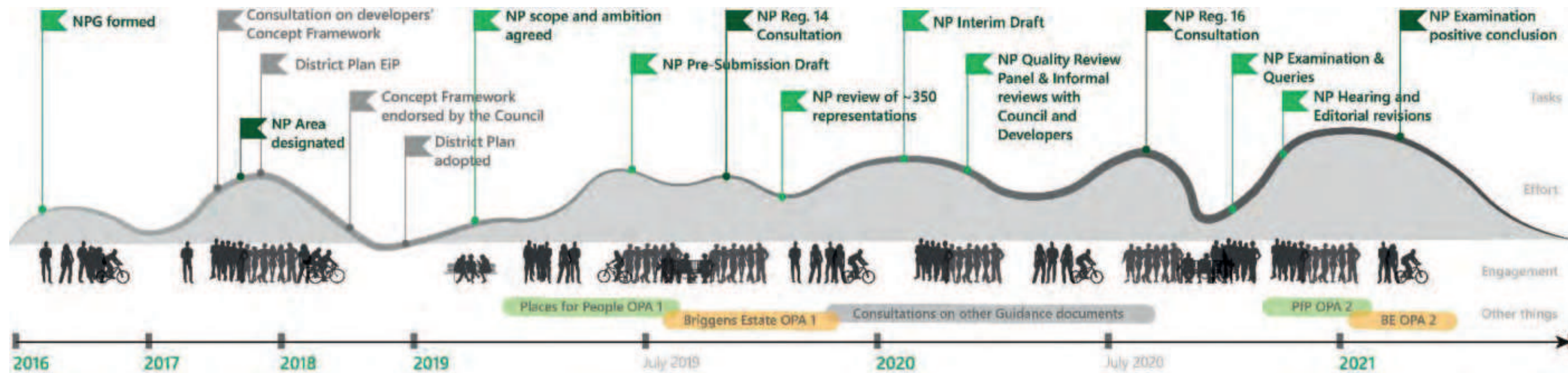
Representations to the Local Plan

2017

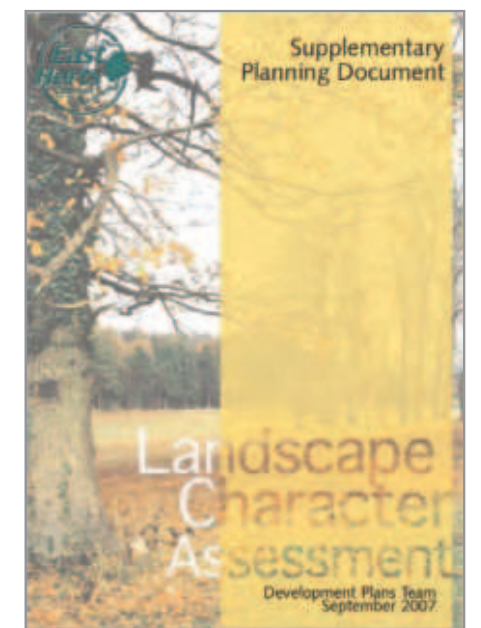
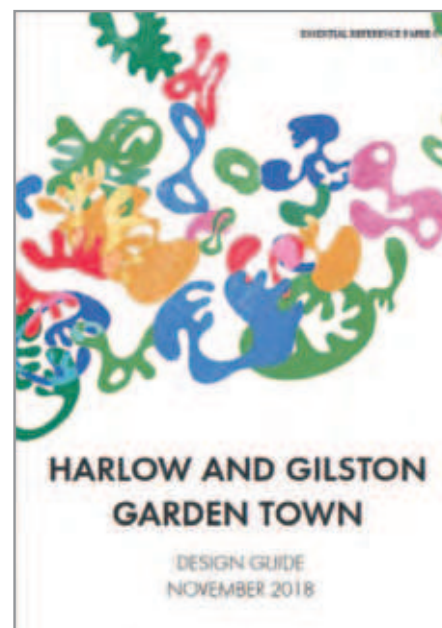
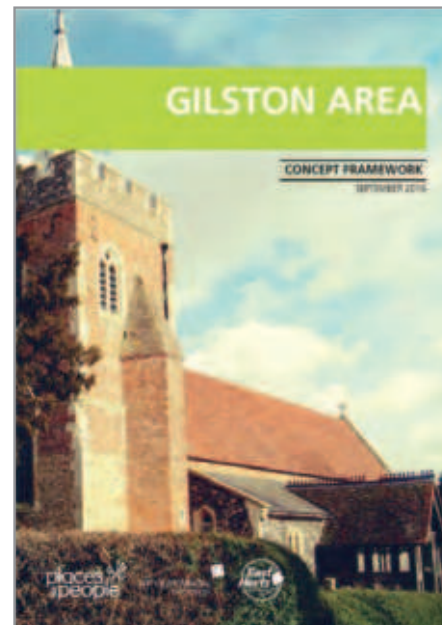
Concept Framework

2021

Outline Planning Application



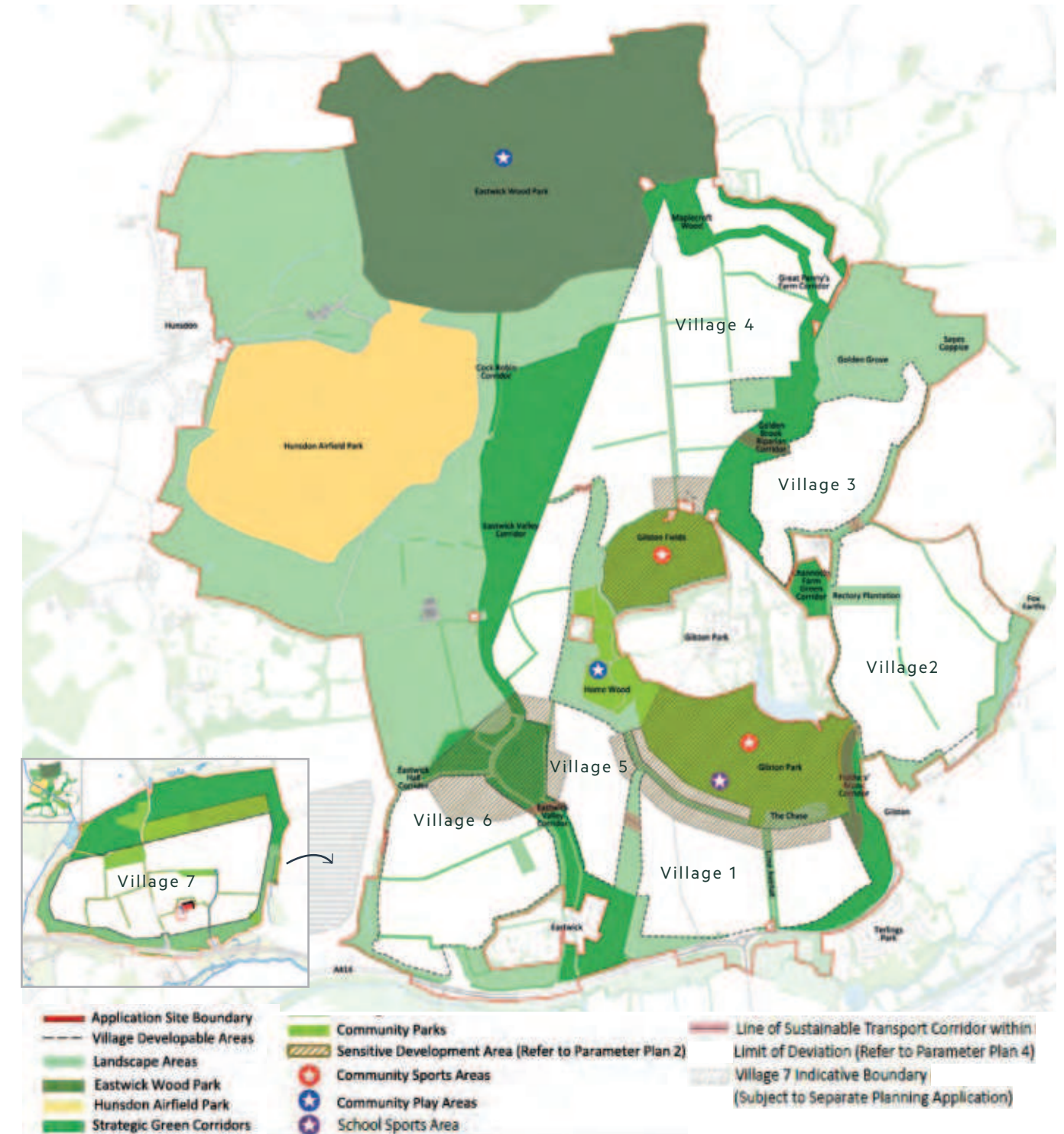
KEY PLANNING POLICY



CONCEPT FRAMEWORK TO OPA PARAMETER PLANS

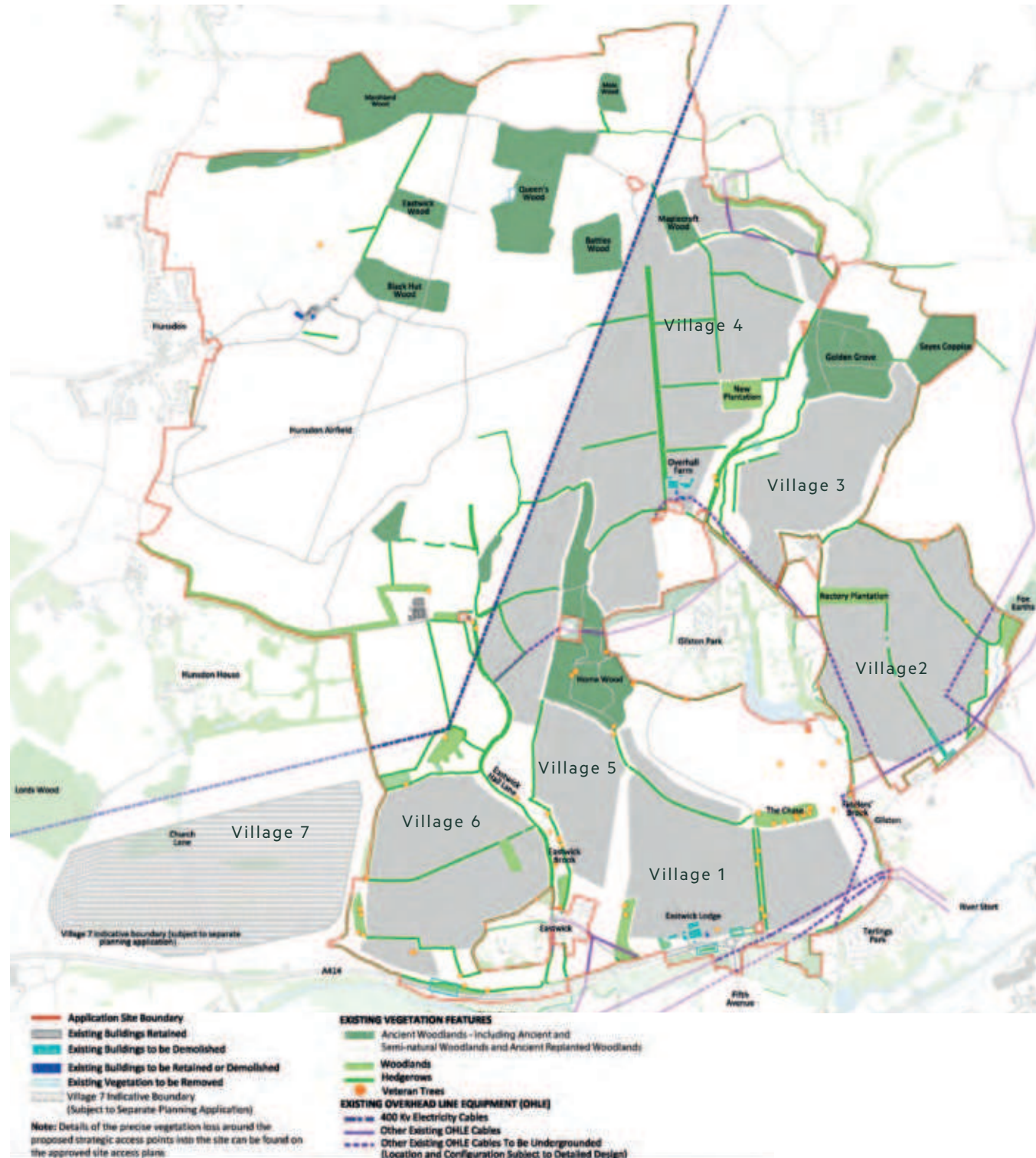


Concept Framework Landscape Masterplan

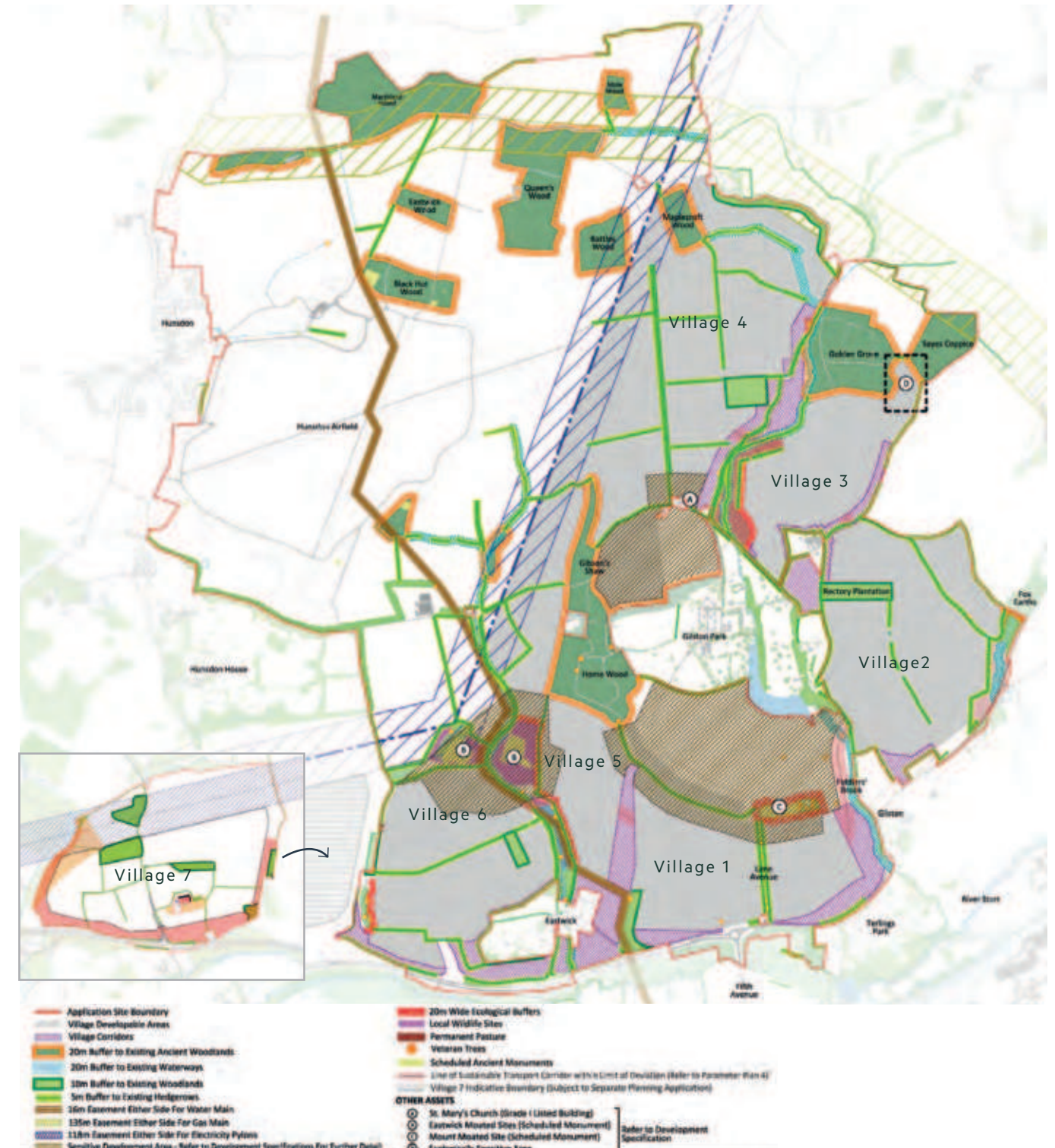


Gilston Park Estate OPA Parameter Plan 03. Green Infrastructure and Open Space
Village 7 OPA Parameter Plan 03. Green Infrastructure and Open Space

OPA PARAMETER PLANS



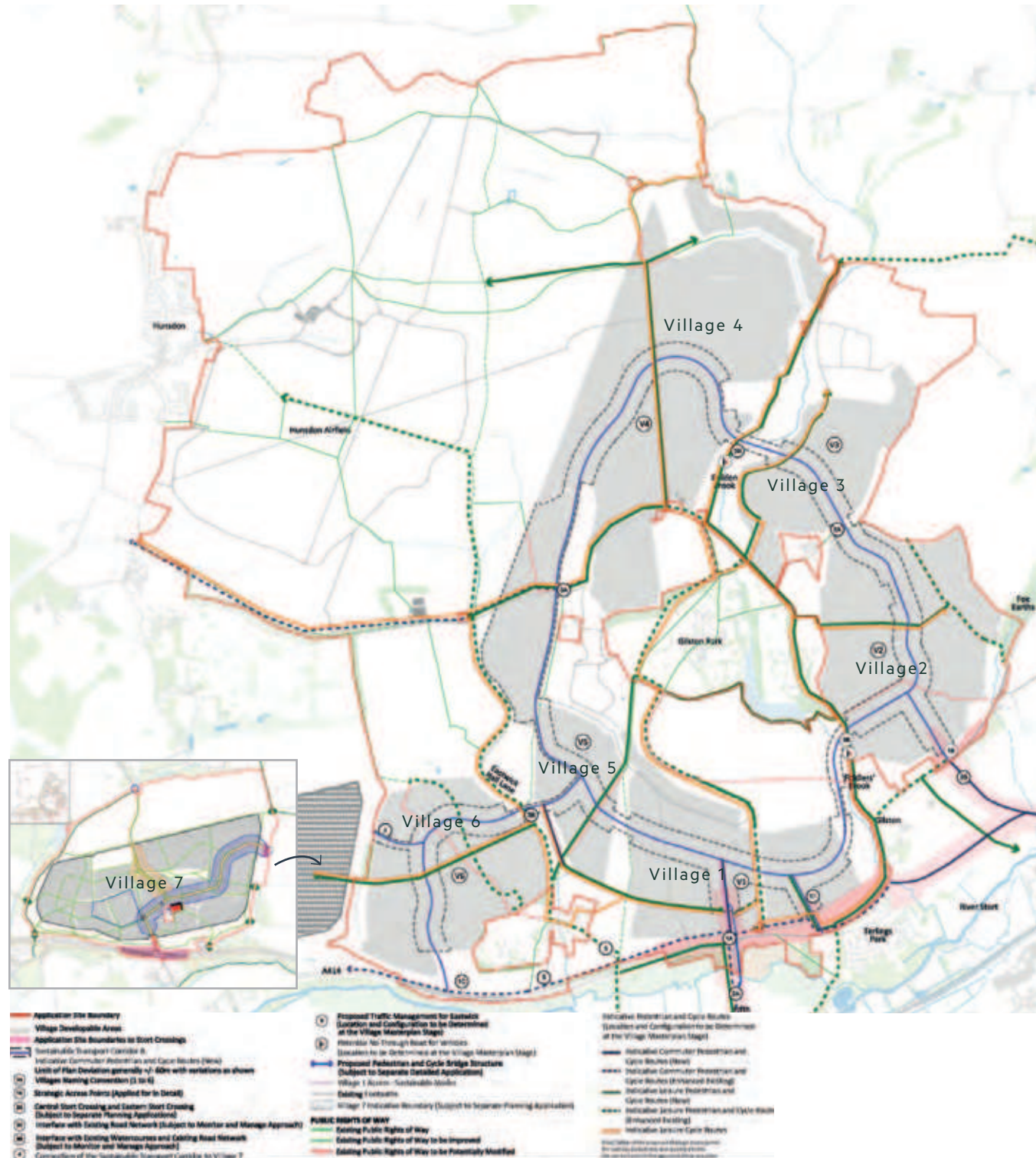
Gilston Park Estate OPA Parameter Plan 01. Existing Vegetation & Buildings



Gilston Park Estate OPA Parameter Plan 02. Village Corridors, Constraints and Developable Areas

Village 7 OPA Parameter Plan 02. Buffers and Development Zones

OPA PARAMETER PLANS AND DEVELOPMENT SPECIFICATION



Gilston Park Estate OPA Parameter Plan 04. Access & Movement
Village 7 OPE Parameter Plan 04. Vehicular Access and Movement



Gilston Park Estate OPA Development Specification

The primary purpose of the Development Specification is to define and describe 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.

The Development Specification also provides other contextual details which are provided for information purposes.

SLMP VISION PLAN



STRATEGIC LANDSCAPE MASTERPLAN OBJECTIVES

PLANNING REQUIREMENTS & PURPOSE

- The requirement to produce a Strategic Landscape Masterplan (SLMP) derives from the Gilston Area Concept Framework and the Gilston Area Charter. It will be submitted as a conditional discharge to the outline planning permission for the Gilston Park Estate / Briggens Estate
- The SLMP expands upon the principles established in the OPA Parameter Plans, the Gilston Area Concept Framework, the Strategic Design Guide & HGGT Vision & Design Guide.
- The SLMP is to be prepared as a single holistic plan covering the Gilston Area allocation, including Villages 1-7 also considering its links and relationship to existing settlements.
- The SLMP will be the first masterplan to come forward within the Gilston Area, setting the basis for Village Masterplans, and informing future reserved matter applications.
- The SLMP will establish the key components & Character Areas of the comprehensive green infrastructure network, Community Trust Land, & Country Parks across & surrounding the Gilston site, ensuring that the villages & green space function successfully together as a settlement integrated into the surrounding landscape.
- The SLMP will provide guidance for the landscape character & function & the treatment of interfaces with villages through the creation of a Regulatory Plan and Strategic Design Code for the SLMP landscape areas. The Masterplan will also plan for strategic matters including a coordinated approach to sustainable travel & movement, drainage and flood risk, & landscape Stewardship.

WHAT WE'RE LOOKING TO ACHIEVE

The objectives of the Masterplan are to:

- Create a beautiful and resilient landscape
- Create a framework for ongoing stewardship and curation of the landscape
- Develop and articulate the Natural and Historic Landscape Strategy into a clear and shared vision.
- Identify the character, purpose and use of each of the key landscape areas.
- Provide a framework for the successful delivery of the masterplan that encompasses landscape management, amenity, access, leisure and recreation, SuDS drainage and flood risk, ecology and biodiversity, heritage assets, and landscape integration.

CREATING A STRATEGY FOR A FLEXIBLE & TIMELESS APPROACH

- Consider recently adopted planning policy documents such as the Sports, Open Space and Recreation SPD and Gilston Area Charter SPD, as well as the Draft EHDC Sustainability SPD, the EHDC Gilston Area Community Engagement Strategy and HGGT Sustainability Guidance and Checklist. These documents are anticipated to be continually updated and, where consistent with the terms of the outline planning permission, the SLMP will need to respond to the latest guidance throughout the lifetime of the project.
- Opportunity to consult with community groups early in the process, and at key stages during the SLMP. This engagement will be led by the Applicant as set out in the Gilston Area Community Engagement Strategy.
- SLMP will need to project forwards to consider the changes in lifestyle that are likely to occur over the 15-20 year construction cycle of the development. As a result flexibility will be important.
- Action in relation to the Climate Change Emergency and opportunities to integrate new green technologies
- Action in relation to the Biodiversity emergency including choice of resilient species and importance of spatial framework in protecting biodiversity.
- Improved sustainable transport links and green active transport links as defined through the masterplan layout of green infrastructure connections
- Conservation of water resources to protect Hertfordshire's aquifer and unique chalk rivers habitats

SLMP STUDY AREA

The SLMP Study focuses specifically on the landscape infrastructure, amenities and interfaces outside of the Developable Areas of the Villages, which incorporate the substantial Green and Blue Infrastructure required to deliver the Gilston Area development vision, and support it sustainably into the future.

In addition to the primary landscape infrastructure which is the focus of this study, each of the seven Villages will include further green space and outdoor amenities including pocket parks, play space and sports facilities. The design strategies for these features will be explored within the Village Masterplans.

KEY

-  SLMP Study Area (Combined PfP & CPP Ownership)
-  Additional land within PfP Ownership
-  Developable Areas as defined within the OPA Parameter Plans



SLMP Study Area

SLMP CHARACTER AREAS



Character Areas

Note: Plan is for illustrative purposes only & includes land outside of OPA boundary & not in PfP's control



STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT

KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour**
- **Working Group - Workshop 1** - Introduction to study & consultation process, Opportunities and Constraints, Early Wins, Site Stewardship
- **Public launch of process via webinar presentation**
- **Working Group - Workshop 2** - Strategies
- **Public webinar Stage 2**
- **Working Group Session 3** - Character Areas
- **Public webinar Stage 3**
- **Working Group Session 4** - Presentation of Study & Design Code examples
- **Public webinar Stage 4**

ATTENDEES - WORKING GROUP

- **Places for People**
- **PfP Consultant Team** (representing Grant Associates, Quod, & Cratus Communications, other design disciplines dependent on topic)
- **EHDC Leader** - Cllr Linda Haysey
- **EHDC Ward Councillor** - Cllr Eric Buckmaster
- **EHDC Officers** - Jenny Pierce
- **Harlow Borough Council elected representative** - TBC
- **Hertfordshire County Council Division members** - Cllr Eric Buckmaster
- **Hunsdon Eastwick & Gilston Neighbourhood Planning Group representative** - Mark Orson + four HEGNP representatives
- **High Wych Parish Council** - TBC
- **Widford Parish Council** - TBC
- **Community representative(s)** - TBC
- **Youth representative(s)** - TBC
- **Statutory consultees** - Invited dependent on topic
- **Taylor Wimpey representatives** - Savills & FigureGround Village 7 consultants

DESIRED OUTCOMES

- Collaborative working with the community to identify key concerns and aspirations for the scheme, with the aim of reaching an aligned approach to design solutions where technically and feasibly achievable for the applicants.
- Gain in-depth local knowledge from community - put requirements of the Neighbourhood Plan and District Plan into practice
- Test emerging design strategies and ideas
- Discuss practicalities and approaches for site stewardship
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate
- Reach constructive outcomes to specific challenges of the scheme
- Allow the designers and community to align ideas and identify common reference points and understanding of key sensitive features and identification of quality design outcomes
- To inform the character and appearance of the strategic landscape supporting the Gilston Area allocation through the Strategic Landscape Masterplan and Strategic Design Code

SLMP WORKSTAGES & DELIVERABLES

STAGE 1

PRINCIPLES AND COMMUNICATIONS / ENGAGEMENT PLAN

Aligned with Gilston Area Charter Step 1.

- Establish the key principles for the Strategic Landscape Masterplan based in the relevant parameters & commitments secured under the outline planning permission & through adopted policy & guidance.
- Put in place a clear plan for community and stakeholder involvement in accordance with the EHDC Gilston Area Community Engagement Strategy
- Deliverables:
 - Communications & Engagement Plan
 - Policy & Commitments Review
 - Definition of Masterplan Character Area Boundaries

STAGE 2

VISION

Aligned with Gilston Area Charter Steps 2 & 4.

- Establish the vision for the SLMP – develop and articulate themes outlined in the Gilston Park Estate Natural and Historic Landscape Strategy & Village 7 Open Space, Landscape and Public Realm Strategy Assessment.
- Definition of a renewed vision focusing on:
 - Beauty & resilience of landscape
 - Respecting & enhancing the existing landscape
 - Creation of a sustainable & productive landscape
 - Promoting healthy & sustainable lifestyles & a close contact with nature
 - Addressing climate change & biodiversity emergencies
- Deliverables:
 - Masterplan Brief & Objectives
 - Masterplan Vision Plan (1:10,000 scale)

STAGE 3

OPPORTUNITIES & CONSIDERATIONS

Aligned with Gilston Area Charter Step 3.

- Establish a clear set of consolidated plans that capture the existing site opportunities & constraints:
 - Existing settlements and dwellings
 - Topography & hydrology
 - Heritage features, listed buildings, scheduled monuments, buried archaeology
 - Woodlands, trees, hedgerows classification
 - Sensitive local views
 - Nature reserves and locally designated areas
 - Highways, PROW & Access
 - Tenancies & land ownerships
 - Utilities & Services corridors
- Identify Opportunities including early wins such as advance planting
- Deliverables:
 - Opportunities & Constraints Plan (1:10,000 scale)

STAGE 4A

DEVELOPING A FRAMEWORK

Strategy for how key features of the landscape will contribute to supporting a sustainable community in accordance with guidance & policy:

- Heritage assets – protection enhancement
- Access, leisure and recreation
 - Sustainable Transport (STC defined in OPA)
 - PROW, Local walking & cycling strategy
 - Public Open Space, Play & Sports provision as defined in OPA Parameter Plans
 - Allotment provision
- Green and Blue infrastructure amenity
- SuDS infrastructure & watercourses
- Ecology & biodiversity
- Lighting strategy
- Land management
- Locations of community amenities e.g schools, cemeteries
- Advance planting strategy
- Deliverables:
 - Landscape Strategies
 - Skeletal Masterplan (1:2500 scale)

SLMP WORKSTAGES & DELIVERABLES

STAGE 4B

CHARACTER, PURPOSE AND USE & DESIGN CODE TESTING

Covering Steps 5 & 6 of the Gilston Area Charter, setting out character, purpose & use, to be set out in the Design Codes:

- Gilston Park
- Gilston Fields
- Home Wood & Gibson's Shaw
- Eastwick Wood Country Park
- Hunsdon Airfield Park
- Strategic Green corridors – Eastwick valley; Golden Brook / Fiddlers Brook valley
- Village corridors (Eastwick village, Pye Corner, Channoeks)
- Village 7 strategic open space areas – Northern fields. Integration of Primary infrastructure road crossings of Strategic green corridors
- Stort Valley
- Deliverables:
 - Strategic Plans (1:1250 scale)
 - 1:500 Details of Key Areas such as Heritage assets

STAGE 5

DESIGN CODING & DOCUMENTATION

Stage 5 is aligned to Step 7 of the Gilston Area Charter.

A definitive Design Code document will be produced which covers all strategic site-wide elements (e.g. Framework themes studied in Stage 4A), followed by more specific chapters to cover the Landscape Character Areas identified in Stage 4B. Engagement will be undertaken & Design Codes tested as part of a collaborative process.

The Design Code will involve preparation of plans, sections, text to describe requirements and set out the development rules for the strategic landscape. It will also describe planting palettes and material palettes with outline specification and reference images to define the expected standard and quality of the implemented public open space.

- Deliverables:
 - Design Code Document
 - Development benchmarks and references (photo references and other summary of other successful developments)
 - Regulatory plan 1:1000

CONTINUOUS STAGE

CURATION & STEWARDSHIP

- Engage with the local community and stakeholders to establish strategy for stewardship of the landscape spaces, based in the commitments laid out at OPA stage, including for Community Trust Land, Green Infrastructure (including SuDS), and Open Space
- Develop a Management and Maintenance Strategy – to sit alongside governance strategy
- Particular focus on biodiversity, woodland creation & management, agriculture and conservation. Building species diversity and resilience against climate change, pests and diseases in light of the Climate and Biodiversity Emergency, will also be a key focus.
- Deliverables:
 - Maintenance & Management Plan Report

STAGE 7

IMPLEMENTATION PLAN

To align with Step 8 of the Gilston Area Charter.

- Production of a consolidated Implementation Plan bringing together information defined through the Masterplan process.
- Deliverables:
 - Implementation Plan Report

SLMP WORKING GROUP - WORKSHOP 1 - INTRODUCTORY SESSION - JUNE 29TH,

VIRTUAL ONLINE WORKSHOP

WORKSHOP FOCUS

- Introduction to the Study & Engagement Process including site opportunities and constraints, for Working Group members
- Start to develop a shared vision for the Strategic Landscape Masterplan
- Briefing for the Working Group on Key Strategies: Green Infrastructure, POS & Sports
- Identifying Wants and Worries to brief the SLMP consultant team

STRUCTURE FOR THE SESSION

- Introductions to the Working Group & Engagement sessions. Cratus to introduce and pace the session.
- Start with 30min presentation by Grant Associates:
 - Introduce the project team, history of working on the scheme and Grant Associates reference projects
 - the SLMP study, planning process and time-line
 - Engagement objectives, here to listen
- Presentation on SLMP Context (incl. policies), Wider GI framework, OPA context (Parameter Plans, Development Spec, Strategic Design Guide) SLMP Study Area & Character Areas, Site Opportunities & Constraints & Key Strategies presentation
- Break
- Activity 1: Vision & Values - Discussion on Core Vision and Values for the SLMP within the context of the OPA
- Activity 2: Wants & Worries - Organising of Wants & Worries per character area from attendees task prior to workshop. Mapping of these topics onto site plan
- Activity 3: Imagining the Vision - Selection of Precedent Photos & Existing Site Photos to generate discussion - (like / dislike)
- End of Workshop - Summary & Next steps

OUTCOMES

- Outcomes of the session to be recorded and subsequently analysed and presented as part of the next session
- Summary to be presented at a public webinar

SLMP WORKING GROUP - WORKSHOPS 2 - 4

VIRTUAL ONLINE / IN PERSON WORKSHOPS TBC

SESSION 2 - JULY 2021

WORKSHOP FOCUS

- Report back on SLMP Vision, Key Concerns & Aspirations from Workshop 1
- Introduction to the Landscape Strategies and Detailed Collaborative Review

Strategies:

- Green Infrastructure (Recap)
- Blue Infrastructure
- Public Open Space (Recap)
- Play Strategy
- Sports and Leisure (Recap)
- Schools, Sports and Amenities
- Ecology and Biodiversity
- Access and Movement
- Lighting

Detailed themes:

- Heritage Asset Trail
- Advance Planting Strategy
- Landscape Buffers and Villages interfaces
- Special Sites
- Food production & employment within the landscape
- Woodland creation & management

SESSION 3 - OCTOBER 2021

WORKSHOP FOCUS

- Report back on Landscape Strategies from Workshop 2
- A detailed look at each Character Area within the SLMP study

Strategies:

- Eastwick Wood Country Park
- Hunsdon Airfield Park
- Strategic Green corridors – Eastwick valley, Golden Brook / Fiddlers Brook valley Pole Hole Brook
- Community Parks - Gilston Park, Home Wood & Gibson's Shaw, & Gilston Fields
- Landscape within Sensitive Development Areas
- Village corridors (including Eastwick village, Pye Corner, Channoaks)
- Stort Valley (at a strategic level)

SESSION 4 - NOVEMBER 2021

WORKSHOP FOCUS

- Report back on Character Area Studies from Workshop 3
- Presentation of Engagement findings
- Presentation of Design Code Examples
- Stewardship Strategy

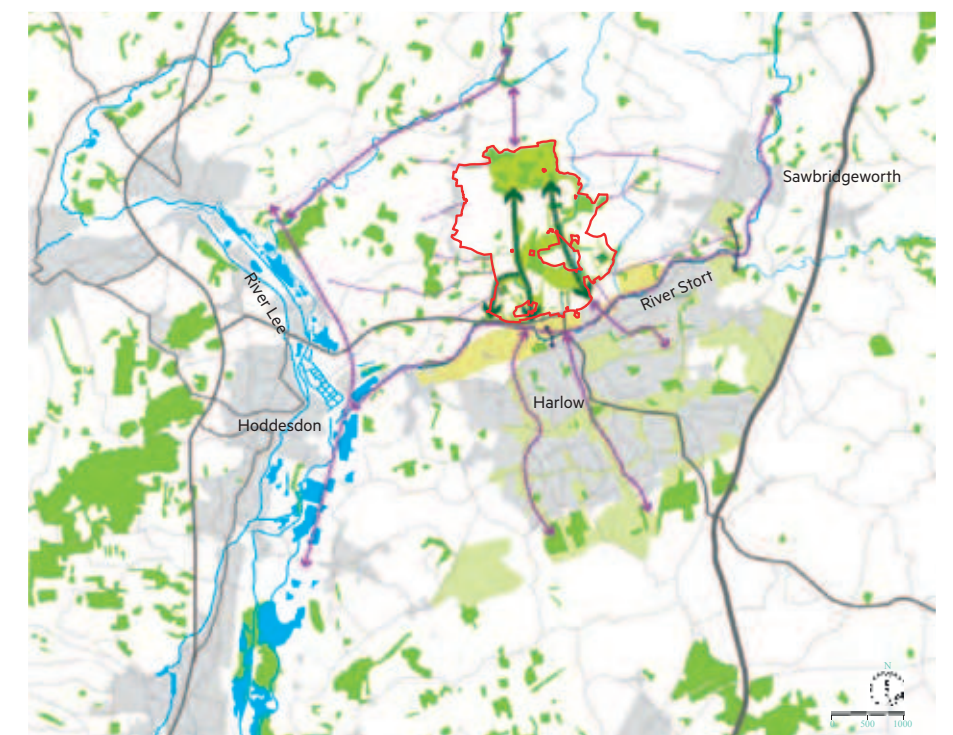
PLANNING FRAMEWORK & OPPORTUNITIES AND CONSTRAINTS



GREEN INFRASTRUCTURE

KEY

-  Existing Woodland and Hedgerow
-  Woodland Buffers 20m
-  Waterway Buffer 20m
-  Existing Hedgerows
-  Village Corridors
-  Strategic Green Corridors
-  Parks
-  Stort Valley
-  River Stort Corridor
-  Primary Landscape Corridor
-  Secondary Landscape Corridor
-  Woodland Corridor
-  Enhanced Hedgerow Corridor
-  Tributaries Corridors - Include SuDS



GREEN INFRASTRUCTURE

Fig. 8 - Strategic Plan of Designations and Development Areas

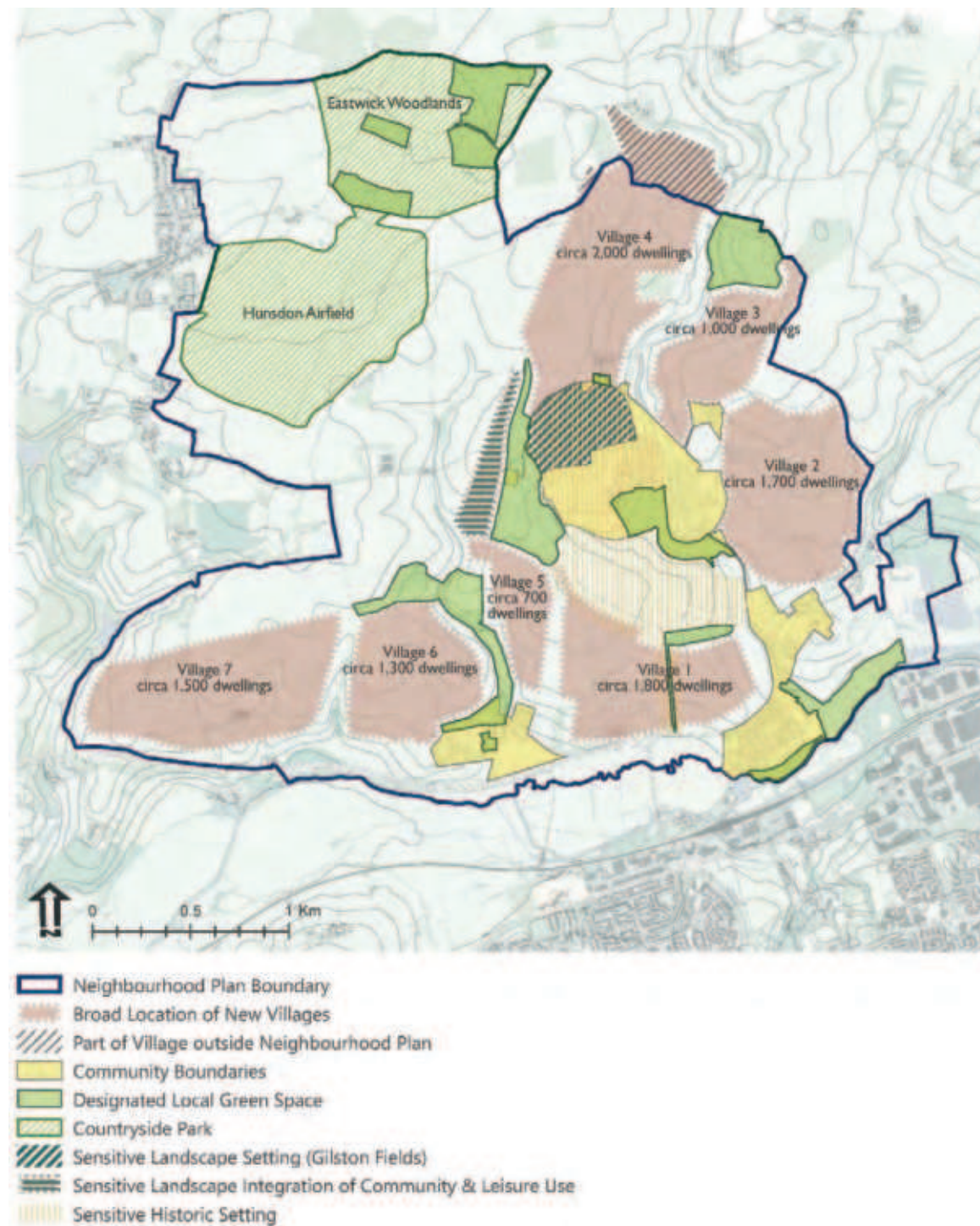
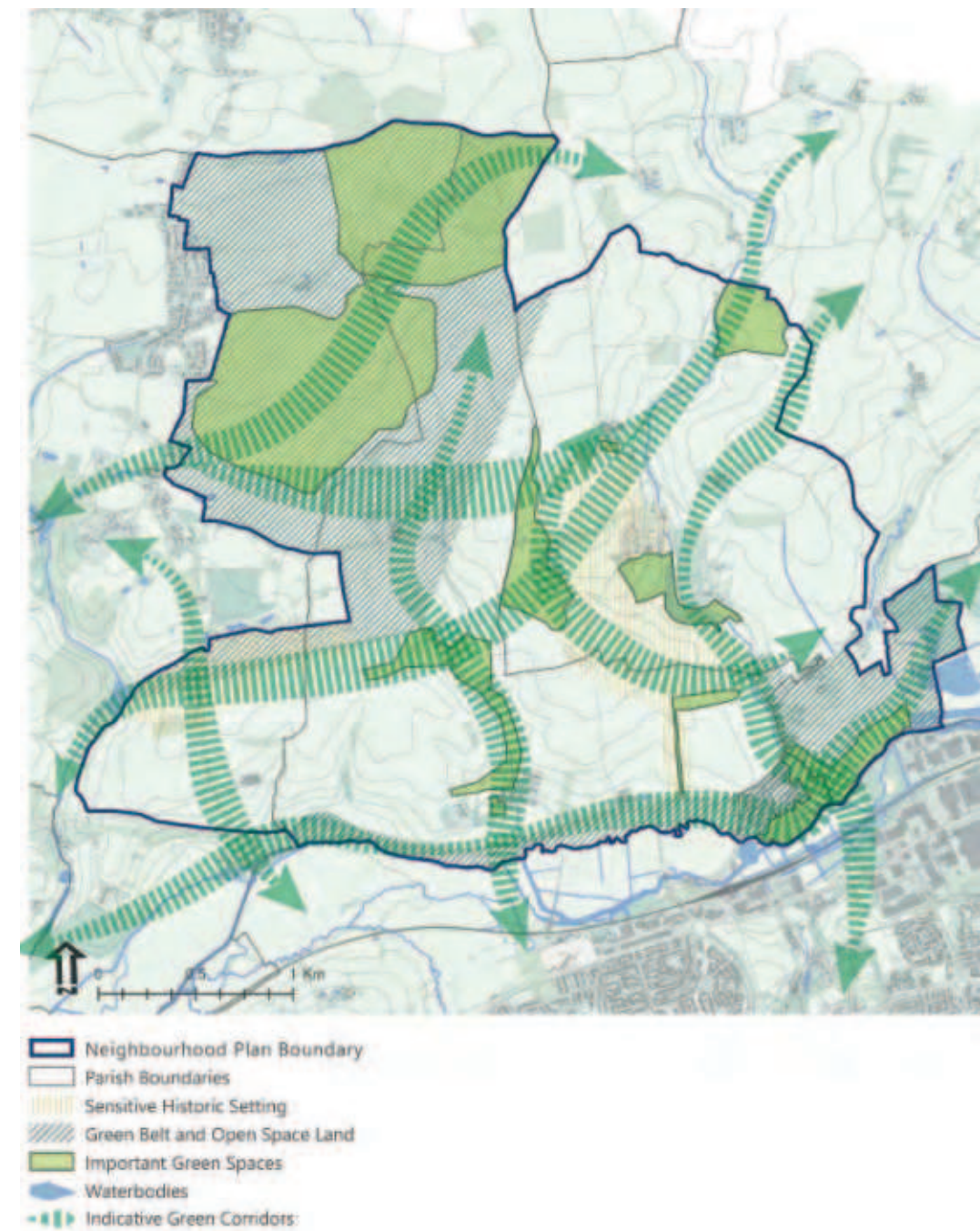
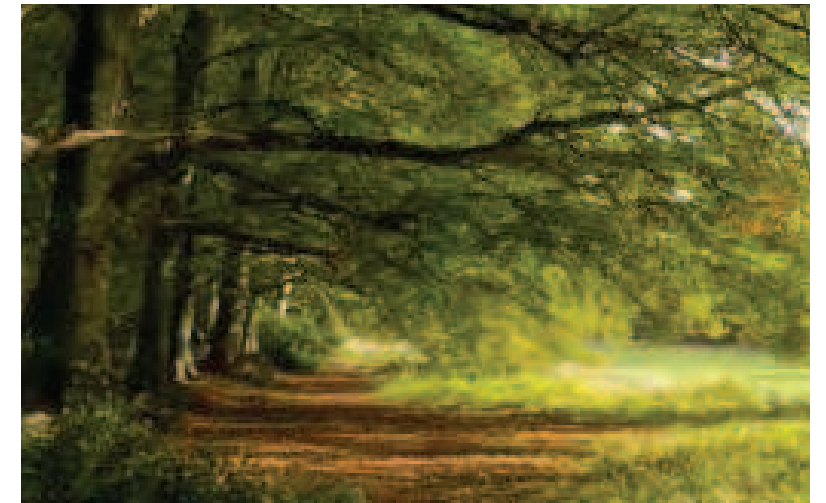
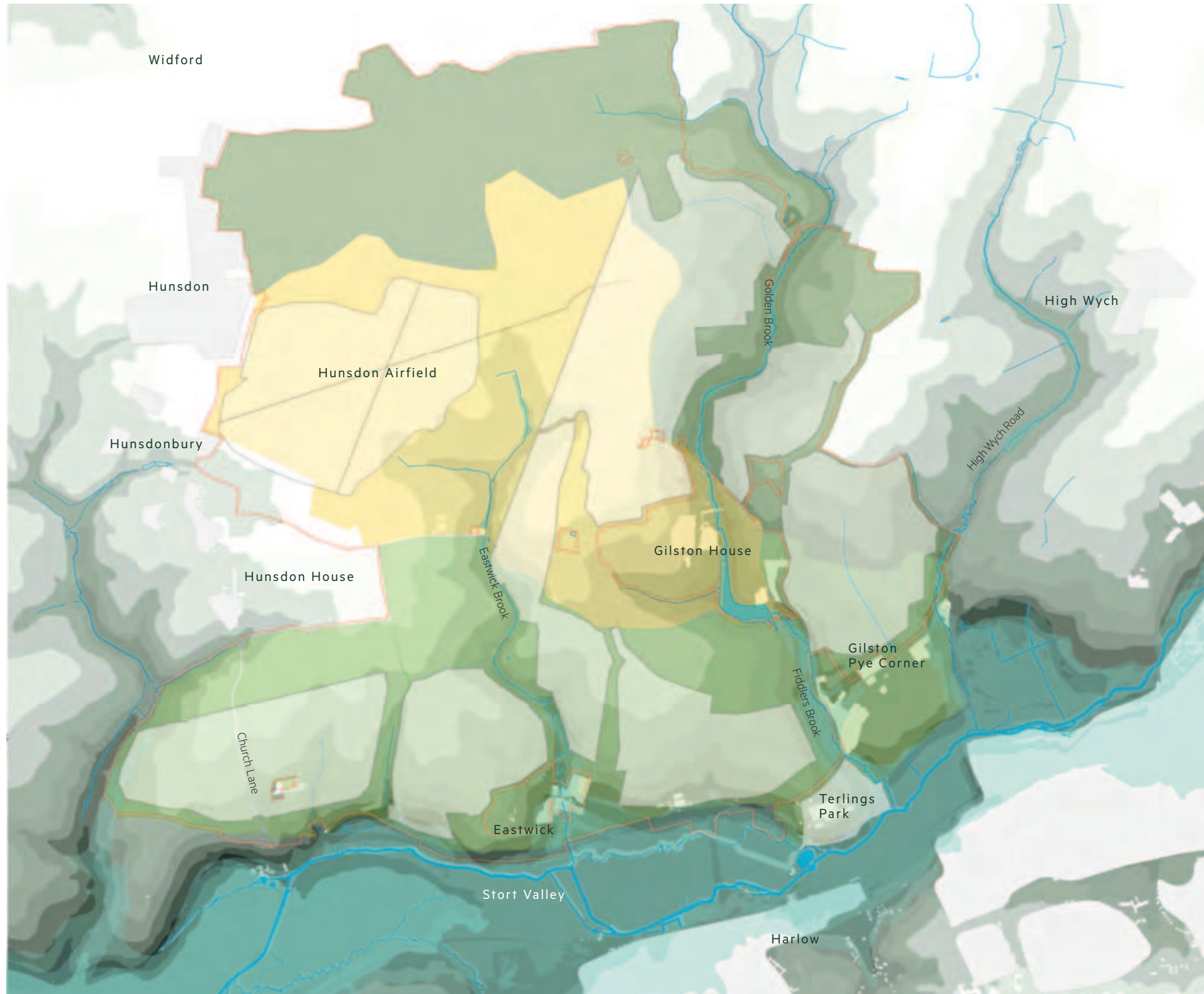


Fig. 9 - Indicative Green Infrastructure Network



CONSTRAINTS & OPPORTUNITIES

LANDSCAPE CHARACTER



CONSTRAINTS & OPPORTUNITIES

TOPOGRAPHY



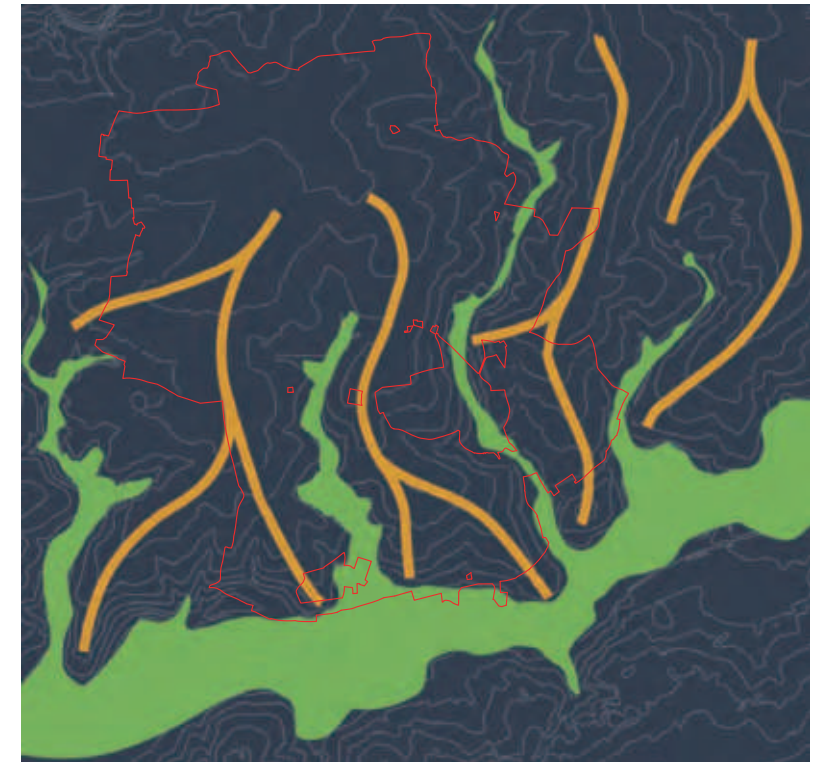
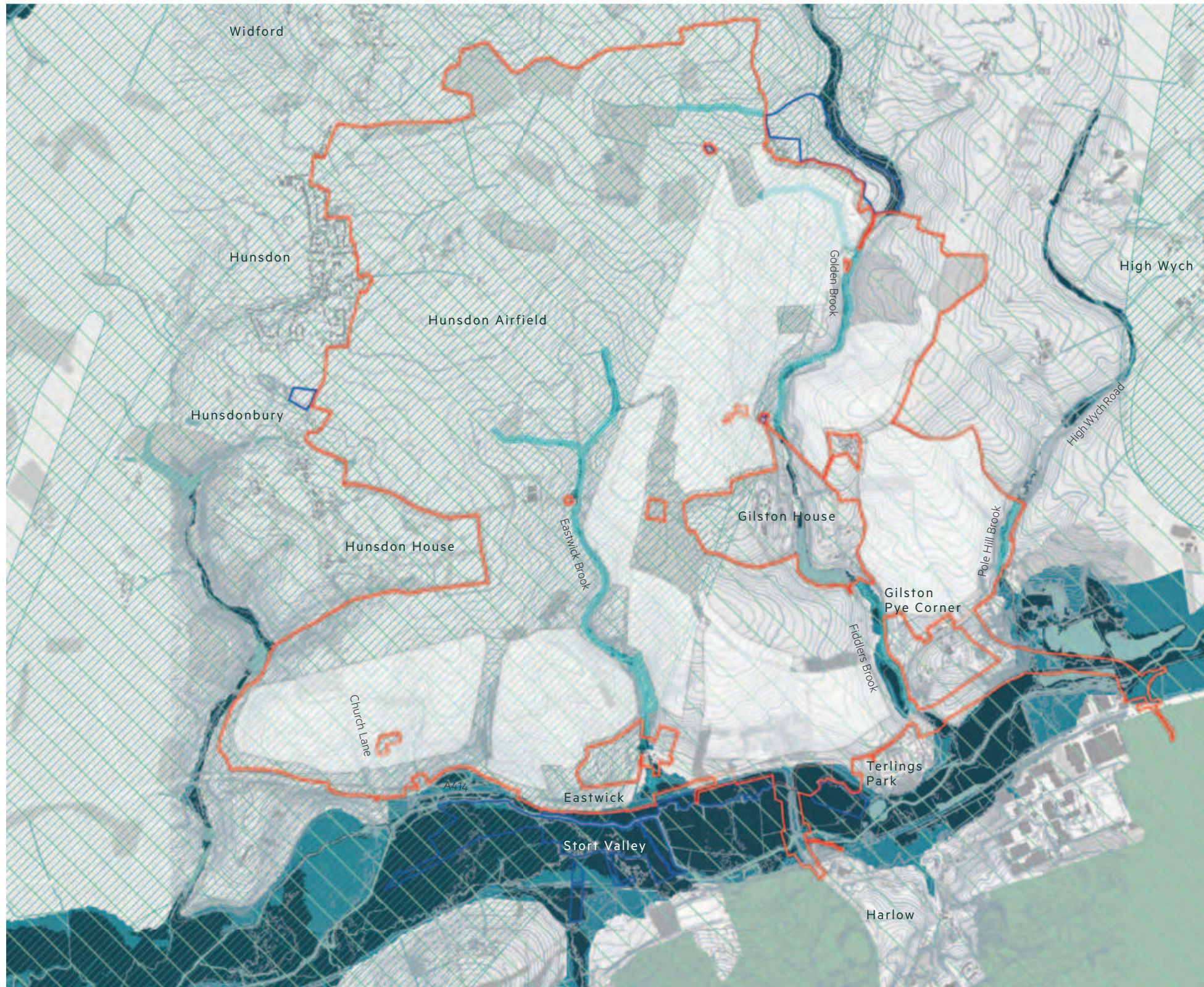
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CONSTRAINTS & OPPORTUNITIES

HYDROLOGY



CONSTRAINTS & OPPORTUNITIES

ARBORICULTURE



CONSTRAINTS & OPPORTUNITIES

HABITATS



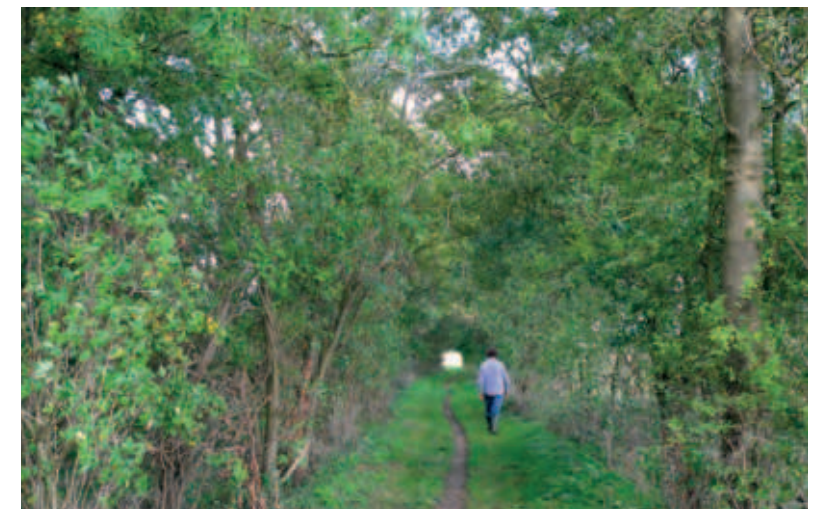
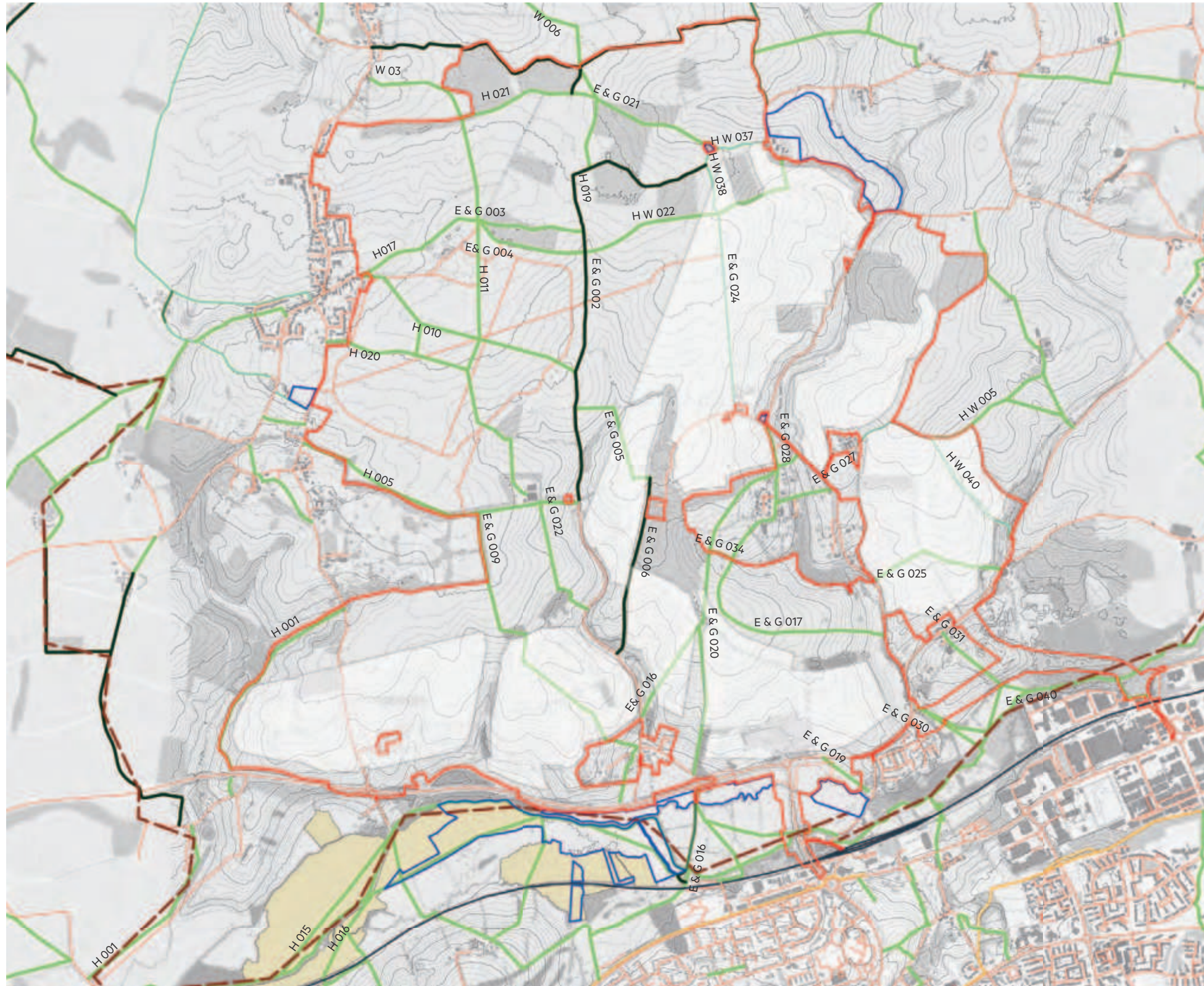
CONSTRAINTS & OPPORTUNITIES

HERITAGE



CONSTRAINTS & OPPORTUNITIES

ACCESS



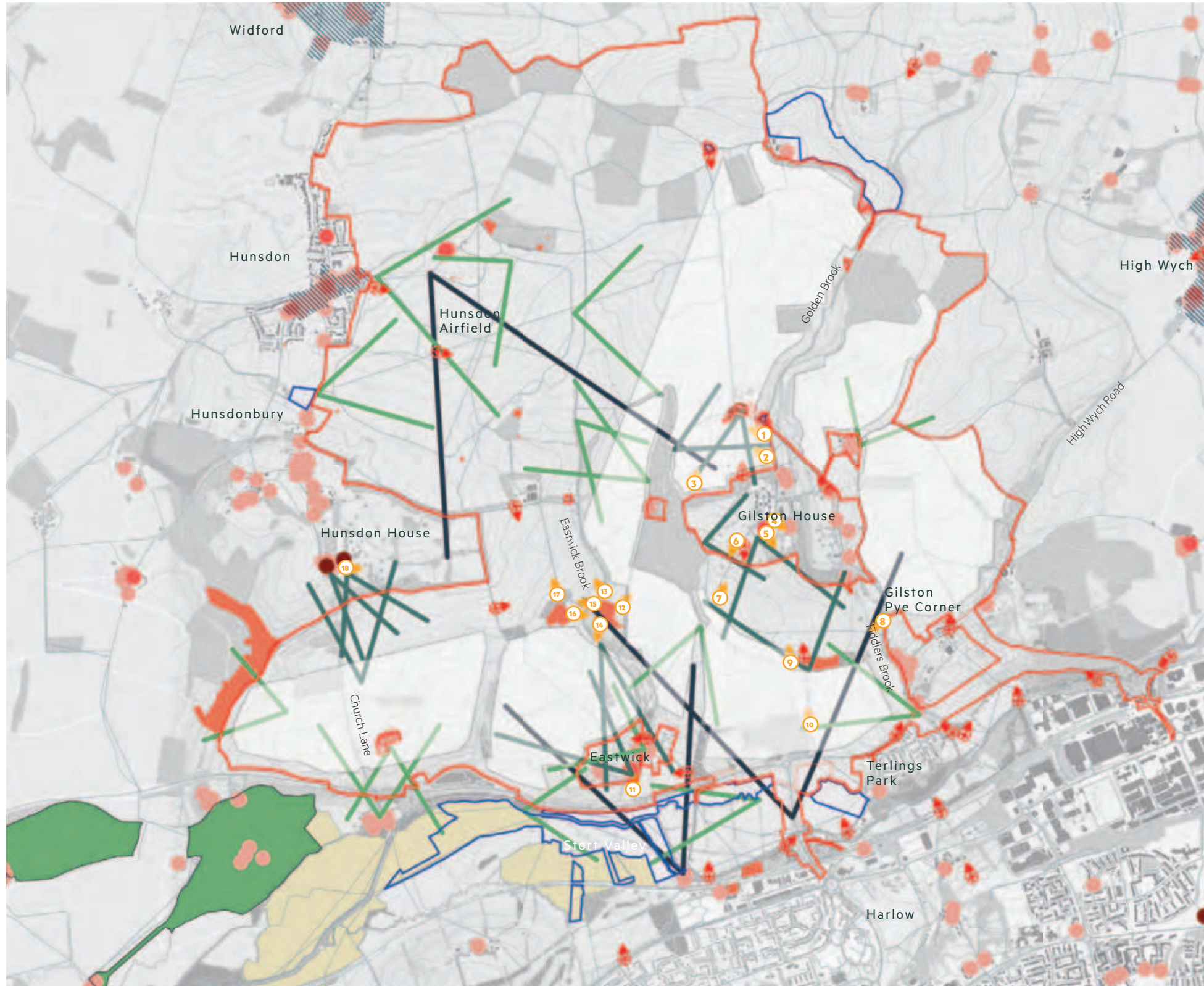
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SETTLEMENTS AND AMENITIES



CONSTRAINTS & OPPORTUNITIES

VIEWS



CONSTRAINTS & OPPORTUNITIES

VIEWS



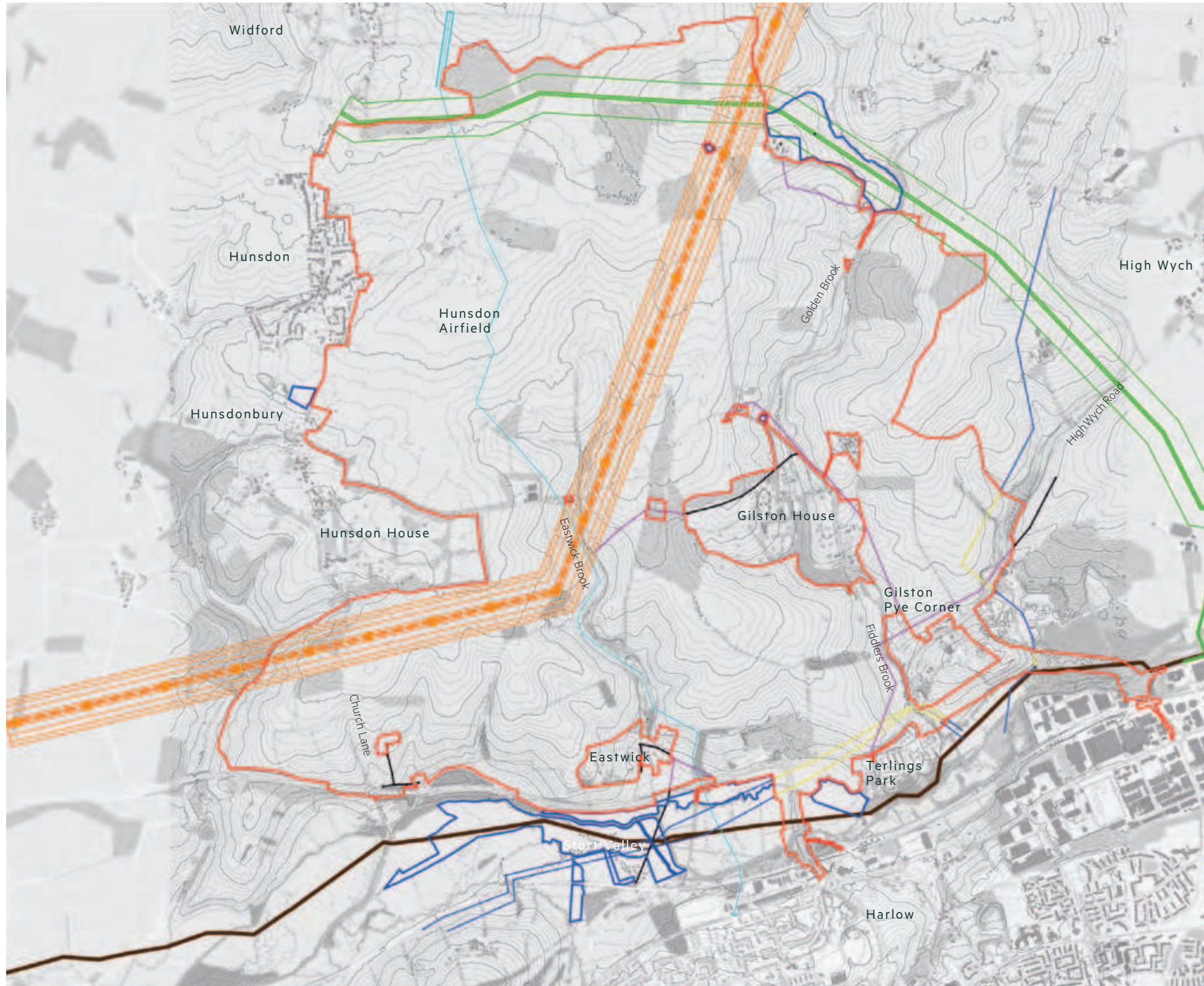
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INFRASTRUCTURE



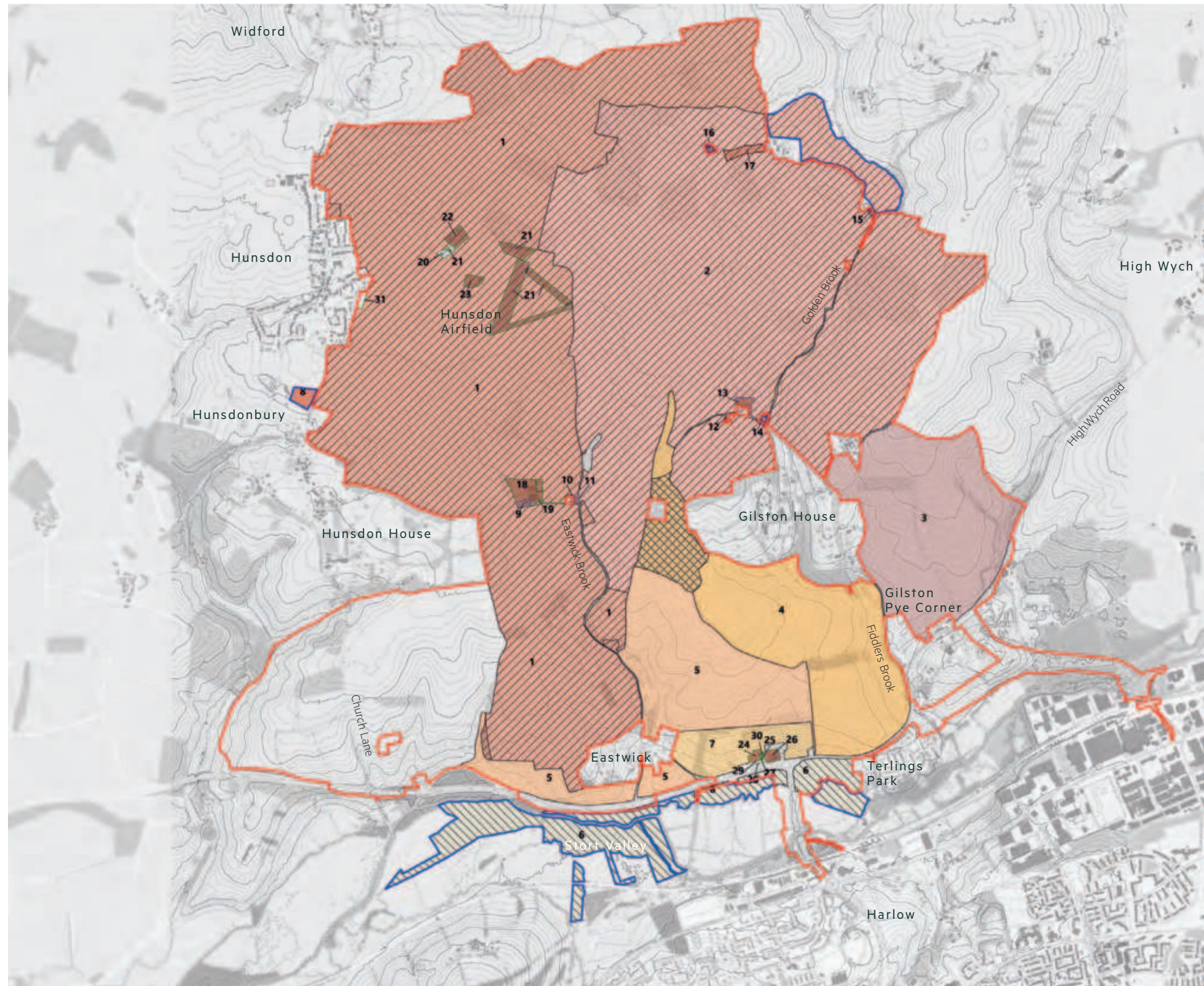
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UTILITIES



CONSTRAINTS & OPPORTUNITIES

TENANCIES



OPEN SPACE SPORTS & RECREATION

OPEN SPACE REQUIREMENTS BASED ON EHDC OPEN SPACES AND SPORTS RECREATION SPD 2020 * Based on illustrative masterplan

EHDC Open Space Category	Parks & Public Gardens & Amenity Green Space	Natural & Semi-natural Green Space	Children's Play and Provision for Young People	Allotments
EHDC Requirement	1.4 Ha/1000 population PPG: within 710m AGS or PPG: within 480m	3.2 Ha/1000 population within 720m	0.25 Ha/1000 population LEAP: within 400m NEAP: within 1000m Teenage: within 1000m	0.3 Ha/1000 population within 1km
Village 01 Pop: 4160	5.82	13.31	1.04	1.25
Village 02 Pop: 4040	5.66	12.93	1.01	1.21
Village 03 Pop: 2780	3.89	8.90	0.70	0.83
Village 04 Pop: 5220	7.31	16.70	1.31	1.57
Village 05 Pop: 1690	2.37	5.41	0.42	0.51
Village 06 Pop: 3290	4.61	10.53	0.82	0.99
TOTAL EHDC REQUIREMENT (Ha)	29.65	67.78	5.30	6.35
TOTAL PROPOSED INCL. AIRFIELD (Ha)*	41.35	344.23	9.28	9.39

OUTDOOR SPORTS PROVISION REQUIREMENTS/ RECOMMENDATIONS & ILLUSTRATIVE DISTRIBUTION ASSUMPTIONS

Football:

- Develop Hub at Village 07.
- 1x Senior All Weather Pitch (AWP) at Village 01 Secondary school
- 1x Senior AWP at Village 05 Secondary school
- 5x Village playing fields with one Senior pitch each
- 2x Senior pitches at Gilston Park
- 4x Junior pitches overlaid around cricket pitches at Gilston Fields
- Up to 4x Senior pitches at the Airfield Park

Cricket:

- 2x senior cricket pitches at Gilston Fields
- 1x senior cricket pitch at Gilston Park

Rugby:

- Specific rugby provision is not required for the Gilston Area.

Hockey:

- 1x Senior AWP at Village 5 school site.

Tennis:

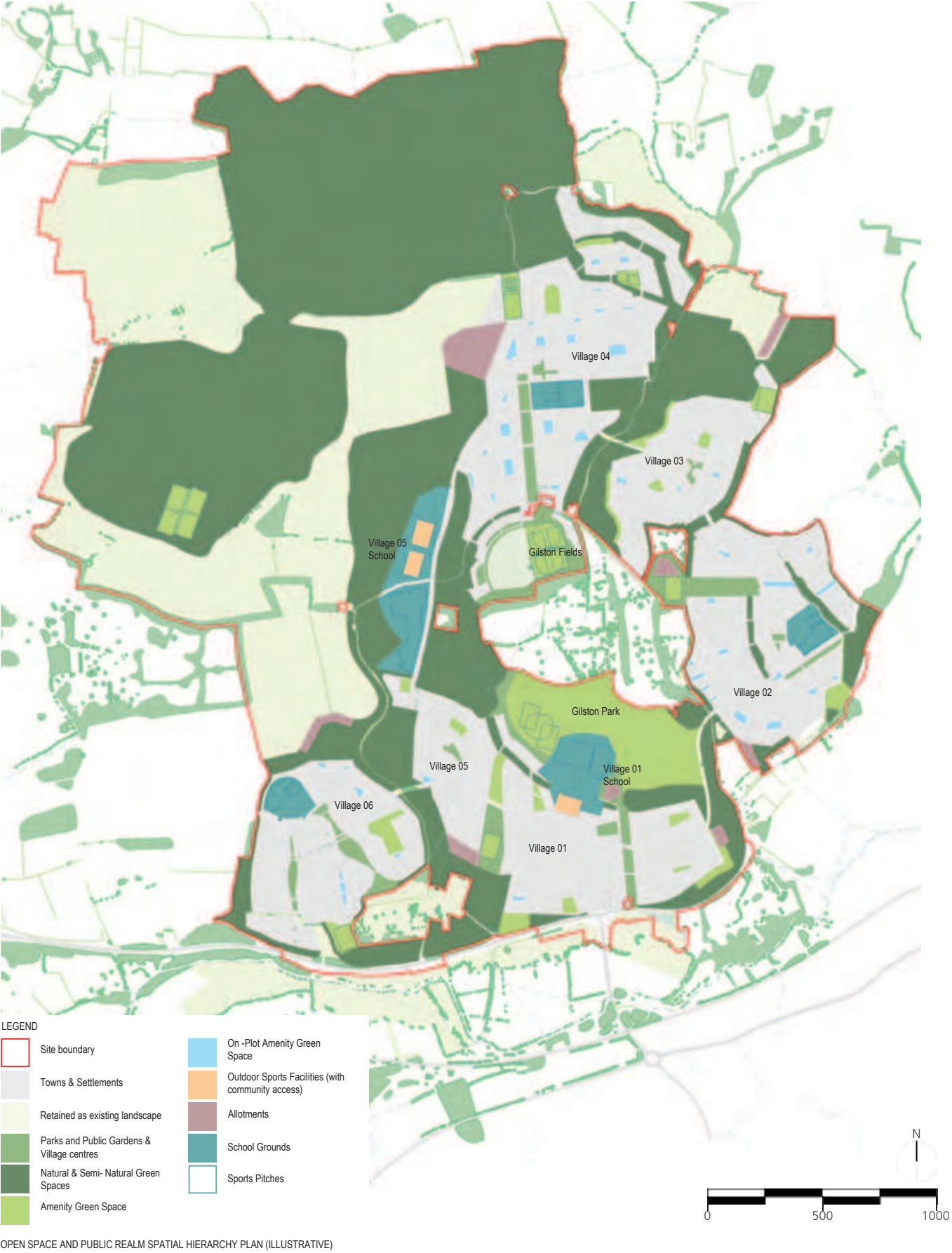
- 8x tennis courts at Village 04 as a club with ancillary facilities including clubhouse and car parking.

Bowls:

- 2x 6-rink greens at Village 04 with clubhouse, ancillary facilities and car parking.

Athletics:

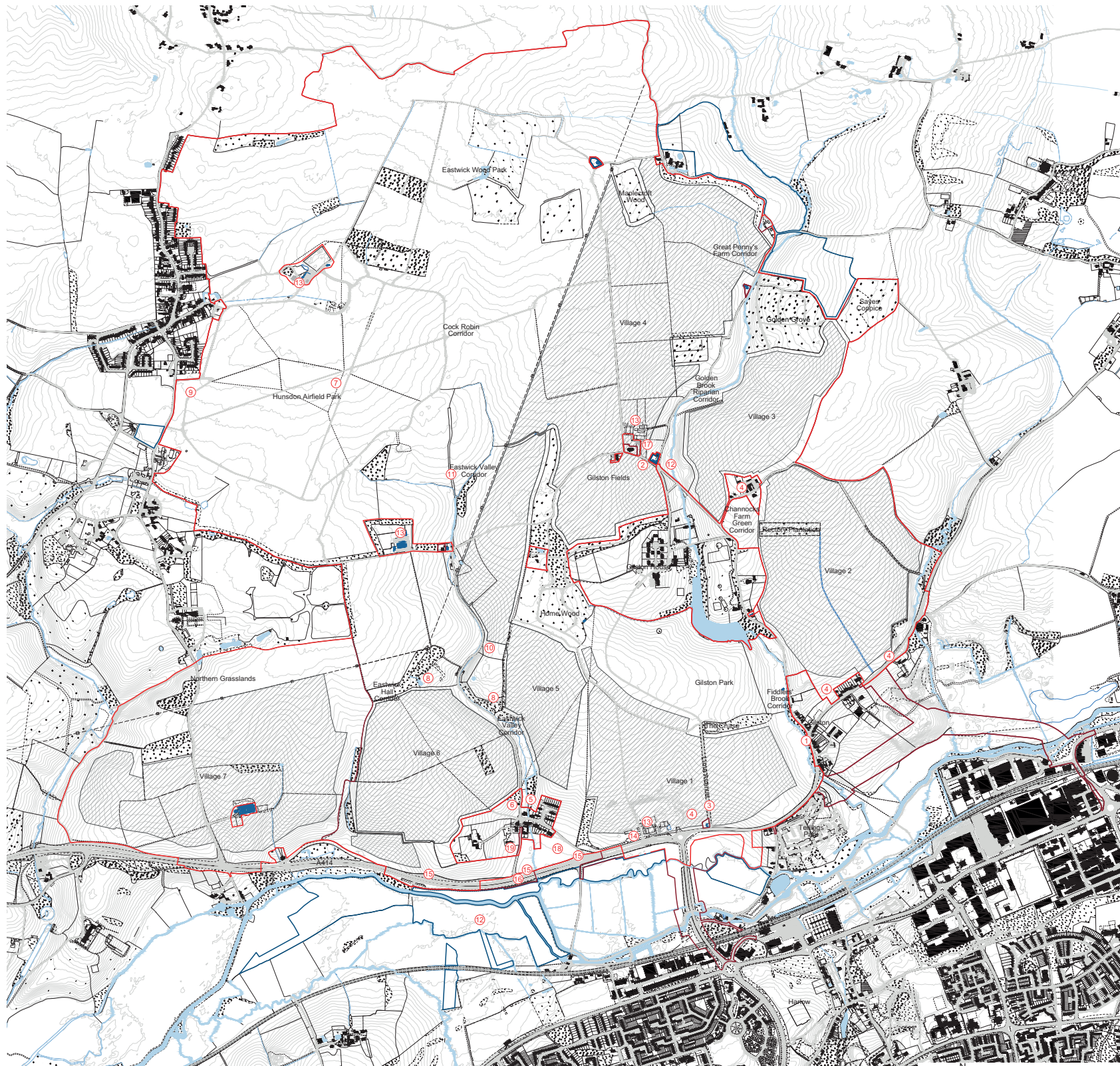
- Marked running route potentially linked to routes to the central hub and to the Stort Valley.





CONSTRAINTS & OPPORTUNITIES

EARLY WINS



Tackling localised flooding



Advance planting buffers to existing settlements



Restocking the avenue



Gilston Strategic Landscape Masterplan