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# STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT WORKSHOPS

## KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour** - 26th June 2021
- **Working Group - Workshop 1** - Introduction to study & consultation process, Wants and Worries, Early Wins, Site Stewardship
- **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**



Working Group Site Tour



The consultation sessions were held in Gilston Village Hall in the same format as the parallel Village 01 Working Group as photographed here

# SLMP WORKING GROUP - WORKSHOP 1, 13<sup>TH</sup> JULY

## WORKSHOP FOCUS

- Presentation of emerging SLMP Strategies on key themes
- Collaborative workshop to review strategies and agree high-level principles
- Test & develop detail of over-arching strategies through applied workshops on the detailed themes
- Flag interdependencies between themes
- Identify constructive outcomes to specific challenges of the scheme

## ATTENDEES - WORKING GROUP

- Places for People - Will Sendell
- PfP Consultant Team (Danny Nagle & Nicola Whiting - Grant Associates, Quod, & Julian Conrad - Cratus Communications, Lucy Bird - JTP & other design disciplines dependent on topic)
- EHDC Leader - Cllr Linda Haysey
- EHDC Ward Councillor - Cllr Eric Buckmaster
- EHDC Officers - Kevin Steptoe, Sean Rushton, Jenny Pierce
- 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) - Mike Newman, James Skinner
- Youth representative(s) - TBC
- Statutory consultees - Invited dependent on topic
- Village 07 representatives: Andy Holloway - Taylor Wimpey, Will Lusty - Savills, Cody Gaynor - Figure Ground, Chris Churchman - Churchman Thornhill Finch

# WORKSHOP 1 OVERVIEW - EMERGING THEMES

FROM COMMENTS MADE BY PARTICIPANTS AS PART OF THE EXERCISES

## HABITATS



*Safeguard and enhance 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 green 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 include the creation of productive landscapes (i.e. food production). This will help create a sense of community.*

## RESPECTING EXISTING & 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 appropriate integration.*

## WORKSHOP 2

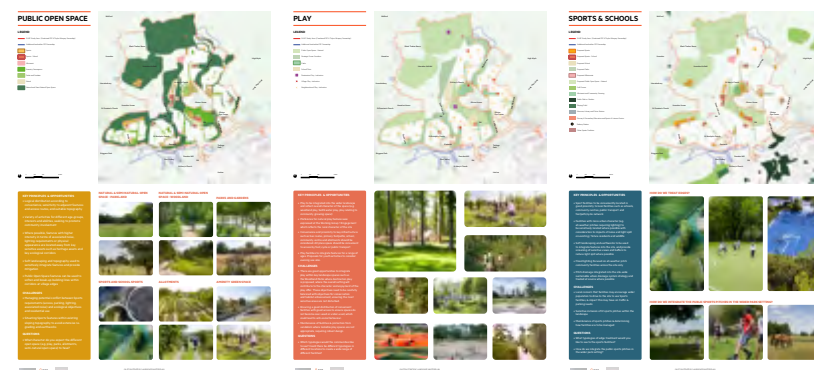
### KEY LANDSCAPE STRATEGIES - RESULTS



# WORKSHOP 2 OVERVIEW - DISCUSSIONS & ACTIVITIES

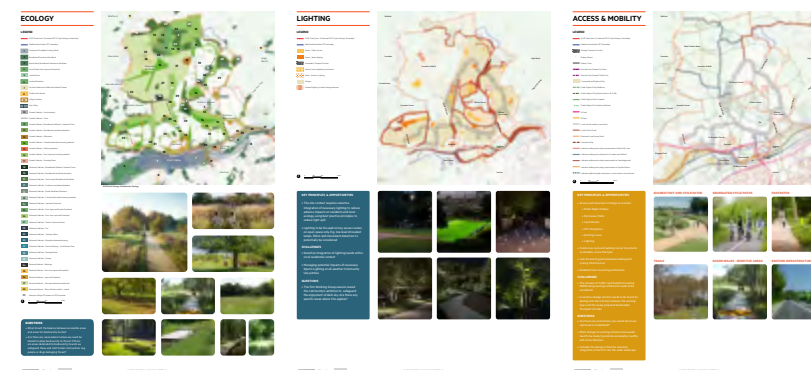
## GROUP 1 SESSION 1

### PUBLIC OPEN SPACE, SPORTS AND PLAY



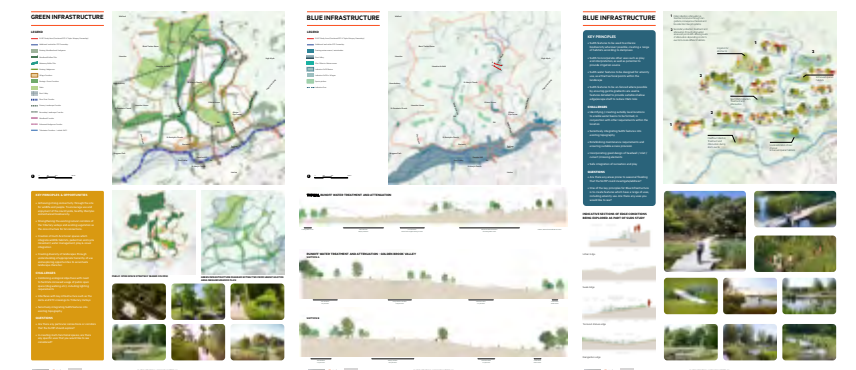
## GROUP 2 SESSION 1

### ECOLOGY, LIGHTING AND ACCESS



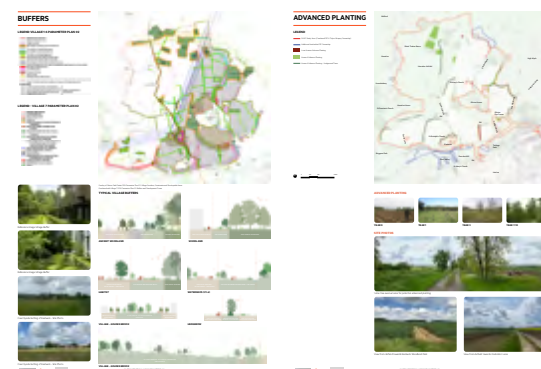
## GROUP 3 SESSION 1

### GREEN AND BLUE INFRASTRUCTURE



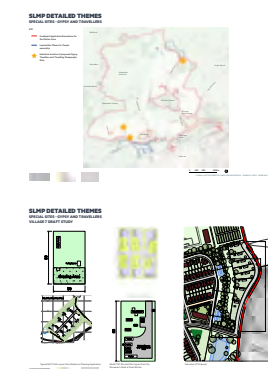
## GROUP 1 SESSION 2

### ADVANCED PLANTING AND BUFFERS



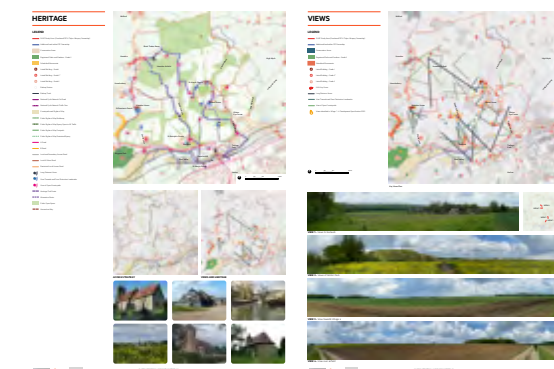
## GROUP 2 SESSION 2

### SPECIAL SITES (G&T&TS)



## GROUP 3 SESSION 2

### HERITAGE



Summary of Presentation boards used during workshop

# WORKSHOP 2 - CAPTURING RESULTS

## METHODOLOGY

This document captures the discussion that took place during this Community Working Group (CWG), both as tool for the Design Team to be able to address the comments made, but also to relay the discussion to the wider Working Group and other stakeholders. The document acts as a record of discussions rather than agreeing or disagreeing with comments which will be addressed through the developing SLMP.

Whereas the first Working Group Session took place in an online format due to ongoing government restrictions related to the COVID pandemic, this Working Group Session took place in person.

The attendees of the Working Groups were split into smaller groups, each discussing a number of topics. Due to the interrelated nature of the topics, many of the topics were discussed or touched upon in each of the groups. For this reason, this document will compile the discussions and comments made based on topics, not based on groups.

# WORKSHOP 2 OVERVIEW - EMERGING THEMES

FROM COMMENTS MADE BY PARTICIPANTS AS PART OF THE EXERCISES

## PUBLIC OPEN SPACE FUNCTIONS



KEY SUGGESTIONS INCLUDED CONSIDERATION OF THE PROVISION FOR CULTURAL SPACES (E.G. OPEN AIR THEATRE), COMMUNITY ORCHARDS, AND INFORMAL FORAGING/‘INCIDENTAL ALLOTMENT’ AREAS

## SPORTS PROXIMITY & INTEGRATION



PREFERENCE TO LOCATE SPORTS PITCHES NORTH OF PYLONS DUE TO GOOD PROXIMITY TO V4 & STC. CONCERN OVER LIGHTING, NOISE & TRAFFIC IMPACTS OF FACILITIES ON EXISTING COMMUNITIES

## SAFEGUARDING EXISTING SPECIES



IDENTIFY OPPORTUNITIES FOR HABITAT CORRIDORS AND NEW FEATURES (E.G. SUDS) TO SUPPORT EXISTING SPECIES INCLUDING DEER AND GREAT CRESTED NEWTS. CONSIDER APPROPRIATE LOCATIONS TO RESTRICT ACCESS TO HELP PRIORITISE WILDLIFE

## CHARACTER OF ROUTES



INTEREST IN CHARACTER OF DIFFERENT ROUTES, ACTIVE TRANSPORT MODES WILL REQUIRE LESS LIGHTING. PREFERENCE FOR LOOSE SURFACE WHERE HORSE RIDING FACILITATES ARE PROVIDED, PARALLEL TO WALKING/CYCLING

## LOCAL FLOODING, FUTURE WATER USE & QUALITY



LOCALISED FLOODING OCCURS ON SITE. OPPORTUNITIES TO PROMOTE EFFICIENT FUTURE WATER USE & IMPROVE WATER QUALITY THROUGH NATURAL SYSTEMS SUCH AS REEDBEDS

## BUFFER ZONE CHARACTER



PRINCIPLES OF EDGES TO DEVELOPMENT, WITH RESIDENTS EXPRESSING PREFERENCE FOR SOFT-EDGES TO VILLAGES & G&T SITES. NEED FOR BUFFERS TO HELP SCREEN NOISE & LIGHTING EFFECTS

## PLAY FACILITIES THAT CONNECT WITH NATURE



PREFERENCE FOR NATURAL, NON-URBANISED, NON-COMMERCIAL PLAY AREAS INSPIRED BY THEIR SETTING. OPPORTUNITIES TO CONNECT CHILDREN WITH NATURE THROUGH PLAY

# PUBLIC OPEN SPACE

## TOPICS OF DISCUSSION RAISED BY CWG

### • ALLOTMENTS:

- How many allotments will there be?
- How will the allotments be managed?
- Can the allotments be in the buffer zones?

- **CULTURE:** There are sports and play strategies but there is no strategy for culture. Parndon Mill provides a space for artists, craftspeople and designers but there is no provision for performing arts. This could include open air theatres etc.
- **ORCHARD:** There is a history of commercial orchards in the area (Rivers Orchards, High Wych/Sawbridgeworth). Could this historic use be reinstated?
- **INCIDENTAL ALLOTMENTS:** There are examples of 'incidental allotments' - beds where people can forage herbs, vegetables etc. Could these be introduced?



## PUBLIC OPEN SPACE

**LEGEND**

- SLMP Study Area (Combined PIP & Taylor Wimpey Ownership)
- Additional land within PIP Ownership
- Sports
- Sports - School
- Allotment
- Amenity Greenspace
- Parks and Gardens
- School
- Natural and Semi-Natural Open Space

0 20 40 60 80 100m

### KEY PRINCIPLES & OPPORTUNITIES

- Logical distribution according to convenience, sensitivity to adjacent features and access routes, and suitable topography
- Variety of activities for different age-groups, interests and abilities, seeking to promote community involvement
- Where possible, features with higher intensity in terms of associated noise, lighting requirements or physical appearance are located away from key sensitive assets such as heritage assets and key ecological corridors
- Soft landscaping and topography used to sensitively integrate features and provide mitigation
- Public Open Space features can be used to soften and break-up building lines within corridors at village edges

### CHALLENGES

- Managing potential conflict between Sports requirements (access, parking, lighting, associated noise) and ecological objectives and residential use
- Situating Sports features within existing sloping topography to avoid extensive re-grading and earthworks

### QUESTIONS

- What character do you expect the different open space (e.g. play, parks, allotments, semi-natural open space) to have?

#### NATURAL & SEMI-NATURAL OPEN SPACE - PARKLAND

#### NATURAL & SEMI-NATURAL OPEN SPACE - WOODLAND

#### PARKS AND GARDENS

#### SPORTS AND SCHOOL SPORTS

#### ALLOTMENTS

#### AMENITY GREEN SPACE

GILSTON STRATEGIC LANDSCAPE MASTERPLAN  
WORKING GROUP

grant associates Taylor Wimpey

# SPORTS

## TOPICS OF DISCUSSION RAISED BY CWG

- **LOCATION:** The location of the sports pitches to the north of the pylons seems popular with residents due to its proximity to Village 4 and the Sustainable Transport Corridor. General preference for pitches to be closer to the villages
- **ACCESS:** Desire for sports pitches to be accessible by sustainable transport methods.
- **TRAFFIC:** Concern about how the traffic to the sports facilities will be managed. This can be managed by ensuring close proximity of the pitches to the sustainable transport corridor and allowing vehicular access from the proposed development instead of external routes through Hunsdon
- **LIGHTING:** Lighting should be considered, it should be unobtrusive and considerate of the ecological impact. Some pitches will be floodlit while others will be informal kickabout areas.
- **POSSIBLE DISTURBANCES:** The sports pitches could potentially cause disturbances to the new and existing communities. This includes lighting, noise and activity in the evenings. These should be mitigated through the design where possible. Could advance planting around the Sports Hub contribute to this early on?



Draft proposal showing revised sports pitch location in response to feedback from the Working group Session

### SPORTS & SCHOOLS

**LEGEND**

- SLMP Study Area (Combined PIP & Taylor Wimpey Ownership)
- Additional land within PIP Ownership
- Proposed Sports
- Proposed Sports - School
- Proposed School
- Proposed Parks
- Proposed Allotments
- Proposed Public Open Space - Natural
- Golf Course
- Allotment and Community Growing
- Public Park or Garden
- Playing Field
- Museum, Library and Police Station
- Primary & Secondary Education and Sports & Leisure Centre
- Railway Station
- Other Sports Facilities

#### KEY PRINCIPLES & OPPORTUNITIES

- Sport facilities to be conveniently located in good proximity to local facilities such as schools, community centres, public transport and footpath/cycle network
- Facilities with more urban character (e.g. all-weather pitches requiring lighting) to be sensitively located where possible with consideration to impacts of noise and light spill on existing / future residents and wildlife
- Soft landscaping and earthworks to be used to integrate features into the site, and provide screening of sensitive views and buffers to reduce light spill where possible
- Flood lighting focused on all-weather pitch community facilities across the site only
- Pitch drainage integrated into the site-wide sustainable urban drainage system strategy and treated at source where possible

#### CHALLENGES

- Local concern that facilities may encourage wider population to drive to the site to use Sports facilities, & impact this may have on traffic & parking needs
- Sensitive inclusion of lit sports pitches within the landscape
- Maintenance of sports pitches & determining how facilities are to be managed

#### QUESTIONS

- What typologies of edge treatment would you like to see to the sports facilities?
- How do we integrate the public sports pitches in the wider park setting?

#### HOW DO WE TREAT EDGES?

#### HOW DO WE INTEGRATE THE PUBLIC SPORTS PITCHES IN THE WIDER PARK SETTING?

GILSTON STRATEGIC LANDSCAPE MASTERPLAN  
WORKING GROUP

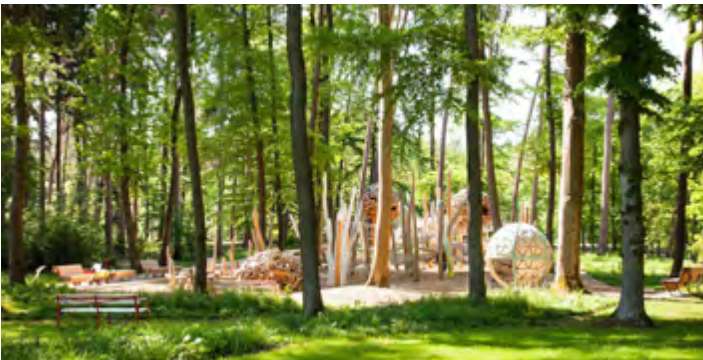
grant associates Taylor Wimpey

Presentation Board used in the consultation

PLAY

TOPICS OF DISCUSSION RAISED BY CWG

- **COMMERCIAL PLAY:** Commercial play areas are mentioned, specifically in relation to the Destination Play area. There is a preference for natural, non-urbanised and non-commercial play areas
- **PARKING:** What parking provision will the play areas have? The design team does not currently have information on the parking provisions which will be required for the play areas. This will be set out by East Hertfordshire County Council. Determining these requirements therefore falls outwith the scope of the SLMP
- **LOCATION:** There is an opportunity to reconnect kids with nature and there will be a variety of play spaces which allow that. There will be local spaces and a “destination” play areas across the seven villages. There will also be larger play spaces in each of the seven villages.



Preference for natural play inspired by setting...



...over urban play area



Preference for natural play...

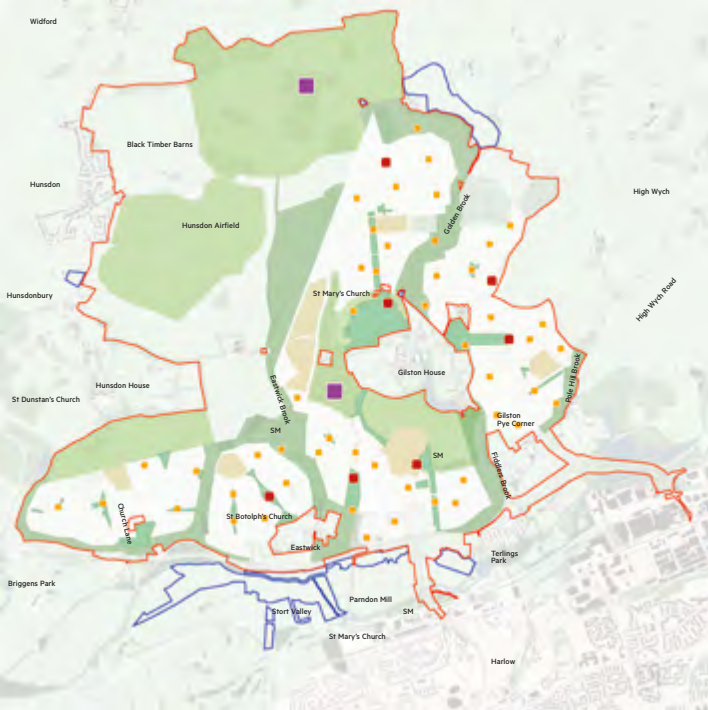


...over commercialised play

PLAY

**LEGEND**

- SLMP Study Area (Combined PIP & Taylor Wimpey Ownership)
- Additional land within PIP Ownership
- Public Open Space - Natural
- Strategic Green Corridors
- Parks
- School Plots
- Destination Play - Indicative
- Village Play - Indicative
- Neighbourhood Play - Indicative



**KEY PRINCIPLES & OPPORTUNITIES**

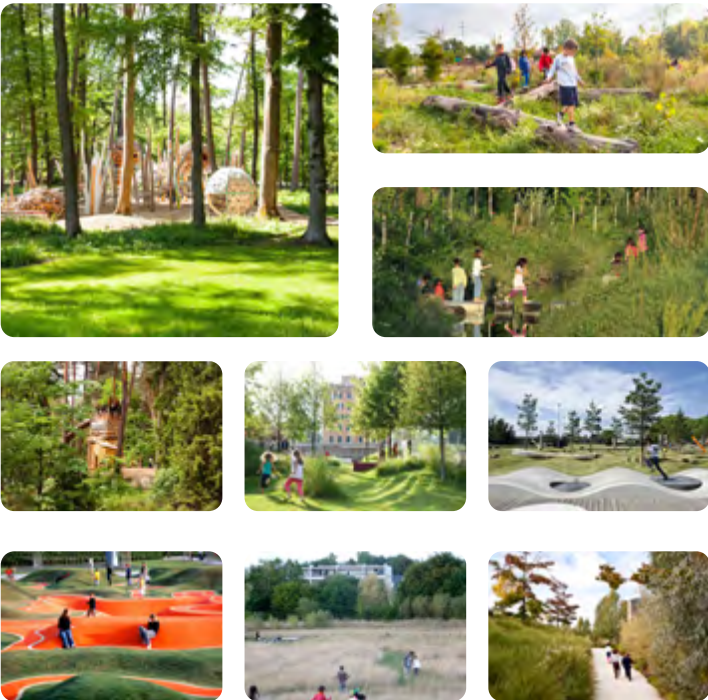
- Play to be integrated into the wider landscape and reflect overall character of the space (e.g. woodland play, SuDS water play, play relating to community growing space)
- Preference for natural play features was expressed at the Working Group 1 Engagement which reflects the rural character of the site
- Convenience and proximity to key infrastructure such as bus routes, primary footpaths, school, community centre and allotments should be considered. All place space should be convenient to access by foot, cycle or public transport
- Play facilities to integrate features for a range of ages. Proposals for youth activities to consider evening use also.

**CHALLENGES**

- There are good opportunities to integrate play within key landscape spaces such as the Woodland Parks where destination play is proposed, where the overall setting will contribute to the character and enjoyment of the play offer. These objectives need to be carefully balanced with objectives for conservation and habitat enhancement, ensuring the most sensitive areas are not disturbed.
- Ensuring a good distribution of convenient facilities with good access to ensure spaces do not become over-used or under-used, which could lead to anti-social behaviour.
- Maintenance of facilities & protection from vandalism where lockable play spaces are not appropriate, requiring robust design

**QUESTIONS**

- Which typologies would the communities like to see? Could there be different typologies in different locations to create a wide range of different facilities?



ECOLOGY

TOPICS OF DISCUSSION RAISED BY CWG

- EXISTING HABITATS:
  - What will happen to the existing habitat corridors? E.g. what happens to the deer (including Muntjac deer) which move from Brickhouse Farm via Church Lane to Easnye Estate? There is concern that this route will be blocked by the football pitches. It is noted that the SLMP will provide habitat corridors throughout the site, so the deer will naturally move to areas where they feel more comfortable.
  - Possibility of introducing feeding programmes to condition deer to live in other areas. No programme has been established for relocation the deer . There are programmes for relocating other species but the methods are specific to these animals.
  - Great Crested Newts - most ponds containing this species will be retained, though it is noted that these animals need connected habitats. Improving the habitats of Great Crested Newts will also improve habitats for other reptiles
- HABITATS AND BLUE INFRASTRUCTURE: There is an opportunity to create interesting habitats (e.g. permanent water features and seasonal drains) when addressing flood issues. The edge treatment and planting of features should be considered as it is crucial to encourage wildlife
- HUNSDON AIRFIELD: There is an opportunity to improve this part of the site for wildlife as it is currently relatively poor arable land
- RESTRICTING ACCESS: Could certain areas be restricted to encourage wildlife? This should be established from the start so it is enforceable later. Could include areas like Home Wood and the Bluebells



Presentation Board used in the consultation

# LIGHTING

## TOPICS OF DISCUSSION RAISED BY CWG

- **RESPECTING NATURALLY DARK AREAS:** There should be a gradual change in lighting intensity from the villages to more rural areas
- **CONSIDERING BAT CORRIDORS**
- **LIGHTING OF SPORTS PITCHES:** Should be sensitive to limit ecological disturbance and have limited impact on residents.



### LIGHTING

**LEGEND**

- SLMP Study Area (Combined PIP & Taylor Wimpey Ownership)
- Additional land within PIP Ownership
- Sports - Public Access
- Sports - Sports Lighting
- Sustainable Transport Corridor
- Areas of minimal lighting intervention
- Parks - Sensitive Lighting
- Villages
- Potential lighting of select heritage features

0 20 40 60 80 100m

**KEY PRINCIPLES & OPPORTUNITIES**

- The site context requires sensitive integration of necessary lighting to reduce adverse impacts on residents and local ecology using best practice principles to reduce light spill
- Lighting to be focused on key access routes on open space only. E.g. low level shrouded lamps, filters and movement detection to potentially be considered

**CHALLENGES**

- Sensitive integration of lighting needs within rural residential context
- Managing potential impacts of necessary Sports Lighting at all-weather Community Use pitches

**QUESTIONS**

- The first Working Group session raised the community's ambition to safeguard the enjoyment of dark sky. Are there any specific areas where this applies?

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WORKING GROUP

grant associates Taylor Wimpey

Presentation Board used in the consultation

# ACCESS

## TOPICS OF DISCUSSION RAISED BY CWG

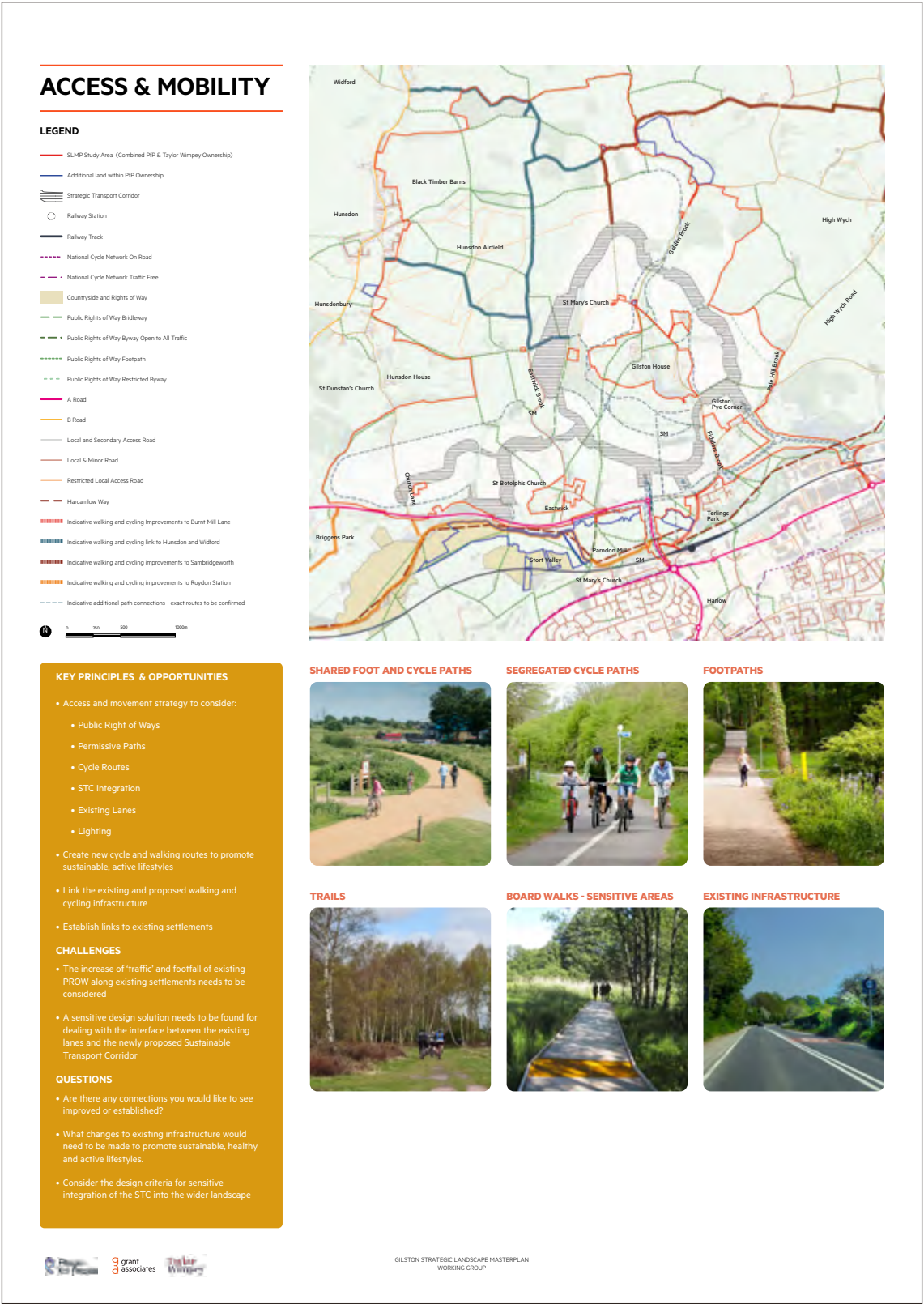
- **MANAGED ACCESS:** How can access within nature areas be managed? In Pishiobury Park & Panshanger Park there are wooden edged walkways and boardwalks to manage this. In the buffers especially there is a need to manage the conflict between access, accessibility and wildlife
- **TWICHELLS:** Could improve permeability



Boardwalk Pishiobury Park



Path typologies to restrict human access and intervention in nature



Presentation Board used in the consultation

# GREEN INFRASTRUCTURE

## TOPICS OF DISCUSSION RAISED BY CWG

- **DEMOGRAPHICS:** What will the demographics of the area be like? This will influence the requirements of the Public Open Spaces and Green Infrastructure. This will be market led, so it will likely be similar to the rest of the area. However, the Green Infrastructure should work for everyone, regardless of the demographic
- **AIRFIELD:** Concern there will be houses close to the airfield although the developable areas are included within the outline application parameter plans. No decision has been made on what happens to the aircraft use, but it sits outside of the developable area
- **ROUTES AND LINKS:** What will the nature of these be? The green infrastructure focusses on active transport and leisure routes, so these could be lit more sensitively
- **EQUESTRIANISM:** For horseriders, it is preferable for bridlevays not to be tarmacked, though tarmacked routes are more favourable for people with strollers and cyclists.
- **STEWARDSHIP OF GREEN INFRASTRUCTURE:** Important consideration. There are examples of this in the region, like Southern Country Park in Bishop's Stortford which the CWG have pointed out



Parallel bridleway and footpath, Cole Green Way Hertfordshire



Southern Country Park, Bishop's Stortford



Presentation Board used in the consultation

# BLUE INFRASTRUCTURE

## TOPICS OF DISCUSSION RAISED BY CWG

- **LOCAL FLOOD ISSUES:**
  - Channoeks Farm is cut off 4 to 5 times a year
  - Hunsdon experiences flood issues
- **REED BEDS:** Could be used to filter water
- **WATER HARVESTING:** Could rainwater be harvested and reused?
- **REDUCE WATER USE:** People should be encouraged to use less and waste less water.



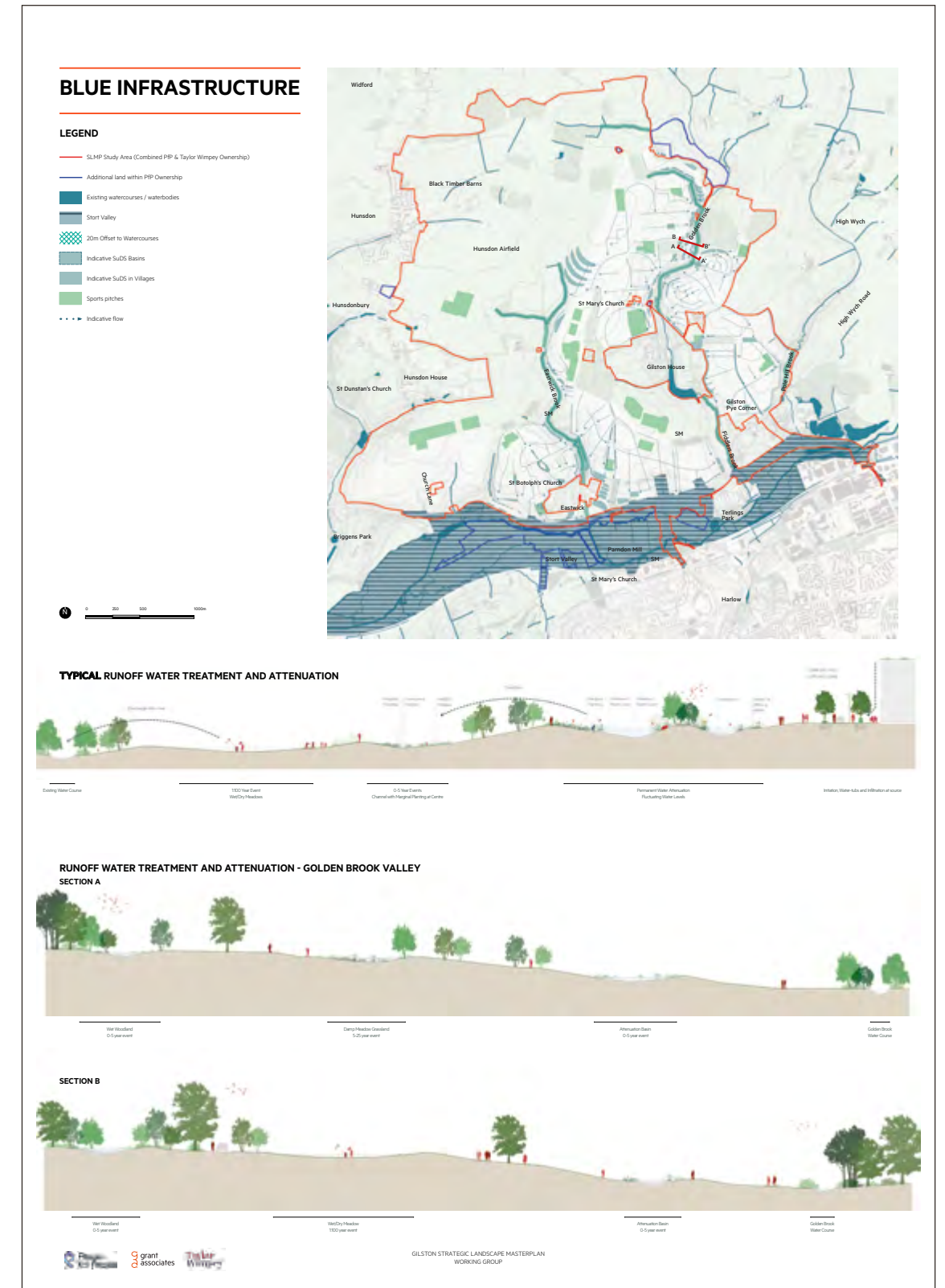
Reed beds providing ecologically rich edge condition and cleaning water



Golden Brook after rain event



Bristol Harbourside, Grant Associates - reedbeds to improve water quality & ecology

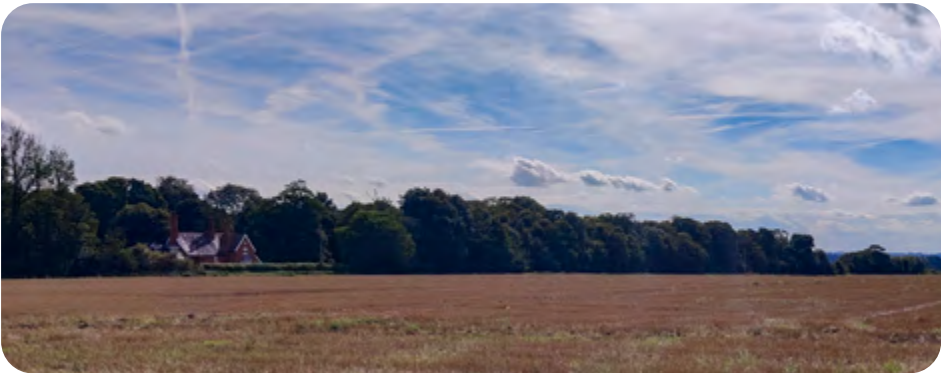


Presentation Board used in the consultation

# BUFFERS

## TOPICS OF DISCUSSION RAISED BY CWG

- **SOFT EDGES:** Soft edges to the villages need to be considered. They come in different forms but gardens are unlikely to back onto an open space. It is more likely there will be houses fronting onto a street
- **TREE ROOT PROTECTION AND ROAD SIDE BUFFERS:** Ancient woodland will be protected with root protection zones. This means there will be natural buffers and nature routes throughout Gilston Villages.
- **CHANNOCKS FARM:**
  - Why is there a 20m buffer around Channock Farm and 30m around other areas. Channocks is one of the highest points on the site?
  - The width of the buffers does not mean that there is going to be development up to that line. Soft boundaries and opportunities for different types of development.
  - There was a request for allotments along this boundary.



Home wood - 20m buffers are proposed to ancient woodlands



5m buffers to existing hedgerows

### BUFFERS

LEGEND VILLAGE 1-6 PARAMETER PLAN 02

LEGEND - VILLAGE 7 PARAMETER PLAN 02

Overlay of Gilston Park Estate OPA Parameter Plan 02: Village Corridors, Constraints and Developable Areas Combined with Village 7 OPA Parameter Plan 02: Buffers and Development Zones

**TYPICAL VILLAGE BUFFERS**

**VILLAGE - GOLDEN BROOK**

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

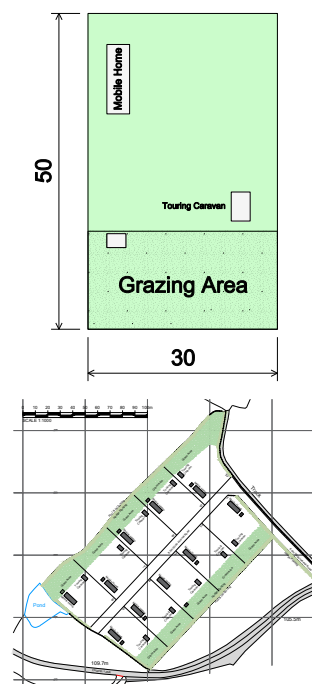
Presentation Board used in the consultation



# GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE SITES

## TOPICS OF DISCUSSION RAISED BY CWG

- **WHAT ARE G&T&TS REQUIREMENT?:**
  - Practicalities like access, facilities, community needs, noise and levels need to be considered. Will there be need for community rooms? Space to keep dogs and horses?
  - How will boundaries be treated?
- **OWNERSHIP:** Who will own this?
- **WHAT DRIVES NEED AND REQUIREMENTS?:** Policies are driven by demographics.



Typical G&T Pitch Layout from Reference Planning Application



Model TSP Site and Plot Layout from the Showmen's Guild of Great Britain



Indicative V7 Proposal

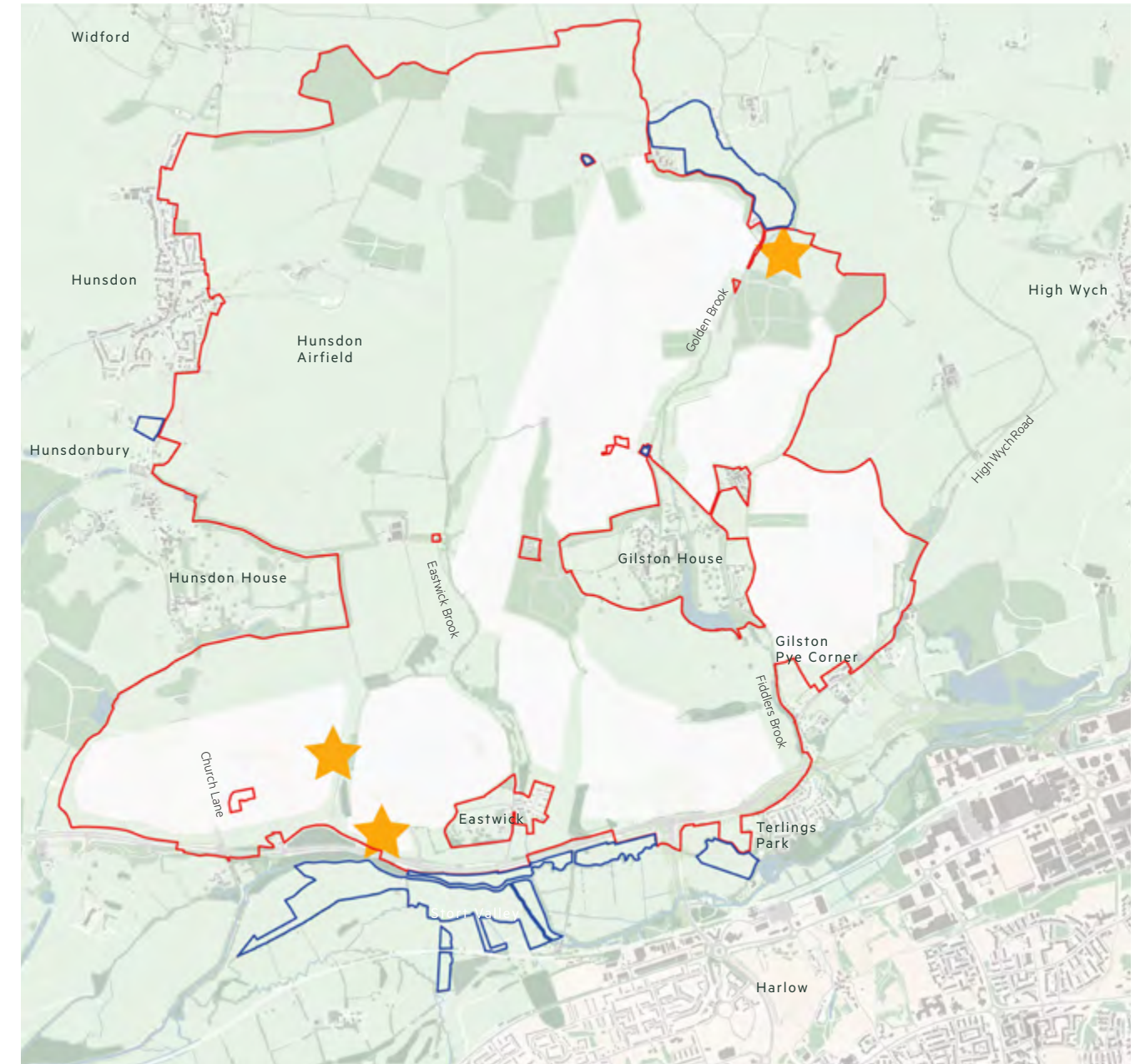


Diagram used in the consultation

### KEY

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership

★ Indicative location of proposed Gypsy, Travellers and Travelling Showpeople Sites





# Gilston Area Strategic Landscape Masterplan

Community Working Group - Session 02 You Said We Did

GSLM605-GA-PR-0028\_CWG2 You Said We Did

March 2025

YOU SAID... WE DID

YOU SAID

ALLOTMENTS:

- How many allotments will there be?
- How will the allotments be managed?
- Can the allotments be in the buffer zones?

WE DID

6.35ha of allotments will be provided across the Gilston Area in line with the OPP commitments set out in the Development Specification. The SLMP regulatory plans set out appropriate locations for the allotments and communtiy orchards. Design requirements for community growing are provided within Part B of the SLMP

There are sports and play strategies but there is no strategy for culture. Parndon Mill provides a space for artists, craftspeople and designers but there is no provision for performing arts. This could include open air theatres etc.

Gilston Park sets out design guidance for a potential Outdoor Performance Area.

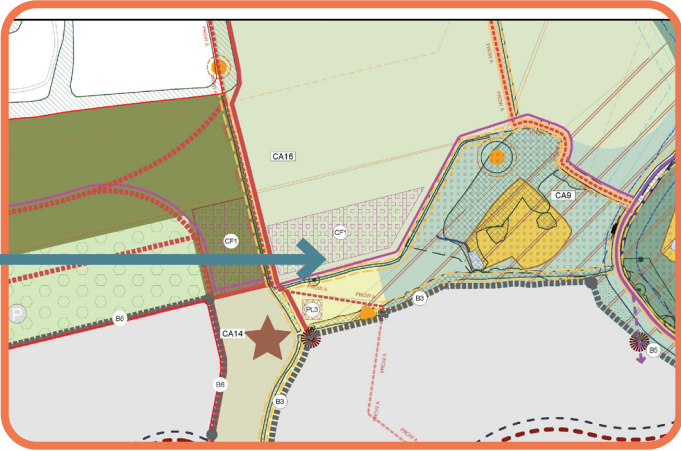
In addition, there is a commitment to funding public art throughout the development, as set out in Chapter 5.5.9 Art Strategy of Part B

The location of the sports pitches to the north of the pylons seems popular with residents due to its proximity to Village 4 and the Sustainable Transport Corridor. General preference for pitches to be closer to the villages

Desire for sports pitches to be accessible by sustainable transport methods.

Regulatory plans include community sports zone on the interface of Village 4 and Eastwick Valley Corridor. This zone will include 4 football pitches, the Village 4 playing field, and a tennis facility as set out in chapter 5.4.4 Sports and recreation

Design requirements relating to sport pitches set out the need for active tarvel to be encouraged



Detailing the Landscape  
5.4.6 Community Food Production

**Community Food Production**

1. Each home within the Village Development **must** be within 1000m of a Community Food Production site as defined within the Development Specification. The sites must be well connected and easy to reach by active travel routes.

**Allotments**

The following sets out the design guidance and design requirements for allotment facilities to be provided within the Gilston Area.

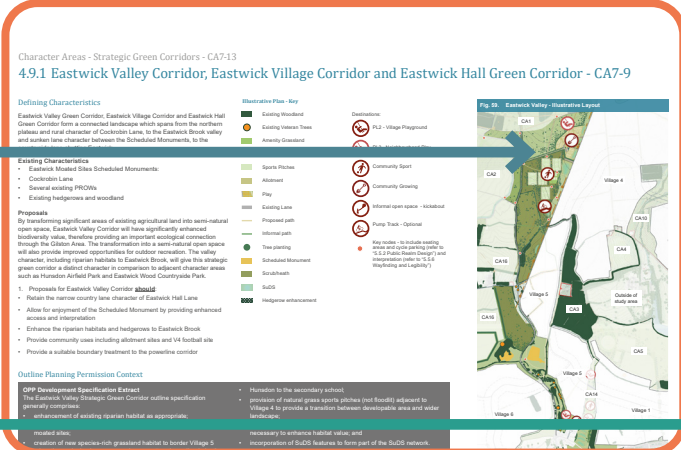
**Allotment Design Requirements**

1. All allotment sites **must** be designed in accordance with best practice guidance, including 'The Allotment Handbook' published by the National Allotment Society.
2. Allotment sites **must** be provided for cycle parking to enable active travel to allotment sites.
3. A range of allotment sites **should** be provided, in accordance with 'The Allotment Handbook' published by the National Allotment Society.
4. Allotment sites **should** be integrated into the 'landscape' for applying appropriate perimeter boundary treatments.
5. Sustainable water collection and irrigation systems **should** be provided. This **should** include:
  - Water collection and retention from structures, for irrigation of allotment sites.
  - Shared water collection and storage systems where feasible.
  - Water supply from mains as secondary option.
6. Allotment sites **should** be designed to be accessible and inclusive, including:
  - Providing universally accessible routes to a range of conveniently located plots for use by all.
  - Providing accessible parking.
7. Opportunities for community growing, including:
  - Provision of raised beds.
  - Provision of raised beds.
  - Provision of raised beds.
8. Allotment sites and raised beds **should** be constructed from durable materials to reduce the risk of erosion and/or replacement.
9. Allotment sites **should** be constructed and **should** be designed to be accessible and inclusive. This **should** include:
  - Provision of raised beds.
  - Provision of raised beds.
  - Provision of raised beds.
10. Allotment sites **should** be constructed and **should** be designed to be accessible and inclusive. This **should** include:
  - Provision of raised beds.
  - Provision of raised beds.
  - Provision of raised beds.
11. Allotment sites **should** be constructed and **should** be designed to be accessible and inclusive. This **should** include:
  - Provision of raised beds.
  - Provision of raised beds.
  - Provision of raised beds.
12. Allotment sites **should** be constructed and **should** be designed to be accessible and inclusive. This **should** include:
  - Provision of raised beds.
  - Provision of raised beds.
  - Provision of raised beds.

**Allotments - Design Guidance**

- Boundary treatment between plots could consider opportunities for provision of irrigation services and sustainable drainage including:
  - Waterflow measures to improve soil health and provide pollinator habitats.
  - Swales, verges and benches to aid drainage, irrigation and provide habitat.
- Subject to SLMP design, community facilities could be provided on allotment sites. These may include:
  - Tables, which are to be fully accessible and gender and culturally appropriate.
  - Communal building and associated outdoor areas, including opportunities for tool sharing, community work benches and also other.
- Allotments could provide capacity for seedling protection & sustainable landscaping through a consistent approach which promotes sustainable horticultural practices.
- To enhance local amenity and services, biodiversity features such as wildlife ponds could be provided. These could be associated with communal buildings and associated outdoor areas.
- A range of different beds could be provided, including raised beds. These could be used for growing vegetables, fruit, herbs or other.
- To enable use of the allotments by active travel only modes of transport, facilities such as bicycle racks, wheelchairs could be provided.

**Images:** Three small photographs showing people working in allotments, a person in a hat, and a person walking.



Design Requirements - Sport

**Mandatory Features - General**

1. All sport pitches and facilities **must** encourage active travel to the sport sites by providing pedestrian and cycle connections and cycle parking.
2. Within Villages 1-6, seating **should** be provided associated with the sports pitches. Such seating **should** be appropriate and must consider micro-climate including shade
3. To achieve gradients recommended by Sport England, the pitches **must** be sensitively integrated into the existing landscape where possible.
4. All sports pitches **must** consider drainage, including permeability of the soil, long term maintenance and good drainage. Examples of suitable drainage systems include pipe drainage with and grooves. Drainage **must** be considered as part of the wider SUDS approach of the site.
5. Consideration **must** be given to the soil, to ensure the soil is suitable for the proposed sports pitch.
6. Boundary treatments to sports pitches **must** consider visual and environmental impact, providing screening, shade and habitat. Examples



## WE DID

The SLMP will establish nature priority zones throughout the landscape. The primary aim is to create high quality ecological connectivity by creating a rich mosaic of habitats. They should be designed where possible to prioritise ecological requirements and sensitivity over other land-uses and activities, such as public access, leisure and recreational activities and infrastructure requirements.

The SLMP establishes dark corridor buffers to ensure a transition in lighting intensity. These are shown indicatively on the plan in Chapter 5.5.5 Lighting

**The dark corridors established in the SLMP have been developed in coordination with the project ecologist to ensure a sensitive approach to bat corridors**

The regulatory plan of the design code establish equestrian routes to ensure connectivity throughout the gilston area. This is supported by the active travel chapter, that sets out design requirements for equestrian route, including opportunities for parallel, unsealed routes

[illegible][illegible]

5. **Dark corridors buffers** (shown indicatively in plan); within the buffer zone, all lighting design **must** be sensitive to the close proximity to the dark corridors, and keep light levels as low as practicable. This will create a transition zone between sensitive features in the dark corridors and surrounding areas
6. **Zones with restricted lighting**; in these zones, lighting **should** generally be limited in order to preserve dark skies
7. **Community Parks - Sensitive lighting**; Sensitive lighting **must** be considered for the Community Parks (Gilston Park and Gilston Fields) to balance ecological sensitivities and safe use and enjoyment of these public spaces particularly in regards to primary routes and club sports
8. Lighting of key routes **must** follow the lighting typologies identified in the Lighting Strategy plan adjacent, following the design requirements below:
  - **Key Route - Sensitive Lighting to limit ecological impact**; applies to commuter routes and to shared pedestrian and cycle routes. Lighting proposals **should** carefully balance considerations of safety against ecological and visual sensitivities. This may include low brightness lighting, low level lighting, lighting with ecologically

7. Design proposals **must** respond to and celebrate the heritage of the former Hunsdon Airfield. This **must** include:

- Provision of amenity grassland for informal leisure activities and grassland strips along the lines of the former Hunsdon Airfield runways

YOU SAID... WE DID

YOU SAID

**SOFT EDGES:** Soft edges to the villages need to be considered. They come in different forms but gardens are unlikely to back onto an open space. It is more likely there will be houses fronting onto a street

WE DID

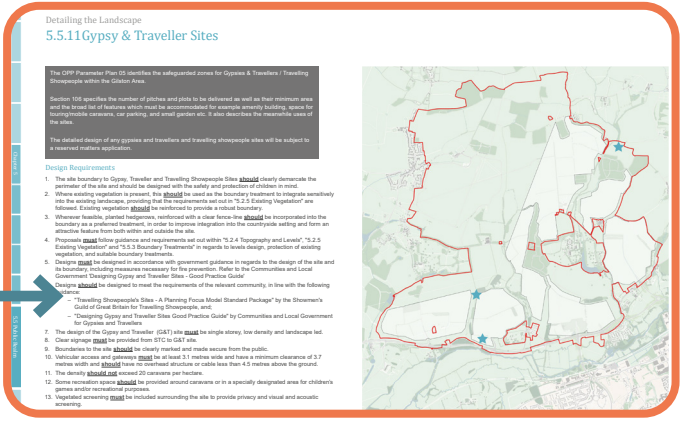
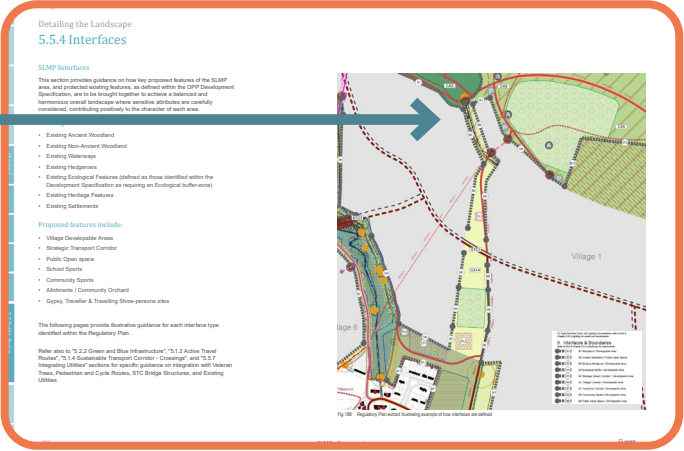
The SLMP sets out design requirements for a number of interfaces, including those between the SLMP and existing and proposed villages. Although the SLMP does not control what is designed in the village, it does set requirements to ensure there is a permeable edge to the development, with a balance of screening and visual connection between villages and the landscape

When is advance planting expected to take place? Early planting around Channocks to get the trees surrounding the farm area to grow to a substantial height before homes are built in adjacent areas. This would allow the view to be tree canopies not houses.

Advance planting has been carried out around Channocks Farm and Pye Corner.

What are G&T&TS requirement?: Practicalities like access, facilities, community needs, noise and levels need to be considered. Will there be need for community rooms? Space to keep dogs and horses?

The SLMP has established design requirement for the design for G&T&TS sites. This includes requirements on the boundary treatments and landscape integration with existing topography & vegetation. Guidance is also provided on the incorporation of recreation space for children as well as dedicated space for keeping & grazing of horses. Key relevant guidance for each community is also referenced.



# The Gilston Area



As part of the ongoing consultation for The Gilston Area, Places for People is pleased to present an emerging masterplan for the first neighbourhood of The Gilston Area, as well as a draft masterplan for the Strategic Landscape across the whole Gilston Area which has been developed together with Taylor Wimpey.

The consultation events will give local people an opportunity to give feedback on the emerging masterplan and are a key part of Places for People's and Taylor Wimpey's commitment to local people to ensure the scheme reflects the needs and interests of the wider community.

## Join the debate!

Join us to discuss the evolving plans at one or more of the following events in November:

### 1-8pm 23<sup>rd</sup> November

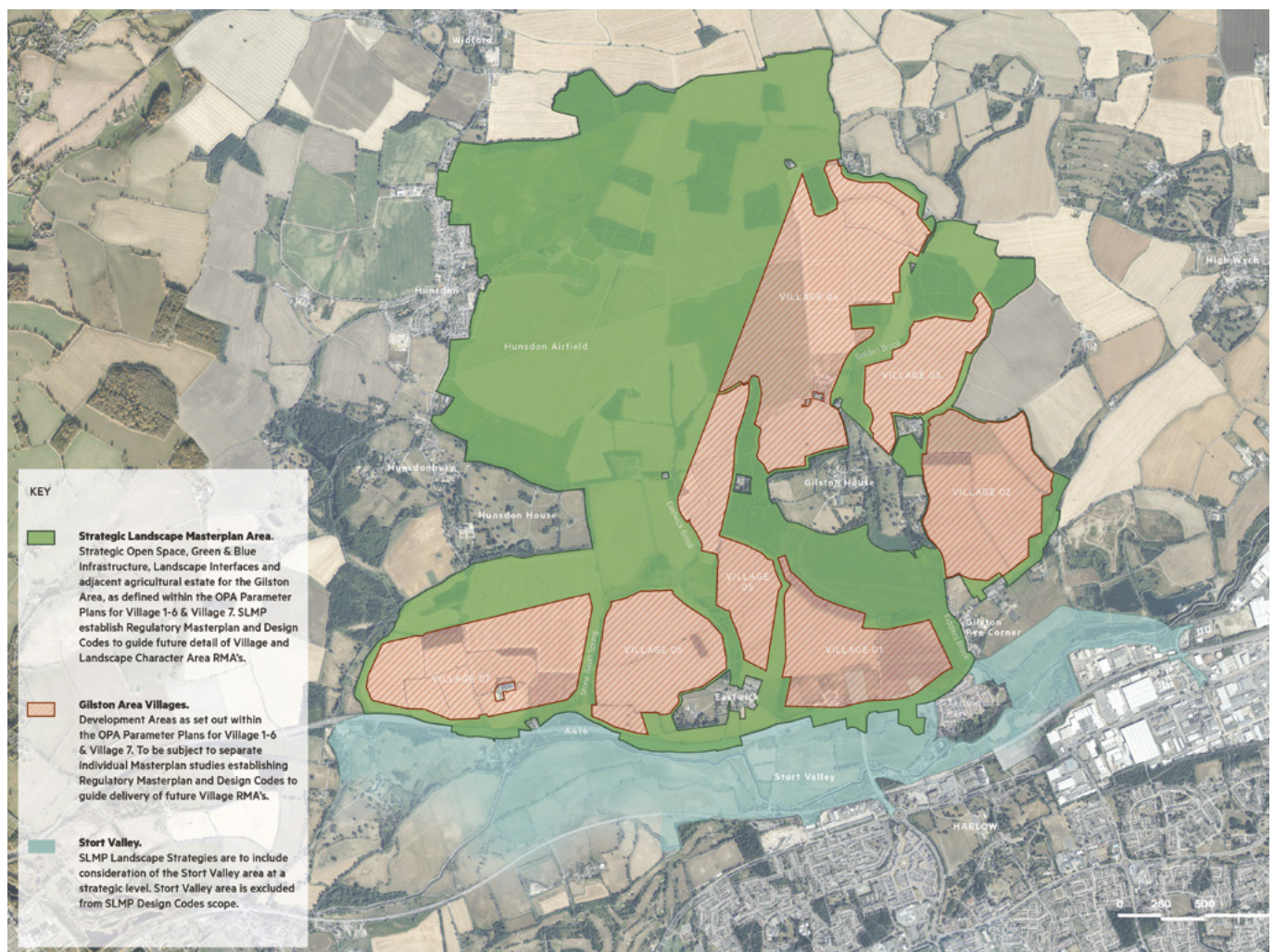
Drop-In public consultation event at Eastwick & Gilston Village Hall, Harlow, CM20 2RB

### 11am-5:30pm 27<sup>th</sup> November

Drop-In public consultation event at Our Lady of Fatima Church Hall, Howard Way, Harlow, CM20 2NS

## Can't attend in person?

The information from the public exhibition will also be available to view from 23<sup>rd</sup> November at <https://gilstonparkestate.com/> for those who are unable to attend the event in person.



Strategic Landscape Masterplan Scope Plan



Strategic Landscape Masterplan Vision Plan

## About The Gilston Area

The Government designated the Harlow & Gilston Garden Town (HGGT) in January 2017 as a suitable location to accommodate significant growth and facilitate the regeneration of Harlow Town Centre. The Gilston Area will create thousands of jobs throughout the construction life cycle of the project and beyond whilst also providing flexible business spaces and opportunities for people to live and work locally. It will also provide nursery, primary and secondary school places for the children in The Gilston Area.

Parks, shops and meeting spaces are planned for every village, making them distinct and vibrant. Much of the agricultural land around The Gilston Area will be retained as part of a sustainable agriculture model, incorporating existing and enhanced access routes to encourage use of the countryside, and we will provide parks and public gardens that connect the villages. As well as meeting the real and pressing need for local homes, the proposals address climate change by shaping places around the community's needs and reducing reliance on cars. Links to public transport and measures to encourage walking and cycling are key parts of this vision. Places for People has been refining the Village 1 Masterplan and, together with Taylor Wimpey, the Strategic Landscape Masterplan, through discussions with the community groups and representatives which form the Working Groups and is now inviting feedback from the community on the more detailed plans which will be shared at the exhibition events.

## Contact Us

📞 07862 009 783    ✉ [community@gilstonparkestate.com](mailto:community@gilstonparkestate.com)

For more information about the proposals please visit <https://gilstonparkestate.com/> and for more information about us: <https://placesforpeople.co.uk/> and <https://www.taylorwimpey.co.uk/>