

The Gilston Area

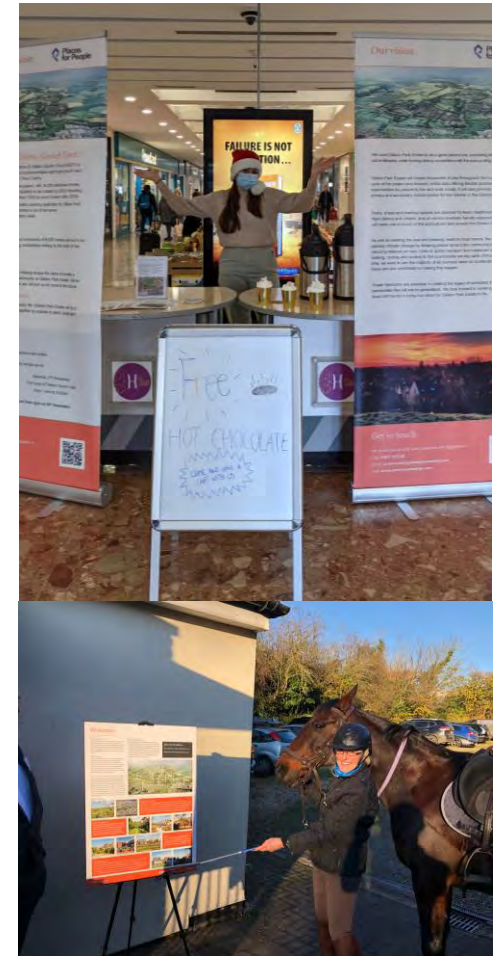
Community Consultation Feedback Report



January 2022

What is 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.
- HGGT will provide 16,000 additional homes, employment areas and community facilities by 2033, with a further 7,000 to come forward post 2033.
- The Gilston Area of HGGT comprises a total of 10,000 homes, along with supporting infrastructure, across seven new villages.
- Places for People has submitted an outline planning application for Gilston Park Estate which is made up of 8,500 of these homes in 6 of the 7 villages.
- 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.



Masterplan consultation

Masterplan consultation process

On the **23rd** and **27th November 2021** we held our community consultation events for the Village 1 and Strategic Landscape Masterplans of The Gilston Area. These events gave the local community an opportunity to **ask questions on topics ranging from the masterplans, sustainable modes of transport, ecology, and sustainability**, to name a few.

To provide the greatest opportunity for people to learn and comment on our plans we:



Held two events on a weekday and a weekend.



Held a virtual consultation via our website

<https://gilstonparkestate.com/>



Advertised in Herts Advertiser and Your Harlow



Promoted events through the Joint Working Group, Community Working Groups and social media.



Sent leaflets to over 4,000 houses.



Held three pop-up events in Bishop's Stortford and Harlow.

Purpose of public consultation



1. To raise awareness of masterplan process to a wide audience
2. To provide feedback on the consultation undertaken to date, particularly the Working Groups and emerging thinking
3. To broaden the range of feedback into the consultation process

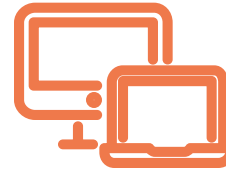
Who responded?



**120 members of the
community attended the
events.**



**34 paper
feedback forms
submitted.**



**Three online
feedback forms
submitted.**



**Ongoing
conversations
with
stakeholders.**

Community Feedback

During the sessions, the Project Team presented various aspects of the latest emerging Village 1 and Strategic Landscape Masterplans.

We received your feedback on:

1. Background & Planning Context
2. Masterplan Objectives
3. Site Analysis & Constraints
4. Strategic Landscape Vision
5. Outline Planning Parameter Plans
6. SLMP Constraints & Opportunities
7. SLMP Strategies
8. Strategic Landscape Character Areas
9. Village 1 Masterplan Strategies
10. Village 1 Character Studies
11. Emerging Illustrative Masterplan



Your Views

Your Views

Following the community consultation events, we would like to **thank everyone who provided feedback** on our masterplans for The Gilston Area.



Name

First

Last

Address

Street Address

Address Line 2

City

Postcode

Email

Would you like to receive updates via email as the plans progress?

☐ Yes

☐ No

SLMP

On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how

Headline Figures



Strategic Landscape Masterplan

We asked – Which specific aspects of the SLMP proposals do you feel could be approached differently, and how could these issues be addressed?

You answered –

- *“Having listened to HGGT transport strategy group discussion. I am left concerned that sufficient car parking spaces will be allocated to each dwelling.”*
- *“Very pleased and pleasantly surprised by the SLMP. We’ve been following the plans closely and see a lot of the village’s input has been incorporated into these latest plans, which is fantastic to see. Thank you!”*
- *“Our concern is that construction traffic will pass through the Gilston village. We would like assurance that this will not happen.”*
- *“Must ensure good drainage and avoidance of flash flooding which are on the increase with the weather becoming more unstable due to climate change. Have to say I did find the maps and keys hard to follow.”*
- *“Ecological buffer zones must be considerably larger, currently we have otters these will be lost.”*

Headline Figures



Strategic Landscape Masterplan

We asked – Within the strategic landscape proposals, are there any features which you are keen to see implemented?

You answered –

- ***“Great to see so many walking corridors and cycling routes being preserved, including a way to walk from Village 1 to Terlings Park and other parts of Gilston Village for a more integrated feel.”***
- ***“It would be good to have a few farming areas retained. This area has exceptionally good soil and water, and now we have left the EU we need to be more self-sufficient with grains, vegetables etc.”***
- ***“The High Wych Road needs to be developed. All existing infrastructure should be used. There is no need for new crossings over the Stort.”***
- ***“Extension of the 50mph limit from Hunsdon Lane to A414 junction 5th Avenue.”***
- ***“A hugely reduced residential development, improved railways.”***

Headline Figures



Strategic Landscape Masterplan

We asked – What landscape features or facilities would encourage you to explore the Gilston Area landscape?

You answered –

- ***“Paths and cycleways. The area is already well served with public footpaths, bridleways etc. Don’t build on these, enhance them.”***
- ***“Continuation of the green space plan started when Harlow New Town began.”***
- ***“I already cycle/run around this area. It is used throughout the year by a large number of people. Safe areas are important.”***
- ***“Improved woodland management would enhance the wood areas, and the maintenance of paths where they exist would encourage people to discover unknown places and places which used to be off-limits as they were not accessible.”***
- ***“Landscaped ponds and wetland areas designed to encourage wildlife.”***

Headline Figures



Strategic Landscape Masterplan

We asked – On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how positively do you welcome the Strategic Landscape Masterplan (SLMP) proposals? ?

- **Over one third** of respondents positively welcomed the Strategic Landscape Masterplan proposals.

Headline Figures



Village 1 Masterplan

We asked – Which specific aspects of the V1MP proposals do you feel could be approached differently, and how could these issues be addressed?

You answered –

- *“Enhance the Stort, don’t destroy it.”*
- *“More information on how much of infrastructure is sustainable i.e. sewage, water, electric.”*
- *“I’m uneasy about building 5-storey’s high - I think that will destroy the views up towards Gilston Park, especially where you can stand on Eastwick Road and have lovely views of Gilston Park House, especially in sunshine.”*
- *“I am concerned about what will happen to Gilston Lane. I love driving down the lane when I return home and I really want to continue doing that.”*
- *“I am concerned at the lack of council housing being made available for people to rent. So called 'affordable housing' is a misnomer as it isn't affordable for working class people desperate for somewhere to live but unable to afford extortionate rents.”*

Headline Figures



Village 1 Masterplan

We asked – Are there aspects of the Village 1 Masterplan which you particularly welcome and why?

You answered –

- *“Cycle track joining Gilston and Eastwick looks promising.”*
- *“Schools.”*
- *“Great to see the plans for a primary and secondary school in walking distance from Terlings Park. That's fantastic. Also great to see the green space preserved around Gilston Park House.”*
- *“I particularly welcome the opportunity to walk and cycle along safe routes. Also, the transport links to Harlow.”*

Headline Figures



Village 1 Masterplan

We asked – What facilities and features are you most keen to see implemented and would encourage you to visit Village 1?

You answered –

- ***“Local business must be encouraged to move to premises in Village 1 till the other villages are ready. Shops seeking locally produced fruit or vegetables would be welcome.”***
- ***“Small retail/cafes.”***
- ***“Primary and secondary schools are fantastic to have. Also the sports facilities and park land. A playground would also be fantastic to add if possible.”***
- ***“I envisage myself walking, cycling or hopping on a bus to shop in the village centre, enjoy tea and cake while reading a newspaper.”***

Headline Figures



Village 1 Masterplan

We asked – On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how positively do you welcome the Village 1 Masterplan (V1MP) proposals?

- **Approximately one third** of respondents either positively welcomed or were neutral regarding the Village 1 Masterplan proposals.

Thank you

*...for your feedback and taking the time to work with us to shape the
masterplan for The Giston Area.*

Contact us

Email: community@gilstonparkestate.com

Telephone: 07862 009 783



Response to feedback received at the first public consultation event

Key theme	Response
Taking into account drainage and flash flooding	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.
Inclusion of ecological buffer zones	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.
Walking and cycling routes	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.
Retention of farming areas	Productive landscapes are proposed as part of Countryside Parks at Eastwick Wood and Hunsdon Airfield. 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.

Woodland management	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.
Encourage wildlife	Strategies for protecting existing and enhanced habitats from the pressures of increased use include: • Confirmation of types of activities acceptable in each type of landscape based on their biodiversity requirements in balance with other uses • Definition of Nature Priority Zones within the landscape as defined within the Regulatory Plans • Sensitive responses to lighting requirements in areas of ecological importance • Provision for appropriate seasonal responses to increase protections during breeding seasons (e.g. temporary fencing) and strategies for protection of sensitive areas such as watercourses from dog walking through an informative wayfinding and interpretation strategy



Agenda

Gilston Area (SLMP) CWG 3 Places for People and Taylor Wimpey

Tuesday 14 November 2023

Meeting details

Topic: Gilston Area Strategic Landscape Masterplan (SLMP) – Character Areas

Date: Tuesday 14 November 2023

Time: 6.00-8.30pm

Venue: Eastwick & Gilston Village Hall, Pye Corner, CM20 2RB

Agenda

Time	Topic	Facilitated by
18.00 - 18.05	Introductions to the Working Group & Workshop 3	Meeting Place
18.05 - 18.15	Presentation: recap of masterplan context, CWGs, findings from CWG2	Grants Associates
18.15 - 18.20	Q&A from presentation	Meeting Place
18.20 - 18.30	Presentation: introduction to SLMP character areas	Grants Associates
18.30 - 19.05	Character Area session 1 – Gilston Park & Fiddler's Brook Corridor design update Discussion on integration of new facilities within the historic and natural landscape	Grants Associates

19.05 – 19.20	Break	
19.20 – 19.55	Character Area session 2 - Airfield Park / Woodland Park / Powerline Corridor – design update. Discussion on features and use of the landscape to the west of the powerline	Grants Associates
19.55 – 20.10	Reporting back from each table	Meeting Place
20.10 – 20.30	General round up, next steps and a planning update, Q&A if possible	Meeting Place/Quod



Gilston Area Strategic Landscape Masterplan

Community Working Group - Session 3

Rev 03, November 2023

AGENDA - CWG 03

- **Introductions to the Working Group & Workshop 03**
- **Presentation: Recap of Masterplan Context, CWG's, & findings from CWG 2**
- **Q&A from the Presentation**

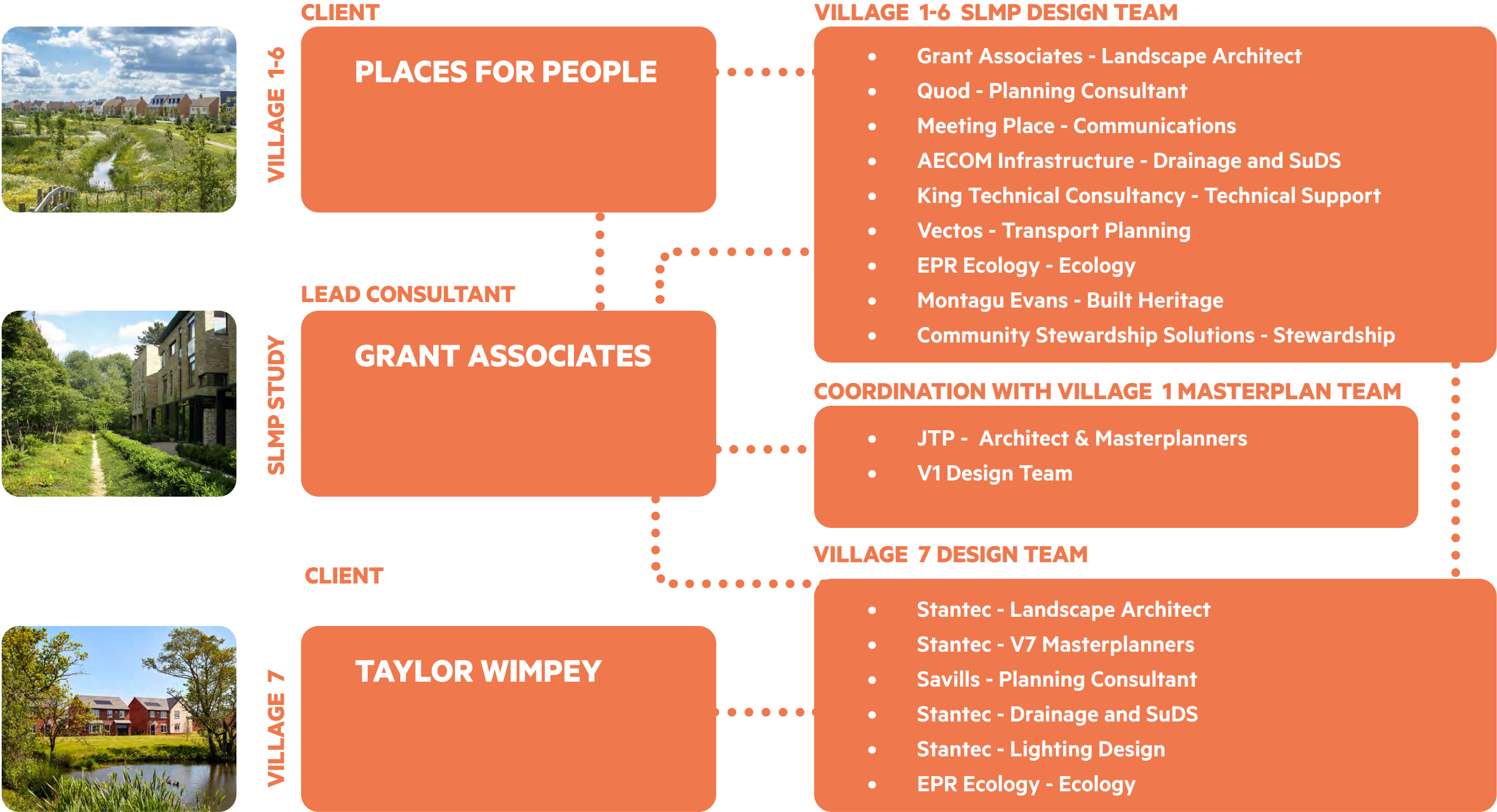
- **Presentation: Introduction to the SLMP Character Areas**
- **Character Areas Session 1 Discussion:**
 - **Gilston Park & fiddler's Brook Corridor - Design Update.**
 - **Discussion on integration of new facilities within the historic and natural landscape**

- **Break**

- **Character Area Session 2 Discussion:**
 - **Airfield Park / Woodland Park / Powerline Corridor - Design Update.**
 - **Discussion on features and use of the landscape to the west of the powerline**

- **Reporting back from each table**
- **General Round-up, next steps, planning updates, Q&A**

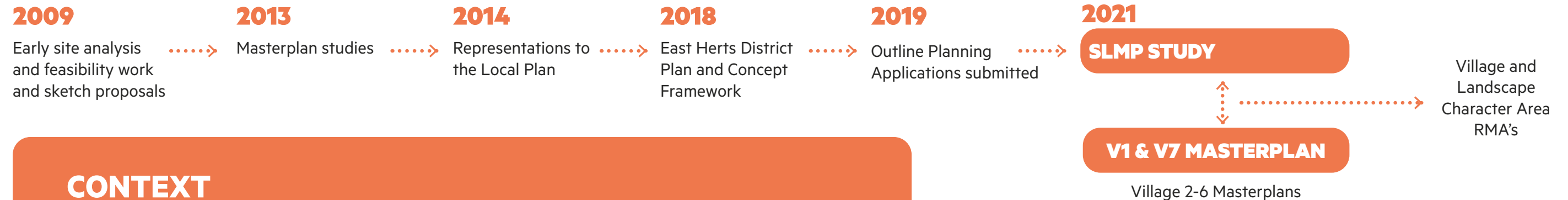
INTRODUCTIONS - STRATEGIC LANDSCAPE MASTERPLAN - TEAM



SLMP PRESENTATION

RECAP - MASTERPLAN CONTEXT

STUDY BACKGROUND & PLANNING CONTEXT



CONTEXT

The Gilston Area Concept Framework and Gilston Area Charter establish the requirement for a Strategic Landscape Masterplan (SLMP) for the Gilston Area. The resolutions to grant outline planning permission for V1-6 and V7 contain draft conditions which provide the mechanism to submit the SLMP

The SLMP expands upon the principles established in the:

- 2016 Gilston Area Concept Framework,
- 2018 Strategic Design Guide
- 2018 HGGT Vision & Design Guide
- 2018 East Herts District Plan
- 2020 Gilston Area Charter SPD
- 2021 Gilston Area Neighbourhood Plan
- 2022 OPA Parameter Plans, for both Villages 1-6 and Village 7

It will develop the framework created at OPA stage to prepare an illustrative document representing a single, holistic plan, covering the strategic landscape of the Gilston Area allocation.

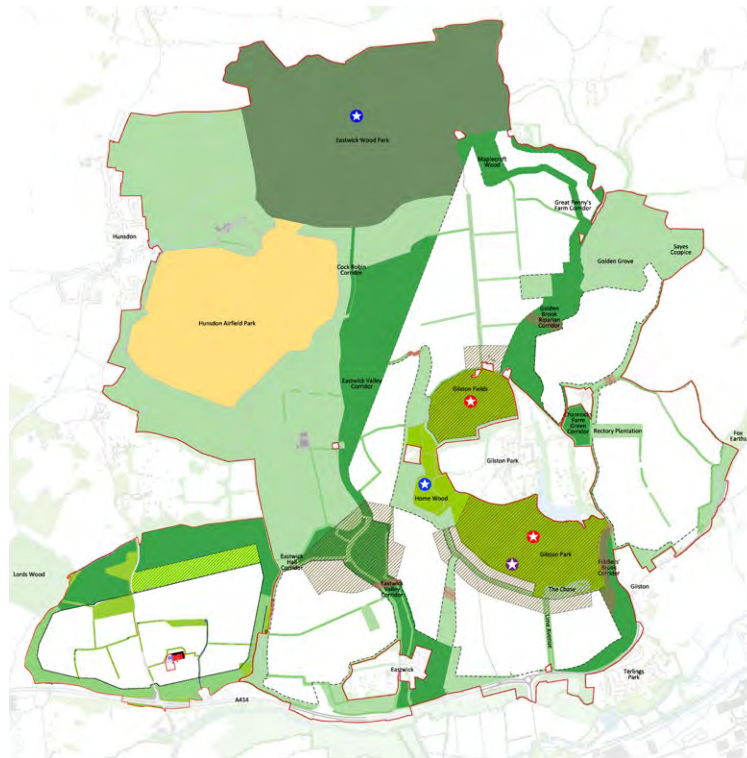
The Regulatory Plan and Design Code, prepared alongside the SLMP, will be for approval, and future reserved matters applications will need to be in accordance with them.

It will establish the key components & Character Areas of the comprehensive Green Infrastructure network, Community Trust Land, & Country Parks across & surrounding the Gilston site, ensuring the villages, green space & wider landscape function successfully together.

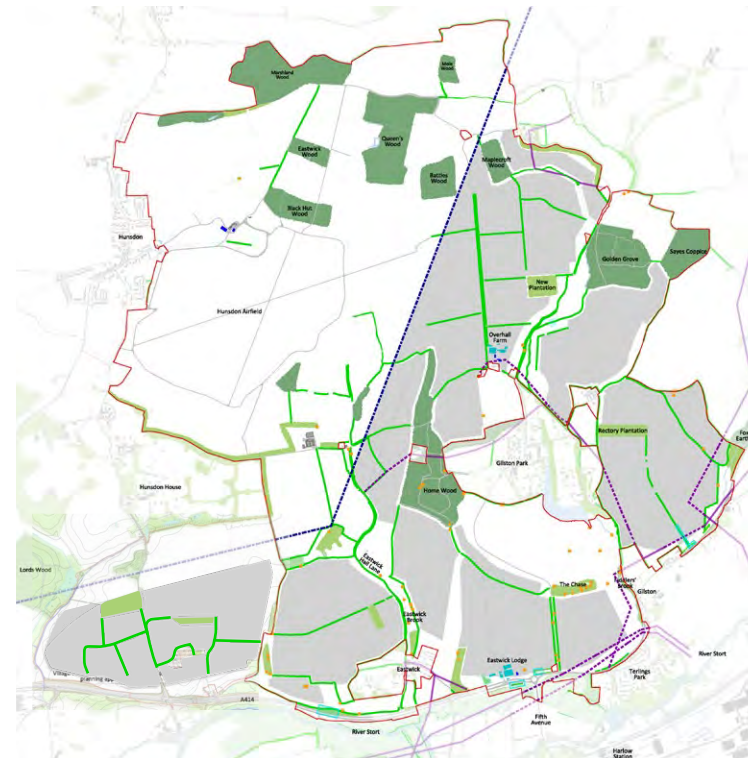


Concept Framework Landscape Masterplan, 2018

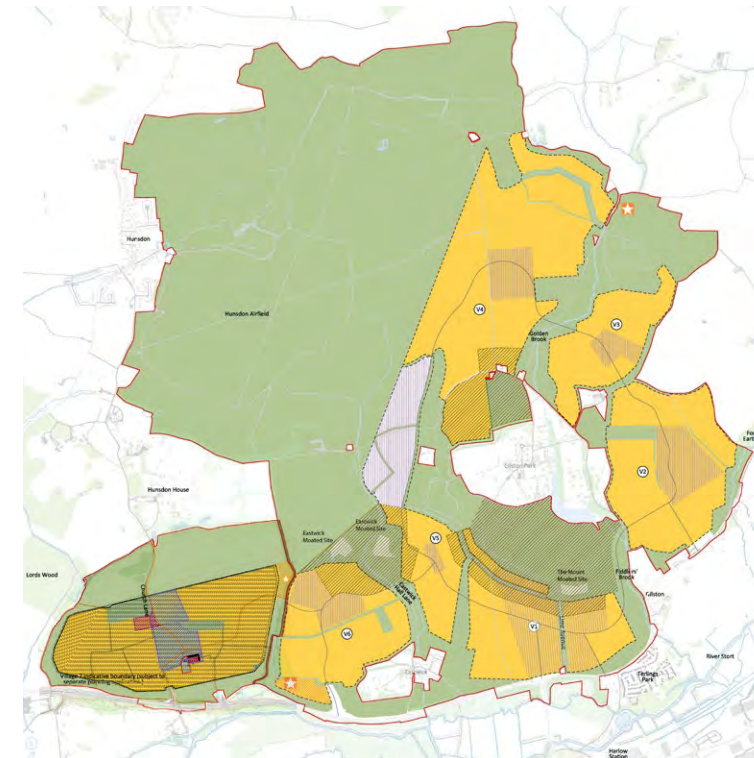
STUDY CONTEXT - OPA PARAMETER PLANS & DEVELOPMENT SPECIFICATIONS



Green Infrastructure & Open Space*



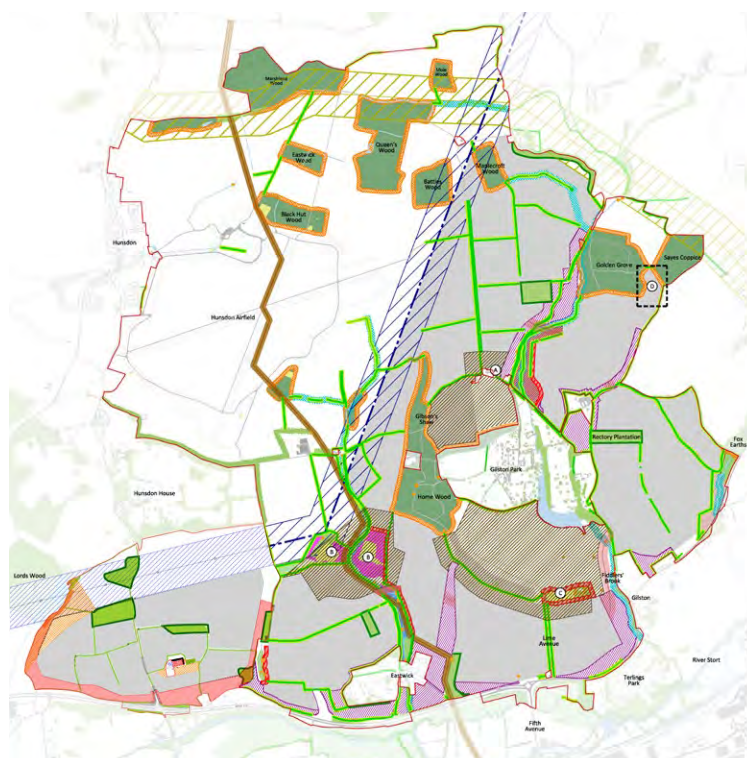
Existing Vegetation & Buildings*



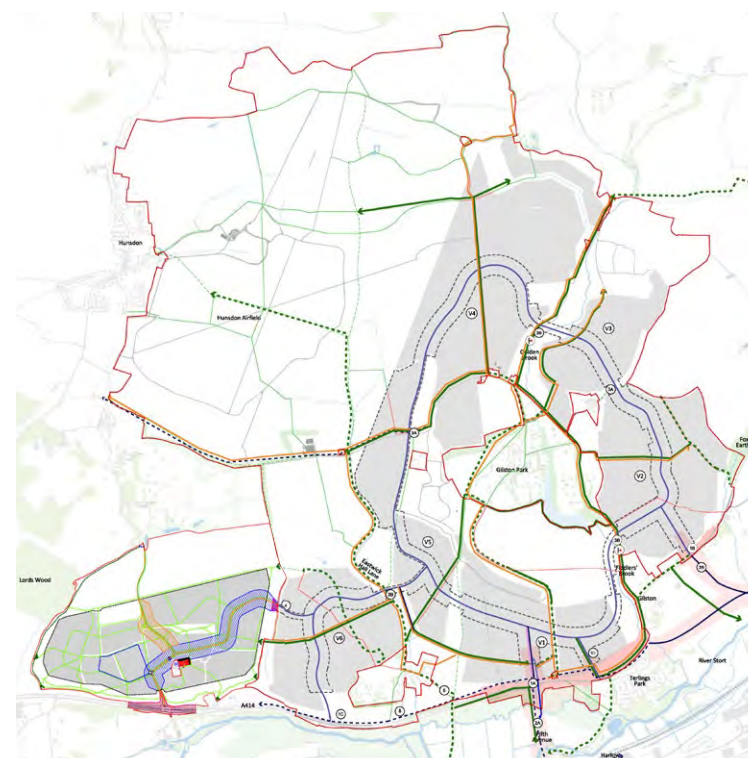
Principal Land Uses*



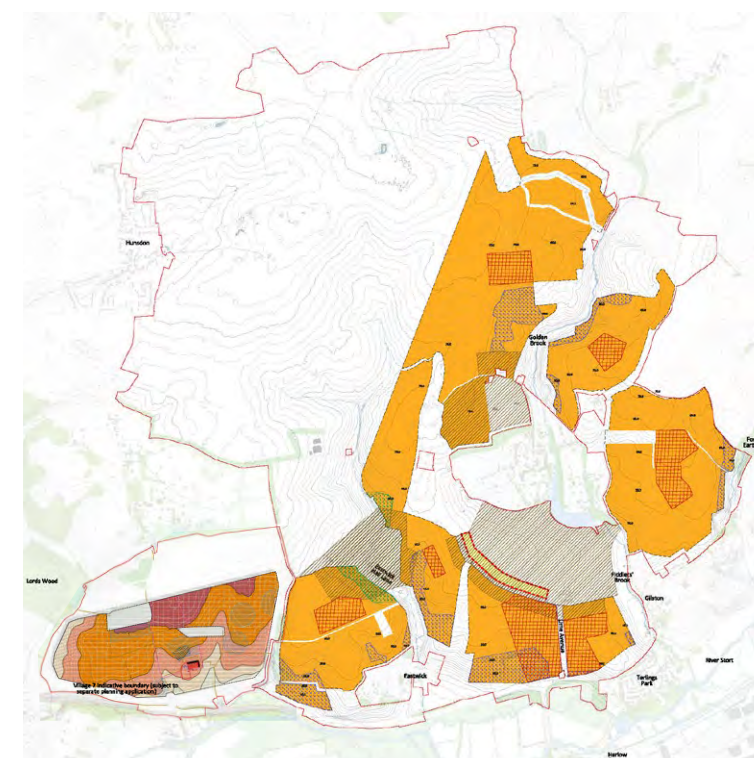
V1-6 Development Specification



Village Corridors, Constraints & Developable Areas*



Access & Movement*



Maximum Heights*



V7 Development Specification

*Illustrative Overlay of the combined OPA Parameter Plans for V1-6 and V7. Refer to outline planning apps for full details of Parameter Plans & Development Specification

SLMP - SCOPE

KEY



Strategic Landscape Masterplan Area.

Strategic Open Space, Green & Blue Infrastructure, Landscape Interfaces and adjacent agricultural estate for the Gilston Area, as defined within the OPA Parameter Plans for Village 1-6 & Village 7. SLMP establish Regulatory Masterplan and Design Codes to guide future detail of Village and Landscape Character Area RMA's.



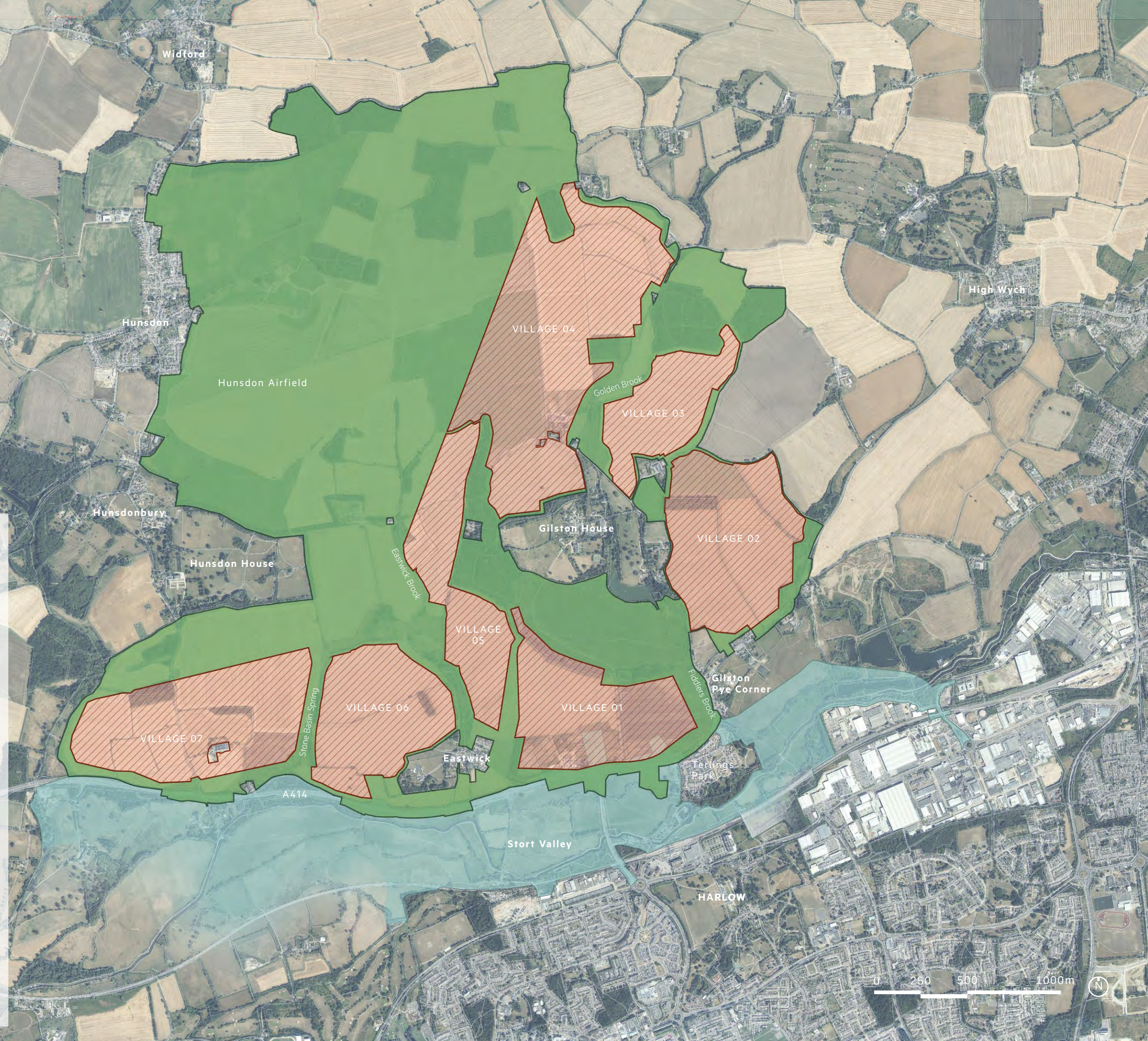
Gilston Area Villages.

Development Areas as set out within the OPA Parameter Plans for Village 1-6 & Village 7. To be subject to separate individual Masterplan studies establishing Regulatory Masterplan and Design Codes to guide delivery of future Village RMA's.



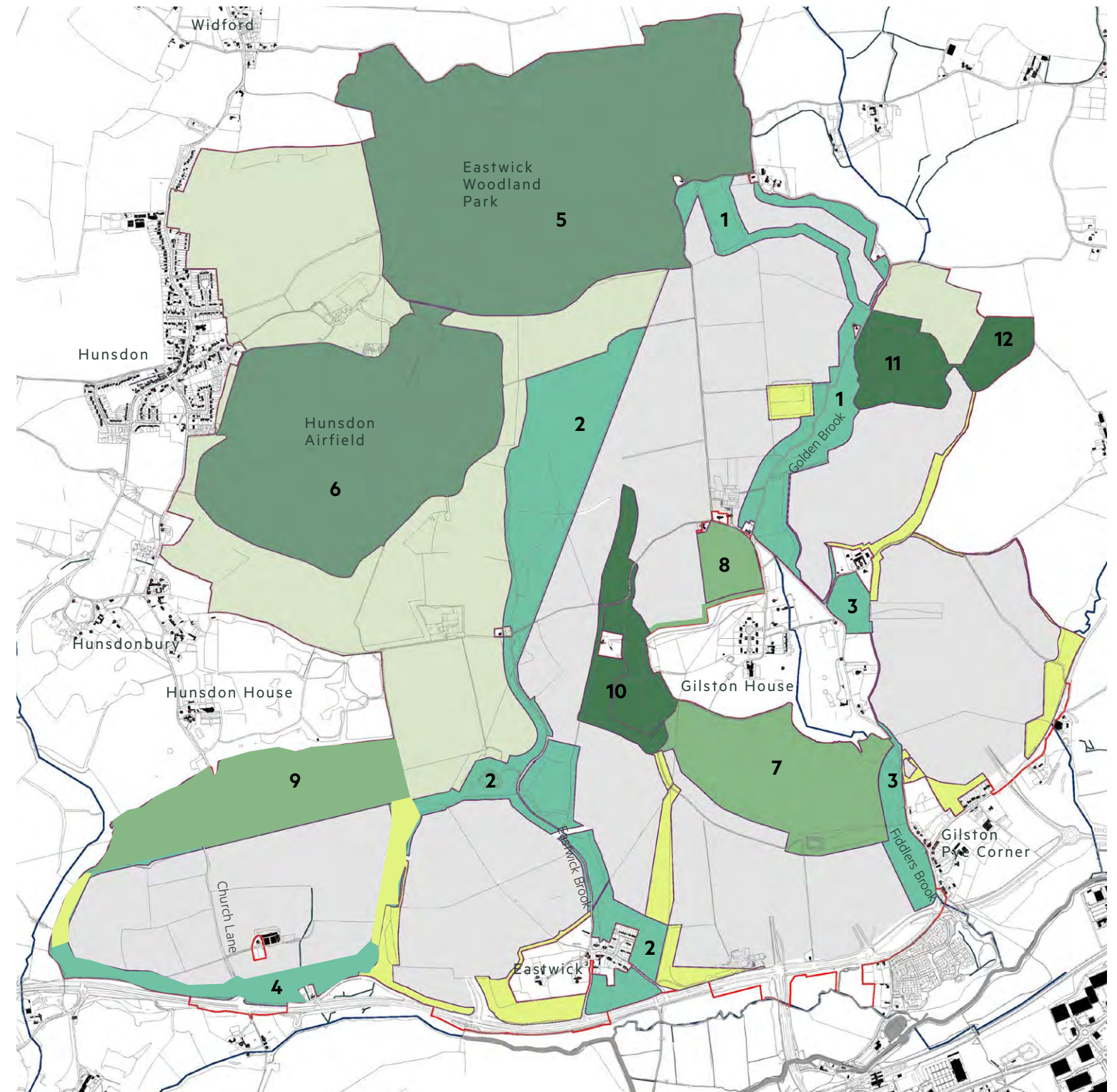
Stort Valley.

SLMP Landscape Strategies are to include consideration of the Stort Valley area at a strategic level. Stort Valley area is excluded from SLMP Design Codes scope.



SLMP - SCOPE

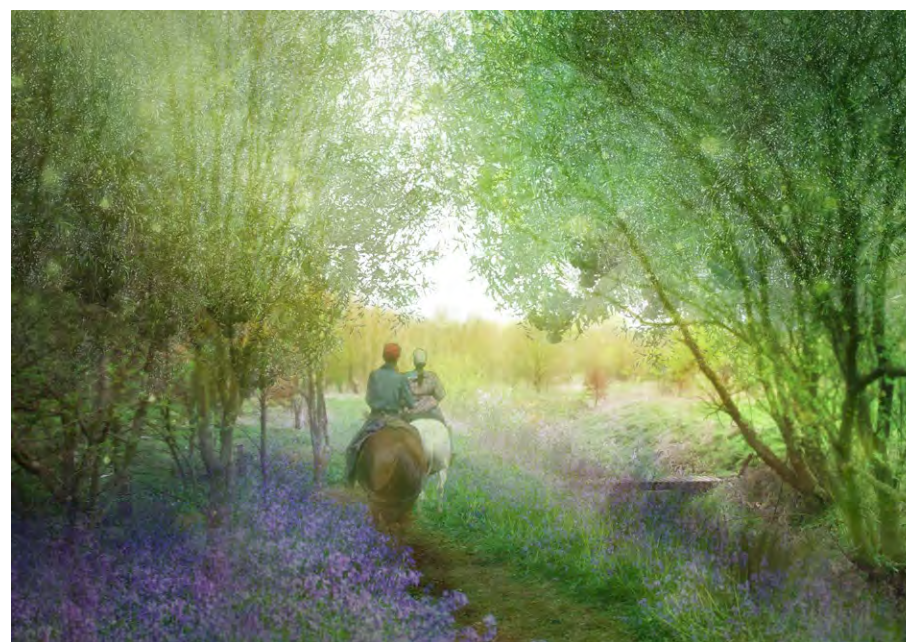
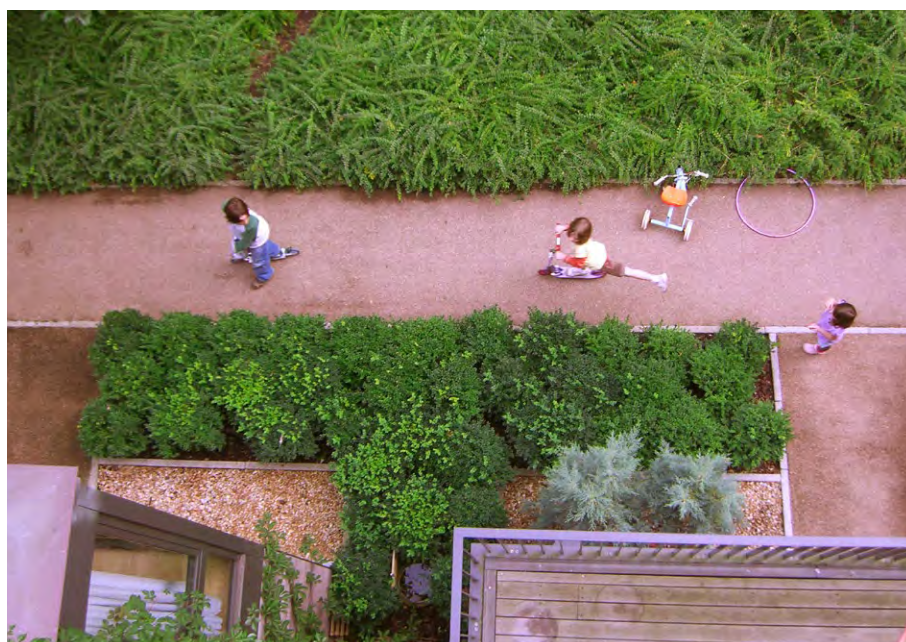
- STRATEGIC GREEN CORRIDORS**
 - 1. Golden Brook Green Corridor
 - 2. Eastwick Valley Green Corridor
 - 3. Fiddler's Brook Green Corridor
 - 4. Village 7 Greenway
- COUNTRYSIDE PARKS**
 - 5. Eastwick Woodland Park
 - 6. Hunsdon Airfield Park
- COMMUNITY PARKS**
 - 7. Gilston Park
 - 8. Gilston Fields
 - 9. Hunsdon Community Park / Northern Fields
- VILLAGE CORRIDORS**
- OTHER EXISTING WOODLAND WITHIN SLMP**
 - 10. Home Wood & Gibson's Shaw
 - 11. Golden Grove
 - 12. Sayes Coppice
- AGRICULTURE**
- VILLAGES (SUBJECT TO SEPARATE MASTERPLANS)**



SLMP Landscape Typologies

ENHANCING THE NATURAL ENVIRONMENT

OUR APPROACH IS BUILT ON SUPPORTING NATURAL CAPITAL AND MAKING A MEASURABLE CONTRIBUTION TOWARD IMPROVING THE NATURAL ENVIRONMENT. WE ARE BRINGING TOGETHER PARTNERS TO SET A VISION FOR THE SITE, CATALOGUE NATURAL ASSETS, IDENTIFY OPTIONS AND IMPLEMENT THE STRATEGIC LANDSCAPE MASTERPLAN PLAN.



SLMP STUDY WORKSTAGES & OUTPUTS

STAGE 1

PRINCIPLES AND COMMUNICATIONS / ENGAGEMENT PLAN

- Establish the key principles for the Strategic Landscape Masterplan based in the OPA commitments & relevant policy
- Create a plan for community and stakeholder involvement in accordance with the EHDC Gilston Area Community Engagement Strategy

STAGE 2

VISION

Establish the vision for the SLMP 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

STAGE 3

OPPORTUNITIES & CONSIDERATIONS

- Establish a clear set of consolidated plans that capture the existing site opportunities & constraints
- Identify Opportunities including early wins such as advance planting

STAGE 4A

DEVELOPING A FRAMEWORK

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

- Heritage assets
- Access, leisure, sports and recreation
- Green and Blue infrastructure amenity
- SuDS infrastructure & watercourses
- Ecology & biodiversity
- Lighting strategy
- Locations of community amenities e.g schools, cemeteries
- Advance planting strategy & Land management

STAGE 4B

CHARACTER, PURPOSE AND USE & DESIGN CODE TESTING

Character Area proposals for key spaces:

- Gilston Park
- Gilston Fields
- Home Wood & Gibson's Shaw
- Eastwick Wood Country Park
- Hunsdon Airfield Park
- Strategic Green corridors
- Village corridors Village 7 strategic open space areas
- Integration of Primary infrastructure
- Stort Valley (*Strategic proposals only*)

STAGE 5

DESIGN CODING & DOCUMENTATION

Preparation of a definitive Design Code document covering all wide strategies and specific guides for the design of the Landscape Character Areas

Deliverables:

- Design Code Document
- Regulatory Plan at 1:1000 scale

CONTINUOUS STAGE

CURATION & STEWARDSHIP

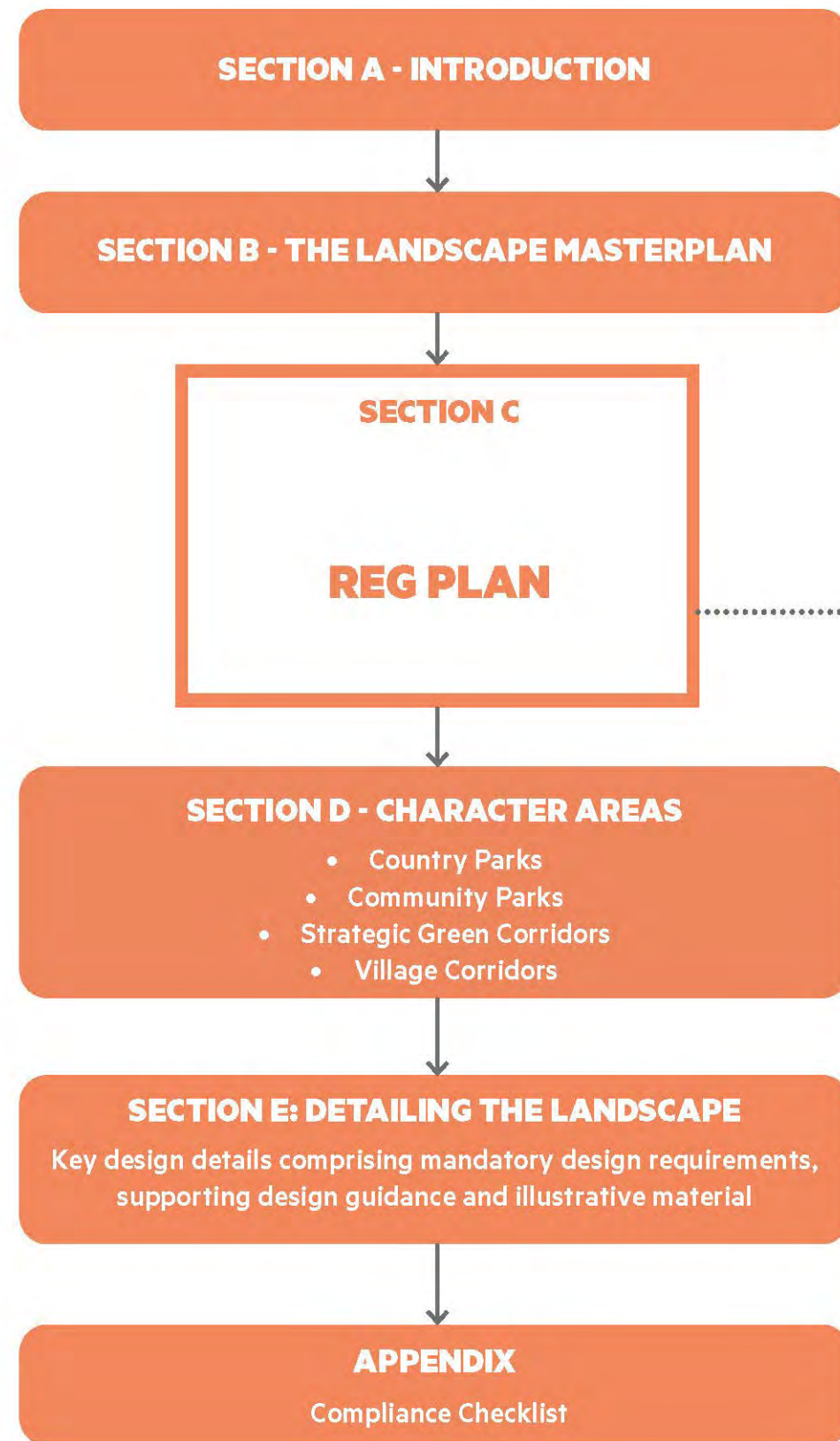
- Through engagement with the local community and stakeholders the strategy for stewardship of the landscape spaces established as part of the OPA will be further developed
- This will be based in the commitments laid out at OPA stage, and focus on biodiversity, woodland management, agriculture, conservation, and building resilience against climate change.
- A Management and Maintenance Strategy will be prepared – sitting alongside the governance strategy

STAGE 7

IMPLEMENTATION PLAN

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

SLMP DESIGN CODE STRUCTURE AND CONTENTS



CONTENTS LIST

NOTE: ITEMS HIGHLIGHTED IN ORANGE BELOW = SAMPLE CONTENT FOR QRP2 PACK.

SLMP PART 1: ANALYSIS AND STRATEGIES

(This document is to be submitted for information and provides a record of the background analysis and strategies developed as part of the SLMP process which underpin the Design Code and Regulatory Plans)

SLMP PART 2: DESIGN CODE

SECTION A

1 INTRODUCTION

- 1.1 Purpose and Role of the Design Code
- 1.2 Status & Hierarchy of the Design Code
- 1.3 How to use the SLMP Design Code
- 1.4 How to use the SLMP Regulatory Plans

SECTION B

2 BACKGROUND

- 2.1 Introduction to the SLMP
- 2.2 Planning Context
- 2.3 Summary of Site Features & Constraints
- 2.4 SLMP Vision and Key Design Principles
- 2.5 SLMP Illustrative Masterplan

SECTION C

3 REGULATORY PLANS

- ### 3.1 The SLMP Regulatory Plans

SECTION D

4. CHARACTER AREAS

- 4.1 Introduction
- 4.2 Gilston Park
 - Key Design Requirements & Guidance
 - Landscape Character Area Plan
 - Focus areas
- 4.3 Home Wood & Gibsons Shaw
- 4.4 Gilston Fields
- 4.5 Eastwick Wood Country Park
- 4.6 Hunsdon Airfield Park
- 4.7 Hunsdon Community Park
- 4.8 Golden Brook Riparian Corridor
- 4.9 Fiddler's Brook Corridor
- 4.10 Eastwick Valley Corridor
- 4.11 Village Corridors
- 4.12 Landscape Areas and Agricultural Land
- 4.13 Gypsy, Traveller & Travelling Show People Sites

SECTION E

5. DETAILING THE LANDSCAPE

- | | | | |
|----|------|--|----|
| xx | 5.1 | Introduction | xx |
| xx | 5.2 | Public Realm Areas | xx |
| xx | 5.3 | Pedestrian and Cycle Routes | xx |
| xx | 5.4 | Street Hierarchy | xx |
| | 5.5 | Sustainable Transport Corridor (STC) | xx |
| | 5.6 | Landscape Structures (STC Crossings) | xx |
| | 5.7 | Hard Landscape Materials | xx |
| xx | 5.8 | Response to Heritage Assets | xx |
| xx | 5.9 | Existing Vegetation | xx |
| | 5.10 | Planting | xx |
| | 5.11 | Tree Palette | xx |
| | 5.12 | Soil Management | xx |
| | 5.13 | Ecological Enhancements | xx |
| | 5.14 | SuDS and Drainage | xx |
| | 5.15 | Sports and Recreation | xx |
| | 5.16 | Play Spaces | xx |
| | 5.17 | Community Food Growing | xx |
| xx | 5.18 | Interfaces (Village Edge Treatments) | xx |
| | 5.19 | Boundary Treatments | xx |
| | 5.20 | Lighting | xx |
| | 5.21 | Street Furniture | xx |
| | 5.22 | Wayfinding and Legibility | xx |
| | 5.23 | Public Art | xx |
| | 5.24 | All Modes Parking | xx |
| xx | 5.25 | Accommodating Utilities | xx |
| xx | 5.26 | Waste & Recycling | xx |
| | 5.27 | Ancillary Buildings within the Landscape | xx |

APPENDICES

- | | | |
|----|----------------------|----|
| XX | Compliance checklist | XX |
| XX | | |
| XX | | |
| XX | | |
| | | |
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| XX | | |

SLMP - GILSTON AREA EXISTING SITE



KEY

— SLMP Study Area



SLMP - VISION PLAN



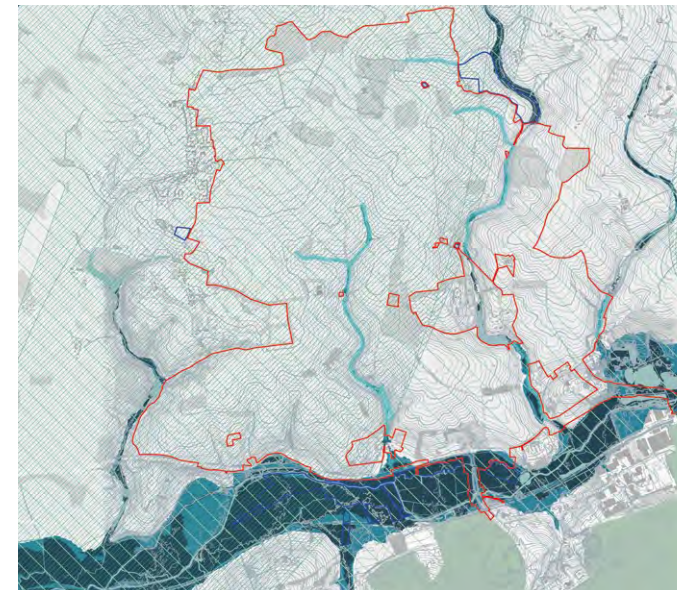
SLMP - ANALYSIS



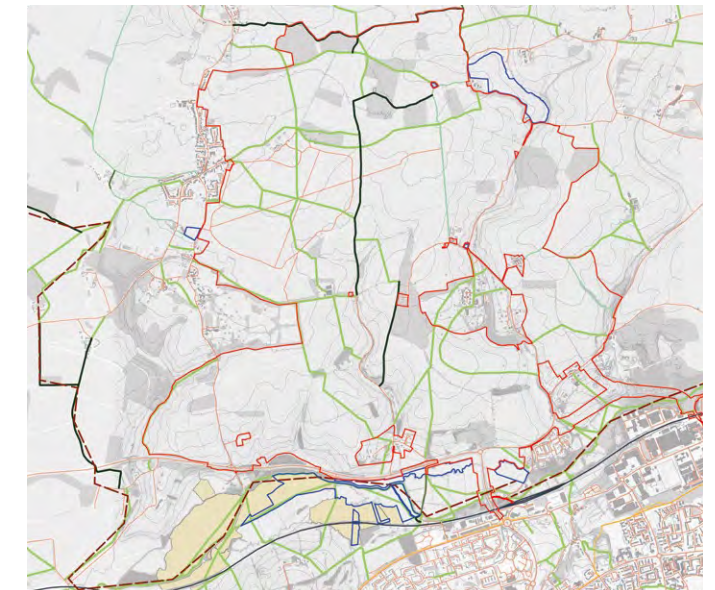
Key Constraints



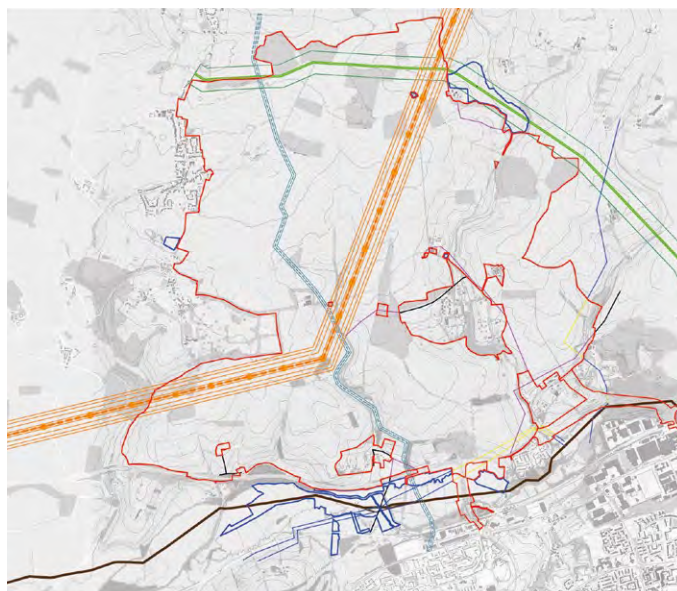
Landscape Character



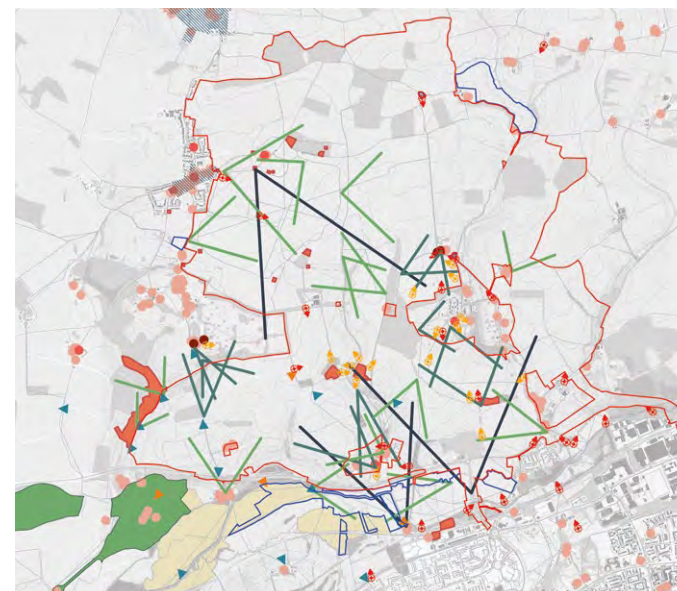
Hydrology



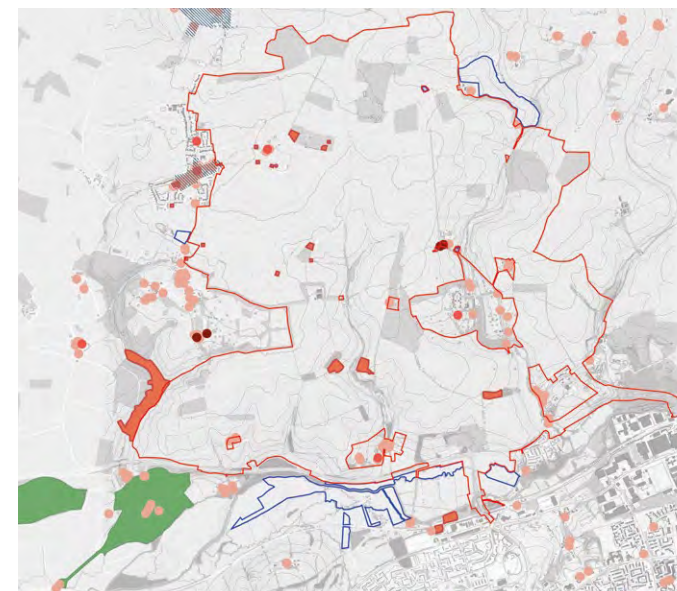
Existing Access & PROWs



Utilities



Views



Heritage



Habitats

SLMP - STRATEGIES



Key Opportunities



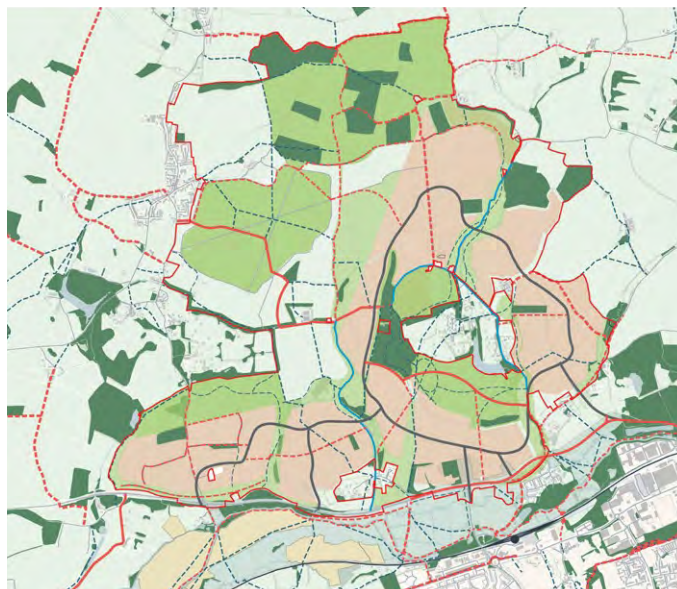
Green Infrastructure



Blue Infrastructure



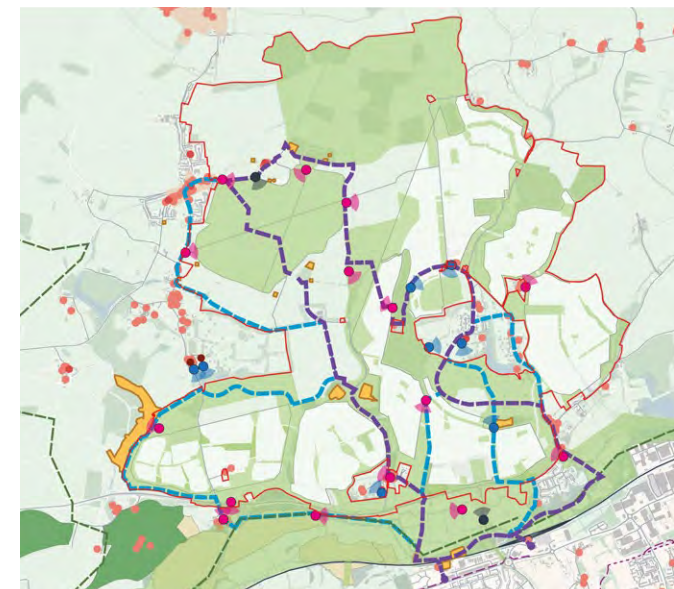
Open Space



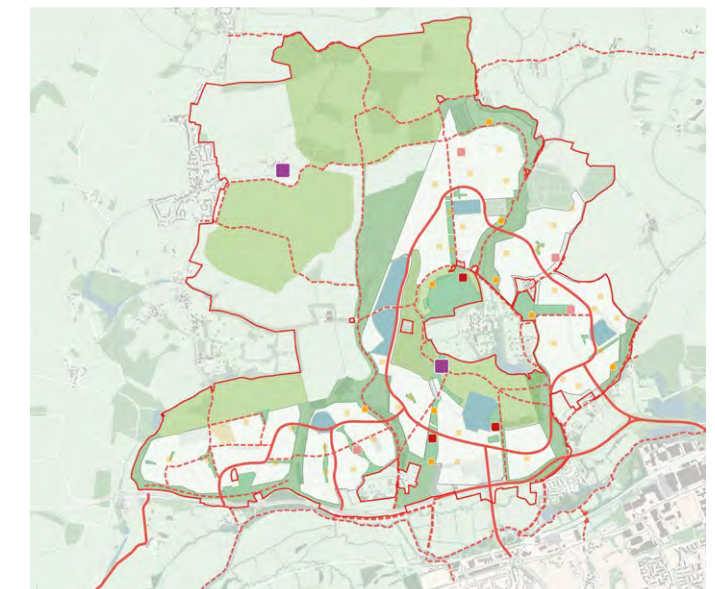
Sustainable Movement



Ecology and Biodiversity



Heritage



Play

SLMP MASTERPLAN UPDATE

Design Update

- Arrangement of amenity spaces provides soft edge condition and screening



Design Update

- Technical and character studies undertaken for the STC to develop response to different conditions
- STC crossing proposals respond to environmental & public realm conditions



Design Update

- Illustrative design updated to create informal amenity space for use of both villages.
- Planting proposals provide soft edge and landscape buffer



SLMP MASTERPLAN UPDATE

LEGEND

	Existing Woodland		Sealed Surface Path
	Scheduled Ancient Monument		Hoggin / Self Binding Gravel Path
	Proposed Woodland		Bark Mulch or similar Path
	Biodiverse Grassland		Mown Grass Path
	Amenity Grassland		Equestrian Trail / Bridleway Grass or Gravel
	Woodland Flora/ Shade Tolerant Grassland		Airfield Causeway Mown Grass (Reinforced tbc)
	Grazing Meadow		Existing Public Right of Way For designation of route refer to detailed drawing
	Sports Pitches		Existing Trees Retained and Protected
	Allotments		Proposed Trees
	Indicative SuDS Feature (Wet/Dry)		Proposed Destination Play Area
	Indicative SuDS Feature (Dry)		
	Indicative SuDS Feature (Wet)		
	Orchard		
	Scrub/Heath		
	Agricultural Land - Typologies to be Confirmed		
	Water - Existing		
	Village Developable Area		
	Play Area		
	Nature Priority Zone		
	Existing Building		
	Gypsy and Travellers Site - Shown Indicatively		
	Utilities Infrastructure		



SLMP GREEN INFRASTRUCTURE STRATEGIES

SUSTAINABLE MOVEMENT STRATEGY

KEY

- SLMP Study Area
-  Railway Track and Station
- - - Pedestrian Routes*
- - - Combined Pedestrian & Cycle Routes - Leisure*
- Combined Pedestrian & Cycle Routes - Commuter*
- Sustainable Transport Corridor*
- Existing Roads and Lanes
-  Existing Woodland
-  Strategic Parks
-  Strategic Green Corridors
-  Villages

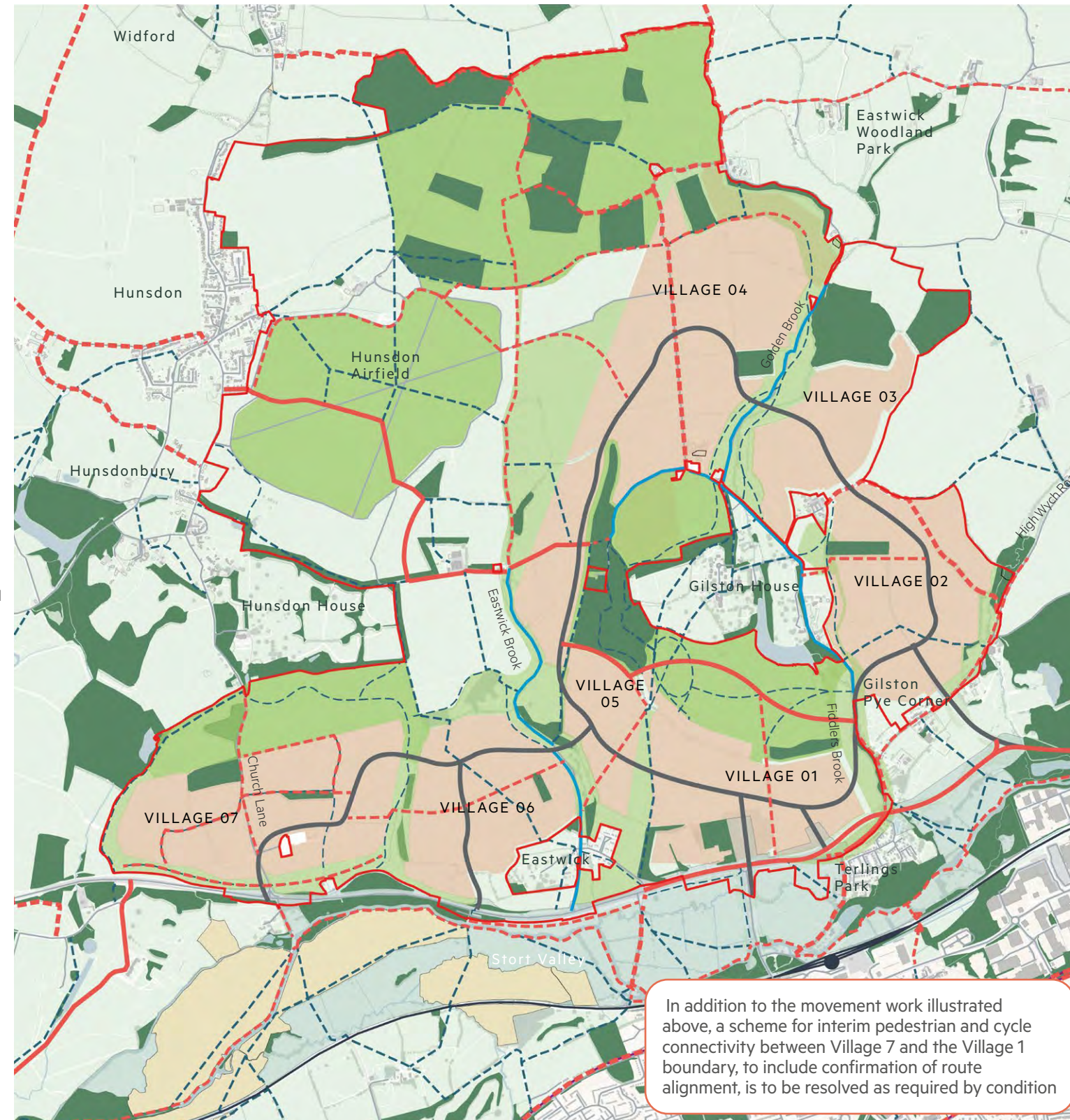
*Exact routes to be confirmed

NOTE: Detail of landscape features within village boundaries to be addressed by the respective VMPs, not the SLMP. Connections illustrated through villages are for indicative purposes only to show where routes will be linked.



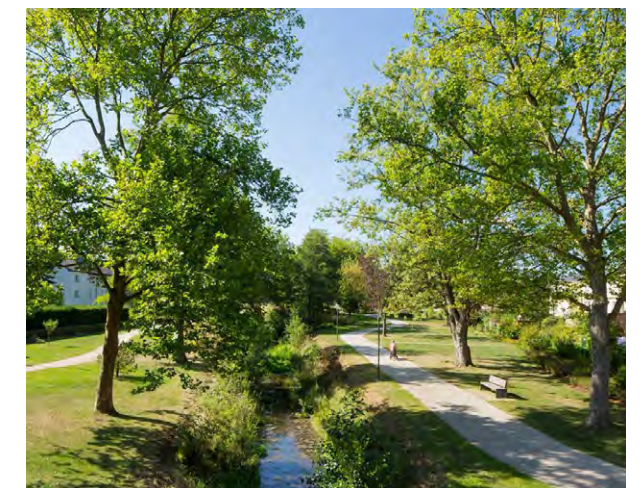
CONSIDERATIONS

- Accessibility & Inclusivity
- Different user types
- Key destinations
- Supporting Active Travel (cycle parking, cycle hubs, shade, seating)
- Prioritising public transport



SLMP Draft Sustainable Movement Strategy

In addition to the movement work illustrated above, a scheme for interim pedestrian and cycle connectivity between Village 7 and the Village 1 boundary, to include confirmation of route alignment, is to be resolved as required by condition



Precedent examples - character

SLMP GREEN INFRASTRUCTURE STRATEGIES

OPEN SPACE STRATEGY

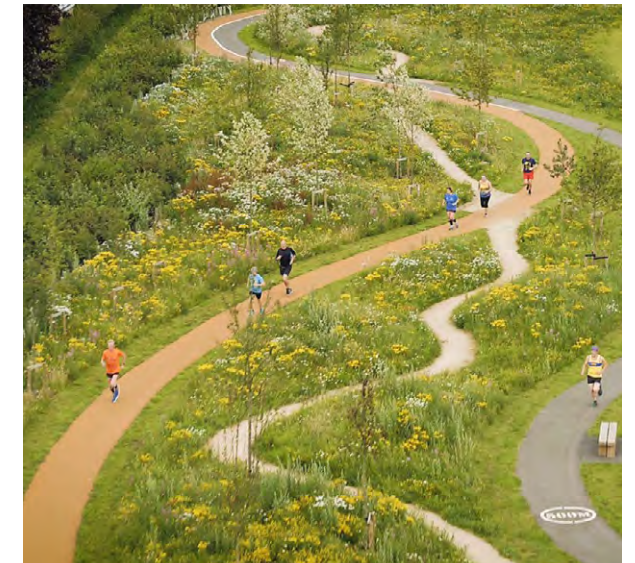
- Key**
- Combined Application Boundaries for the Gilston Area
 - Sports
 - Sports - School
 - Allotment
 - Amenity Greenspace
 - Parks and Gardens
 - School
 - Natural and Semi-Natural Open Space
 - Destination Play
 - Village Play - Indicative
 - Neighbourhood Play - Indicative

NOTE: Landscape features within village boundaries shown indicatively and details to be addressed by the respective VMPs, not the SLMP.



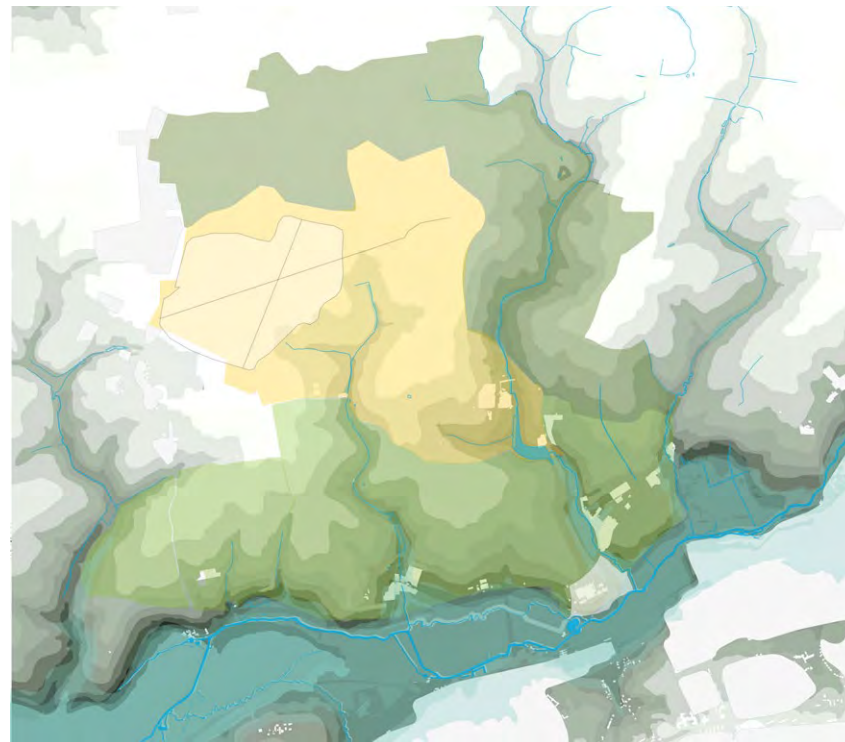
SLMP Draft Open Space Strategy

0 250 500 1000m

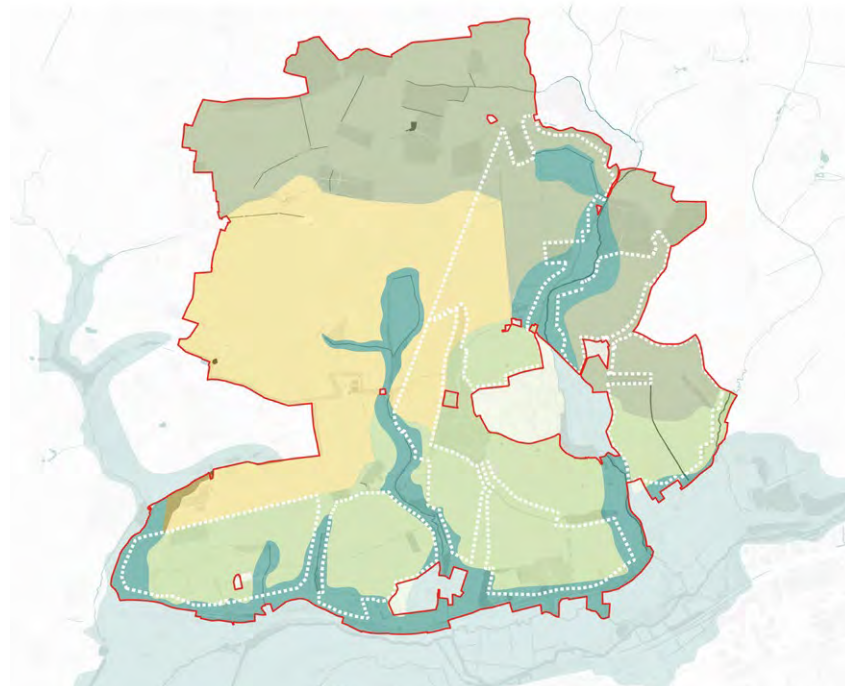


Precedent examples - character

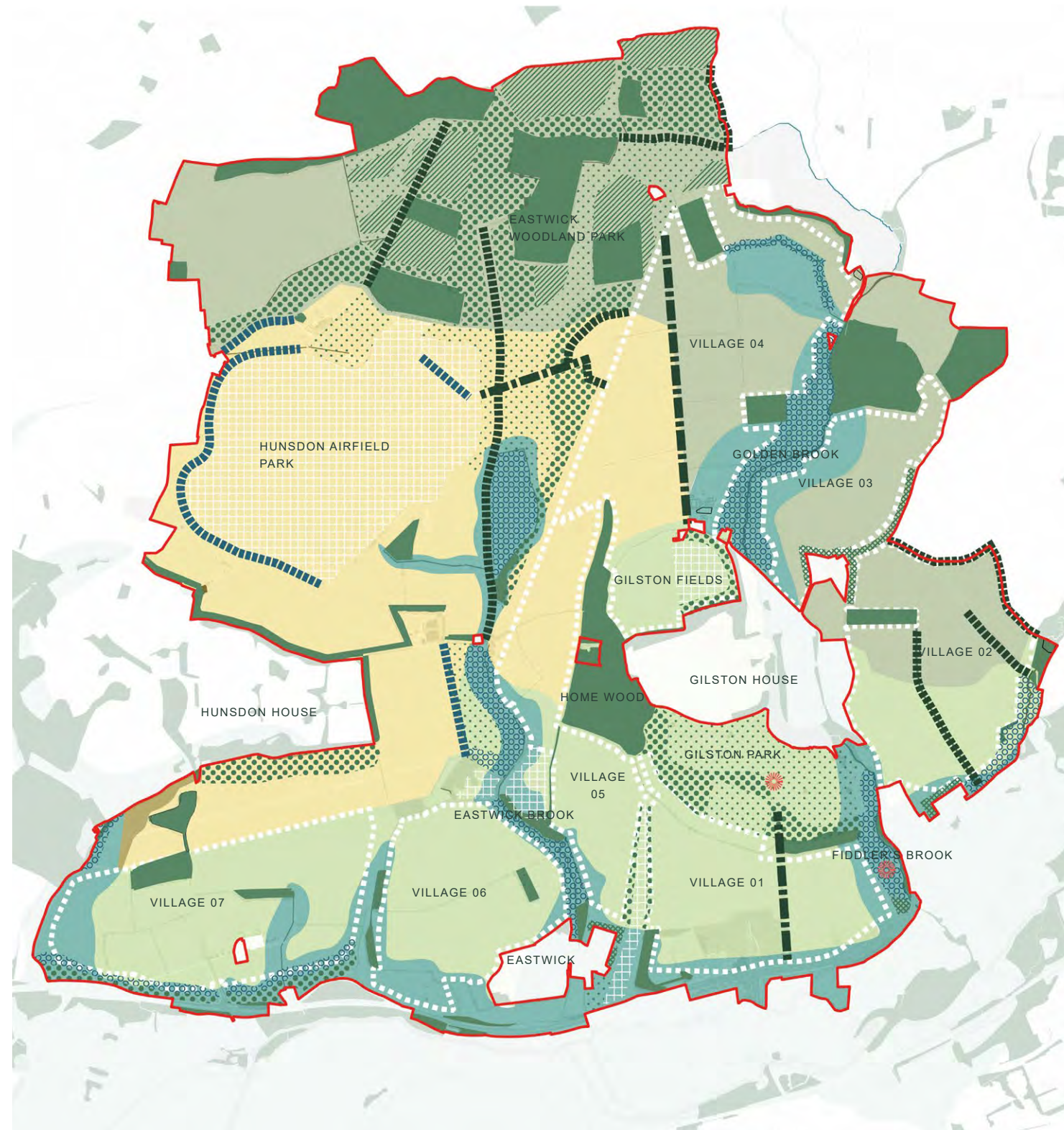
SITE CHARACTER ZONES & TREE FRAMEWORK



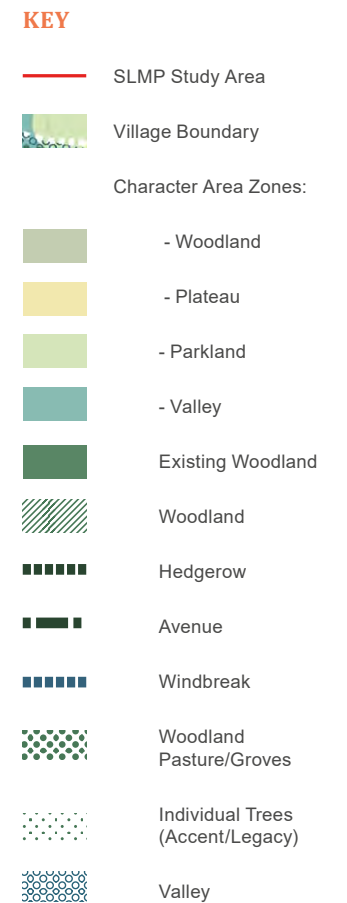
Character Areas & Topography



Planting Character Zones



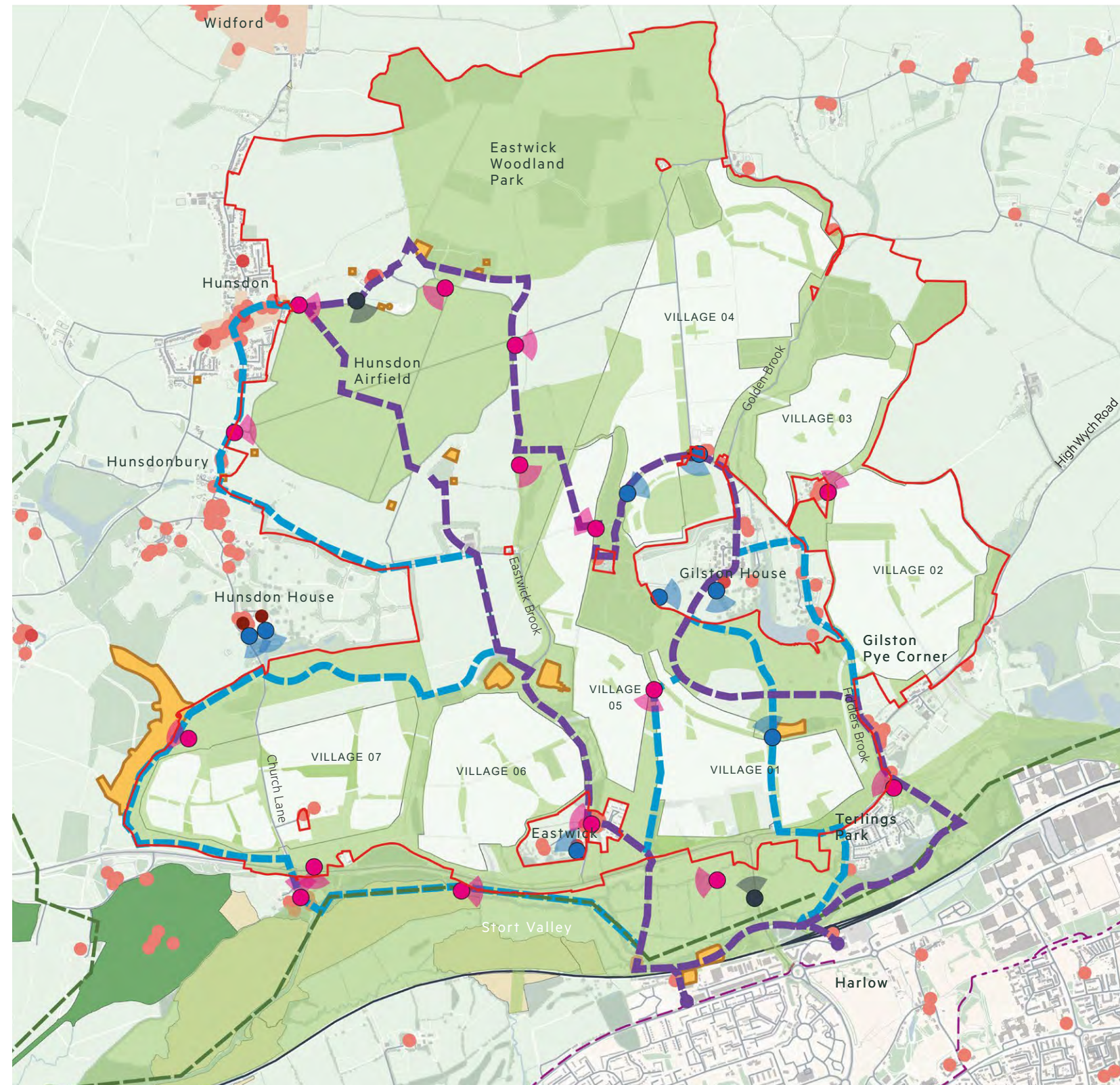
Tree Framework



HERITAGE AND INTERPRETATION TRAILS

KEY

- Conservation Areas
- Registered Parks and Gardens - Grade II
- Scheduled Monuments
- Listed Building - Grade I
- Listed Building - Grade II*
- Listed Building - Grade II
- Railway Station
- Railway Track
- Existing Roads and PROWs
- Heritage Trail
- Alternative Heritage Trail
- Harcamlow Way
- Public Open Space
- Long Distance Views
- View Towards and From Distinctive Landmarks
- View of Open Countryside



Heritage Trails

0 250 500 1000m



St Mary's Church Gilston



Hunsdon Black Barns



St Botolph's Church Eastwick

INTRODUCTION TO CHARACTER AREAS

**EASTWICK
WOODLAND PARK**



GILSTON FIELDS



**HUNSDON
AIRFIELD PARK**



**HUNSDON
COMMUNITY PARK
/ NORTHERN FIELDS**



GILSTON PARK



**HOME WOOD &
GIBSON'S SHAW**

**STRATEGIC GREEN
CORRIDORS**

**VILLAGE
CORRIDORS**

SUMMARY OF CWGS

STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT WORKSHOPS

KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour** - 26th June 2021
- **Exhibition Consultation**
 - Eastwick and Gilston village hall 23/11/21
 - Our Lady of Fatima Harlow 27/11/21 in November 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**
- **Recap webinar**
- **Working Group Session 3** - Character Areas
- **Working Group Session 4** - Presentation of Study & Design Code examples



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

THESE SCREENSHOTS GIVE AN EXAMPLE OF THE LEVEL OF FEEDBACK AND COMMENTARY FROM THE WORKSHOP

FEEDBACK OF THE WORKSHOP IS RECORDED IN GSLM605-GA-PR-006_SLMP ENGAGEMENT SESSION RESULTS

REFERENCE IMAGES



WORKSHOP 2 OVERVIEW - DISCUSSIONS & ACTIVITIES

FEEDBACK OF THE WORKSHOP IS RECORDED IN GSLM605-GA-PR-012_SLMP ENGAGEMENT SESSION 2 RESULTS

GROUP 1

SESSION 1

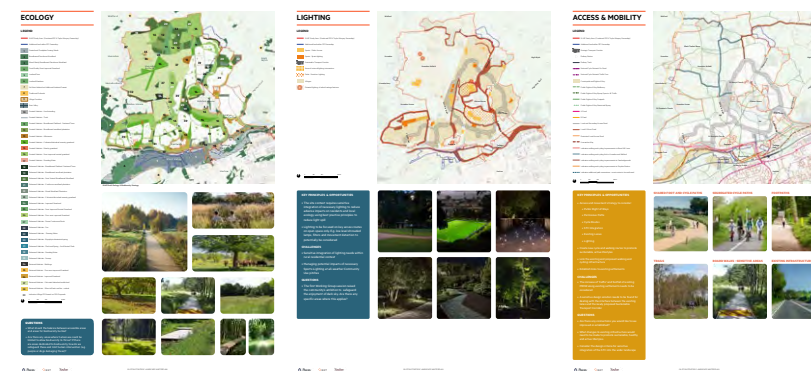
PUBLIC OPEN SPACE, SPORTS AND PLAY



GROUP 2

SESSION 1

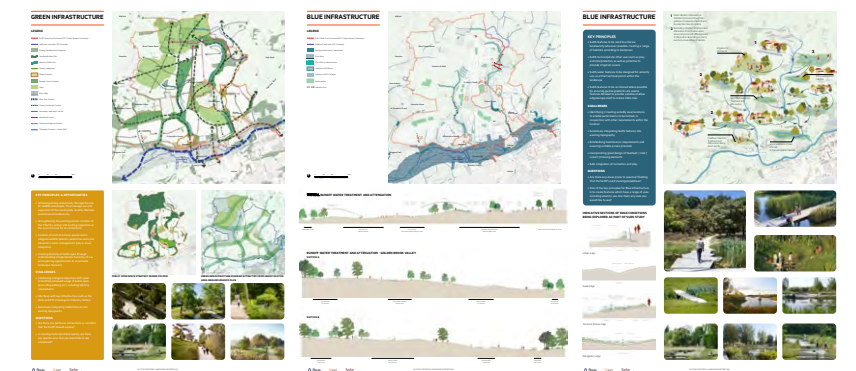
ECOLOGY, LIGHTING AND ACCESS



GROUP 3

SESSION 1

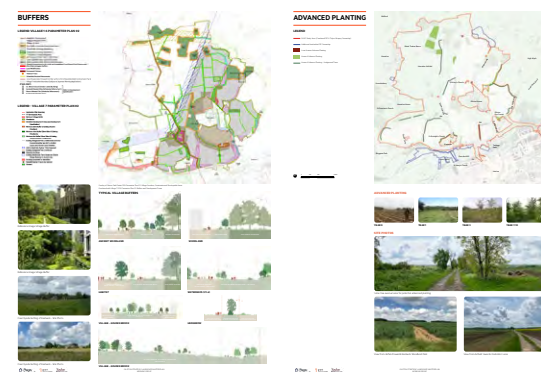
GREEN AND BLUE INFRASTRUCTURE



GROUP 1

SESSION 2

ADVANCED PLANTING AND BUFFERS



GROUP 2

SESSION 2

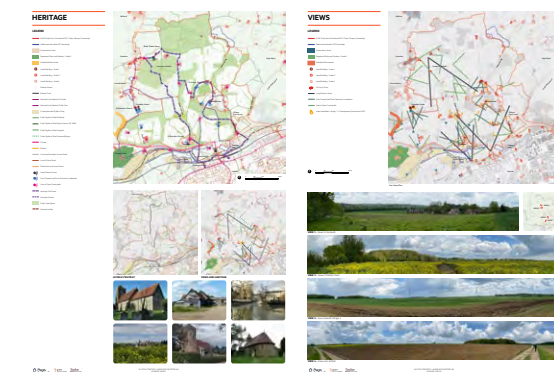
SPECIAL SITES (G&T&TS)



GROUP 3

SESSION 2

HERITAGE



Summary of Presentation boards used during workshop

CWG OVERVIEW - EMERGING THEMES

SUMMARY OF THEMES THAT HAVE EMERGED DURING THE CWG SESSIONS

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

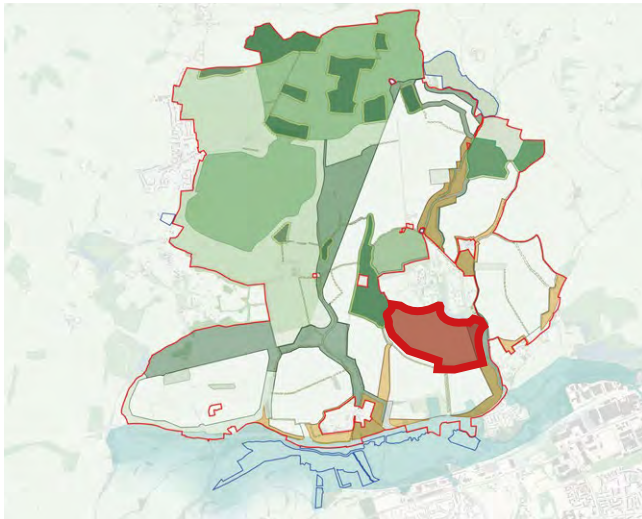
PRESENTATION Q&A

SLMP CHARACTER AREAS

DISCUSSION 1

GILSTON PARK & FIDDLER'S BROOK CORRIDOR - DESIGN UPDATE

GILSTON PARKS - EXISTING & HISTORIC FEATURES



- | | | | |
|---|--|--|-------------|
|  | Existing Woodland |  | Moated Site |
|  | 5m Buffer to Hedgerows | NOTE: Detail of landscape features within village boundaries to be addressed by the respective VMPs, not the SLMP | |
|  | 20m Ecological buffer to Fiddler's Brook - Measured from centre line | | |
|  | 20m Buffer to Ancient Woodlands | | |
|  | Veteran Trees | | |
|  | Ecological Buffer | | |



FORMER DRIVE HIGHLIGHTED ON 1849 MAP



'LIME' AVENUE



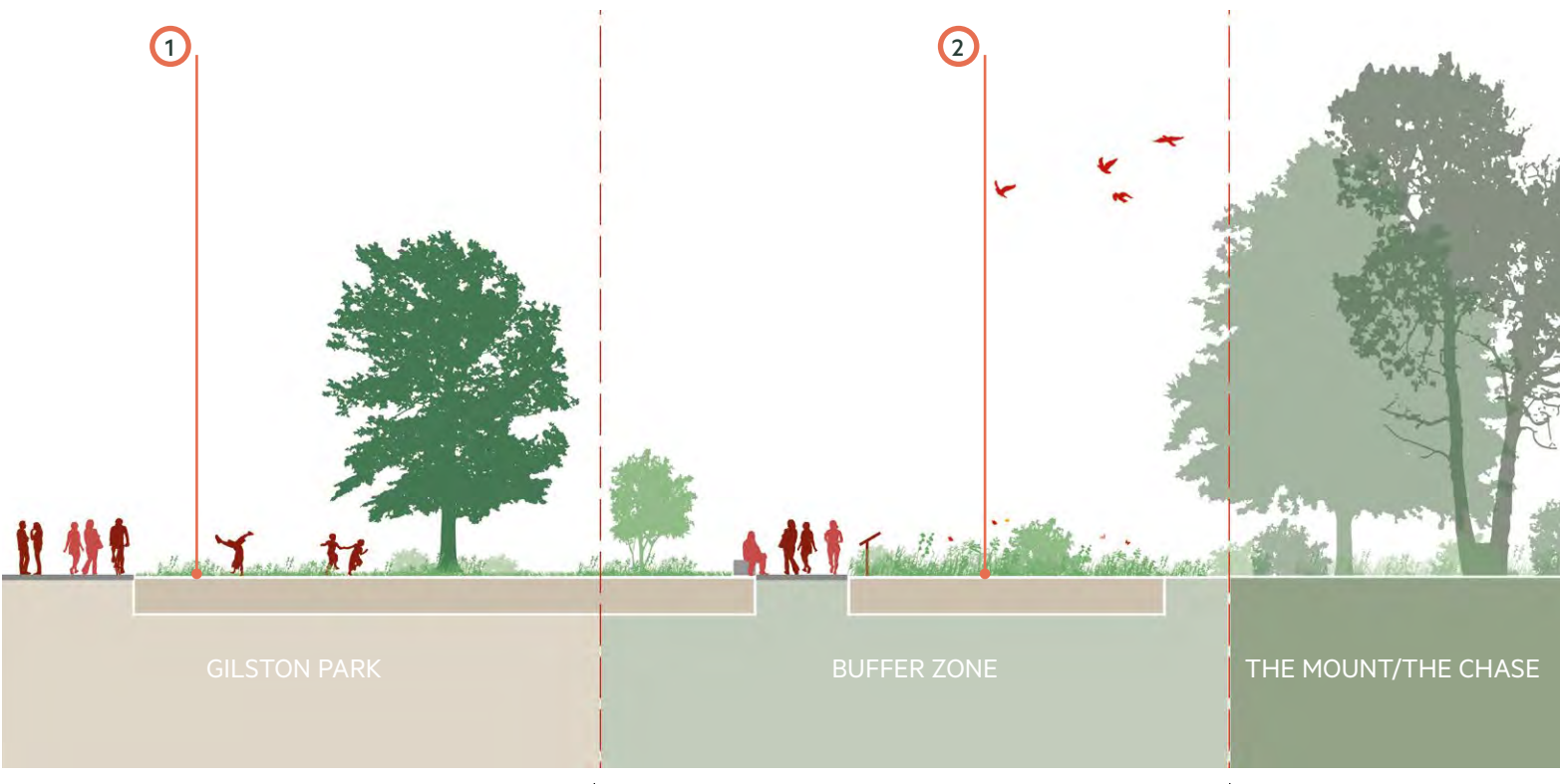
GILSTON PARK HOUSE FROM GILSTON PARK

CELEBRATING HERITAGE ASSETS

GILSTON PARK PROW



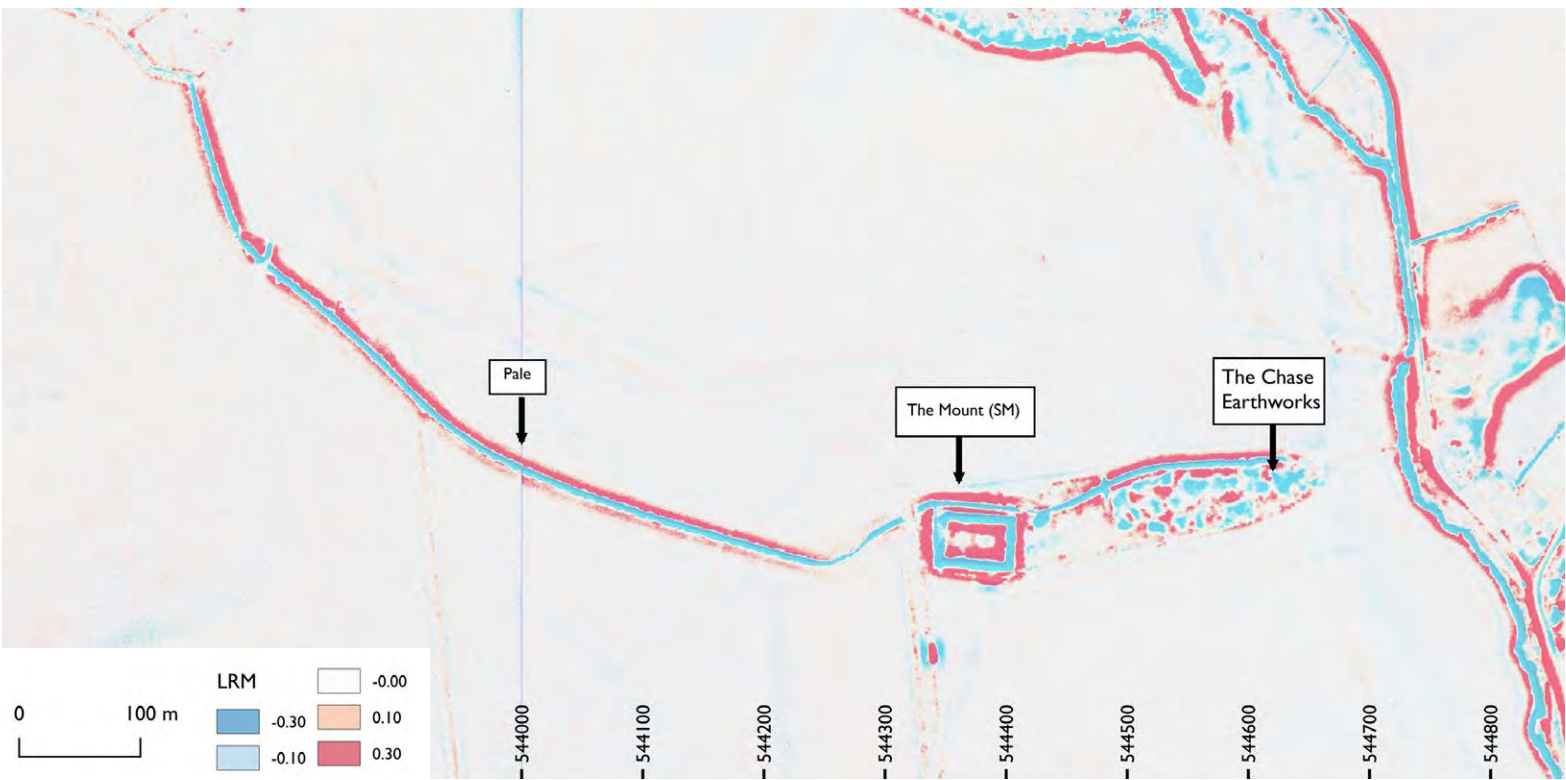
RETAINED PROW EXISTING PROW TO BE DIVERTED PROPOSED DIVERTED ROUTE



GILSTON PARK - INDICATIVE 20 m



FORMER DRIVE HIGHLIGHTED ON 1849 MAP



SITE WIDE VIEWS

VIEWS

KEY

SLMP Study Area

Land within Places for People ownership

Conservation Areas

Registered Parks and Gardens - Grade II

Scheduled Monuments

Listed Building - Grade I

Listed Building - Grade II*

Listed Building - Grade II

LVIA Key Views

Long Distance Views

View Towards and From Distinctive Landmarks

View of Open Countryside

Views identified in Development Specification 2020

1. View of St Mary's church from Gilston Lane

2. View of St Mary's church from south-east

3. View of St Mary's church from south west

4. View from formal terrace of Gilston Park House across the gardens towards the lake

5. View out from Gilston Park House looking south across the former park

6. View out from Gilston Park footpath looking south-west along former drive

7. View of Gilston Park House from the former drive within the park

8. View of Mount from Gilston Lane

9. View from near the Mount and Lime Avenue towards Gilston Park House

10. View towards the Mount from the Lime Avenue

11. View of Eastwick church from lane into Eastwick Village

12. View out from the eastern moated site (Moated site and associated earthworks south-west of Home Wood) looking north west

13. View out from the eastern moated site looking north

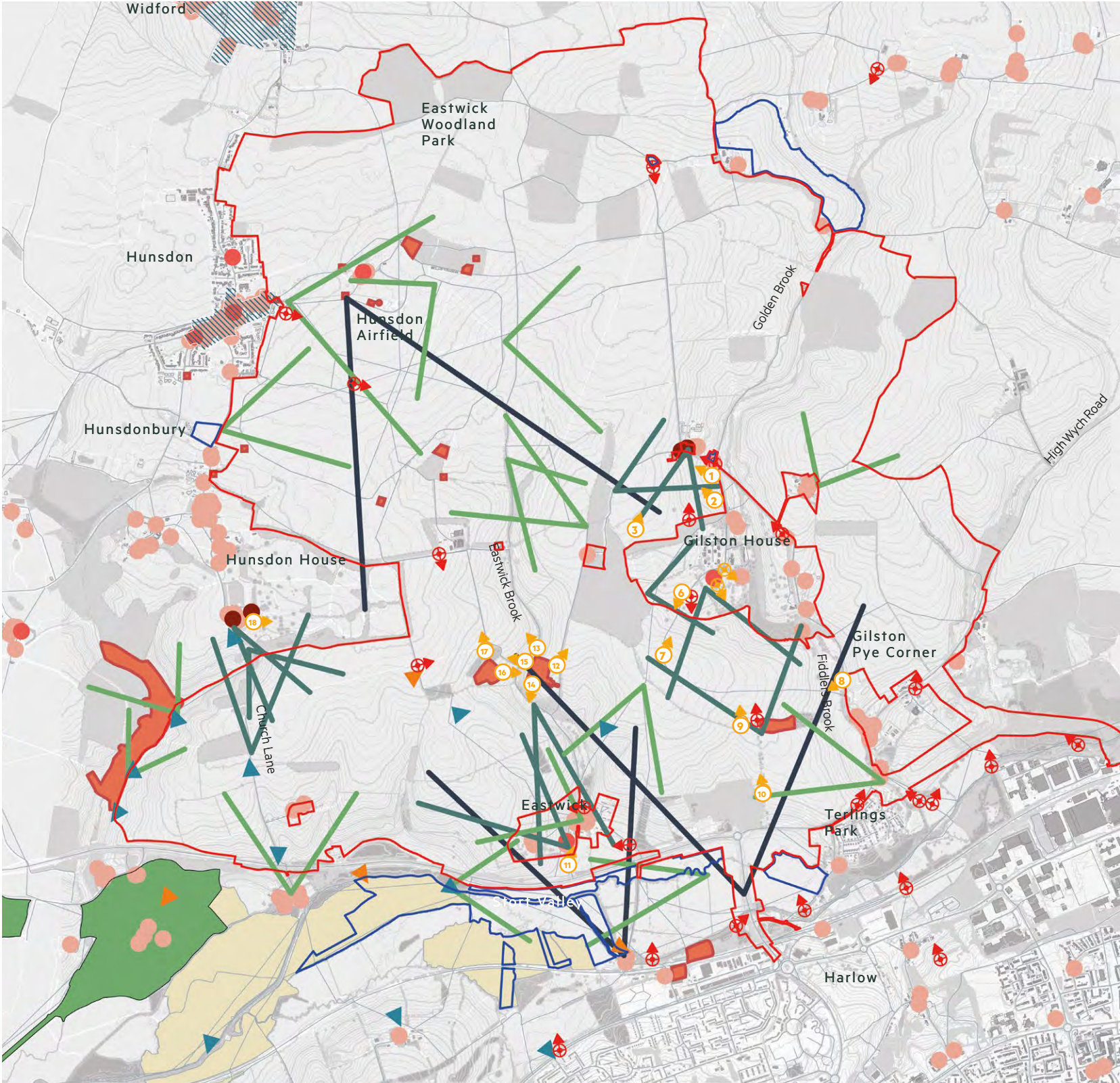
14. View out from the eastern moated site looking south

15. View out from the eastern moated site looking west towards the other moated site

16. View out from the western moated site (Moated site south of Eastwick Hall Farm) looking east towards the other moated site

17. View out from the western moated site looking north

18. View from Hunsdon House looking east



Views Constraints Plan



VIEW 1- View towards Black Barns



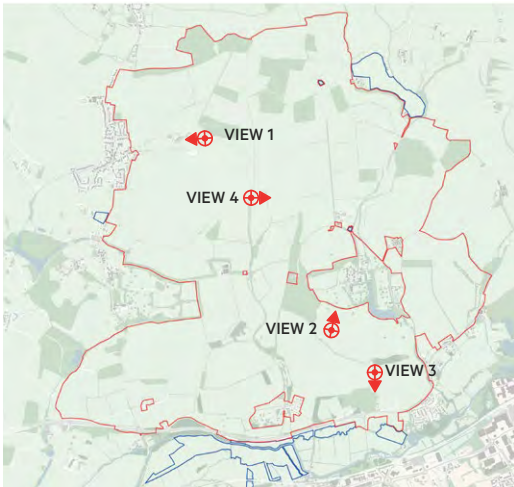
VIEW 2- Gilston Park to Gilston House / Home Wood



VIEW 3- 'Lime' Avenue



VIEW 4- Home Wood from Cockrobin Lane



GILSTON PARK - DESIGN FRAMEWORK

GILSTON PARK - DRAFT PROPOSAL

- KEY**
- Existing Woodland / Hedgerows & buffer zones
 - Existing waterbodies / watercourse
 - Key gateway nodes
 - Primary footpaths/ cycle path
 - Secondary footpaths
 - Tertiary footpaths
 - Biodiverse Long Grassland & Meadow
 - Woodland glade grassland
 - Amenity grassland
 - Community Orchard
 - Play area
 - Proposed tree planting
 - Community Sports
 - School Sports site*
 - Key views (Combined existing and proposed)
 - Indicative V1 development
 - Paths / hard standing
 - Cricket pavilion & parking

Note: Refer to Views Constraints Plan for further detail of existing views

*School Sports Site proposal to be developed under Village 1 Masterplan



NOTE: Detail of landscape features and development within village boundaries to be addressed by the respective VMPs, not the SLMP

GILSTON PARK - DESIGN FEATURES

GILSTON PARK - DRAFT PROPOSAL



GILSTON PARK HOUSE

Design Requirements

Mandatory Features

1. 2No. Community football pitches (grass, U18-Senior)
2. 1No. Cricket pitch
3. 1No. Destination Play Area
4. 1No. Cricket pavilion
5. 1No. Community Orchard
6. Accessible primary routes with max gradient 1:21
7. Diverted PROW route
8. Biodiverse planting with minimum BNG of 10% (TBC)
9. Sustainable drainage systems to sports pitches
10. Ancient Woodland interface
11. Outdoor Performance Area
12. Heritage interpretation to The Chase
13. SuDS features to primary path and STC corridor
14. Interchange with STC corridor
15. Landscape Management Plan
16. Protection of Veteran trees
17. Clear, accessible and easily-identifiable access points
18. Circuitous exercise route



Gilston Park Character Area Plan

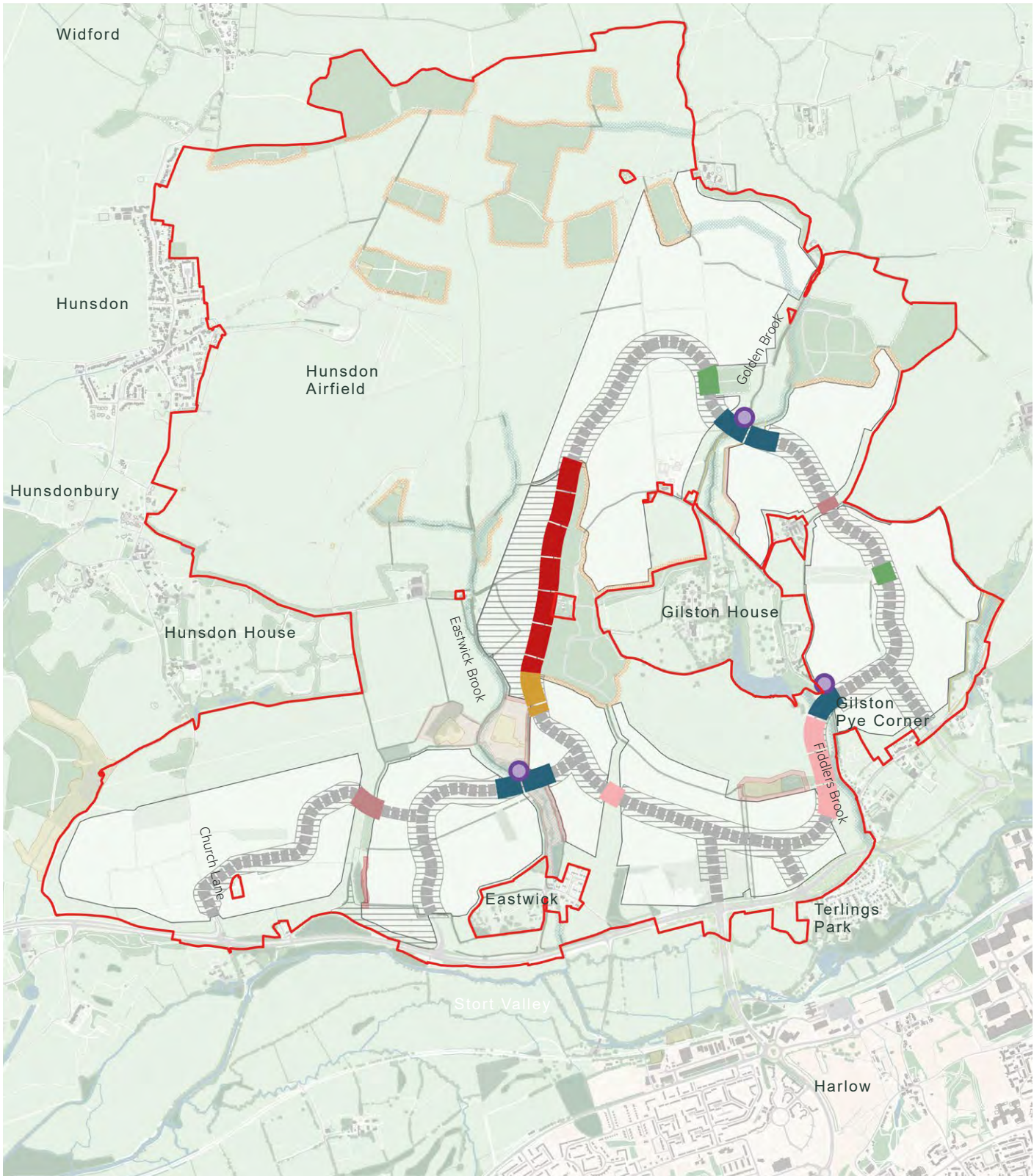
PUBLIC REALM & STC

WITHIN THE SLMP

STC

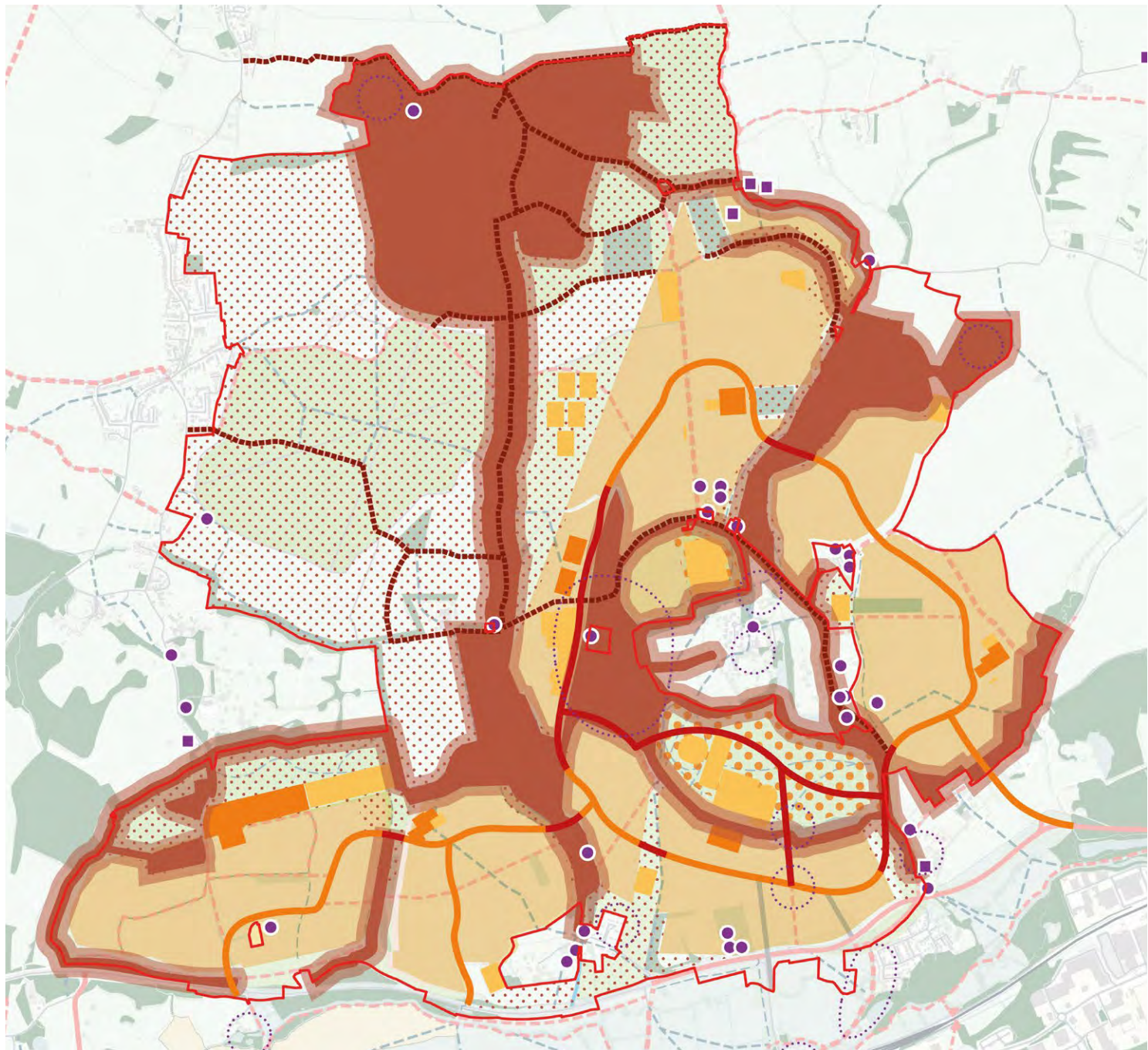
The Sustainable Transport Corridor (STC) provides a primary route for public transport, cyclists and pedestrians to travel between the new Villages and onwards to key linkages to Harlow. Within the SLMP areas between Villages, the STC will also provide a route for private vehicles. The Village Masterplans will define use and design parameters for the STC within villages.

The SLMP provides an overview to establish the character of the STC and create design codes for the various scenarios where it features within the SLMP landscape, including the tributary valley crossings. These areas are identified in the adjacent plan. Early delivery of the STC between Village 1 and Village 7 will be important in supporting early establishment of an integrated and cohesive Gilston Area community



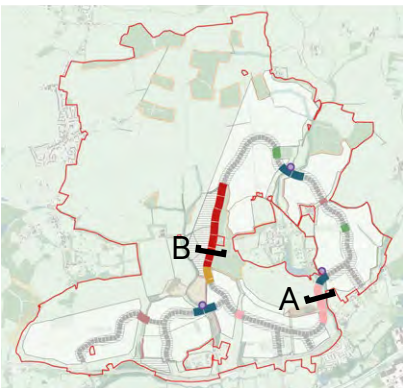
KEY	
	Combined Application Boundaries for the Gilston Area
STC INTERFACE WITH:	
	Existing lane
	Park Edge
	Ancient Woodland
	Scheduled Monument
	Non-Ancient Woodland
	Tributary Valley (including crossings)
	Landscape Corridors

STC INTEGRATION AND SITE WIDE LIGHTING STRATEGY



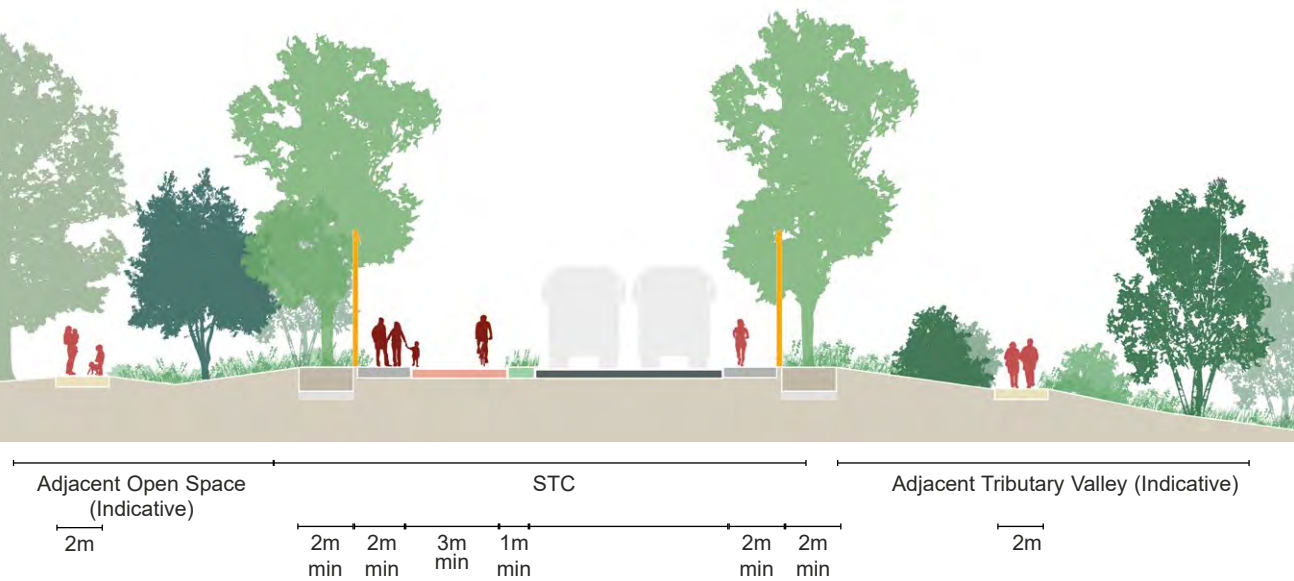
Lighting Strategy

- | | | | |
|-----------------------------------|---|--|---------------------------------|
| SLMP Study Area | Unlit key routes through SLMP | Villages | Sport pitches - Unlit |
| Dark corridors | STC - Lit | Community Parks - Sensitive lighting | Bat roosts - Datasearch |
| Dark corridor buffer (indicative) | STC - Lighting to limit ecological impact | Artificial sport pitches - Floodlighting | Bat roosts - Survey (2005-2017) |
| Zones with restricted lighting | | | Suspected bat roosts |

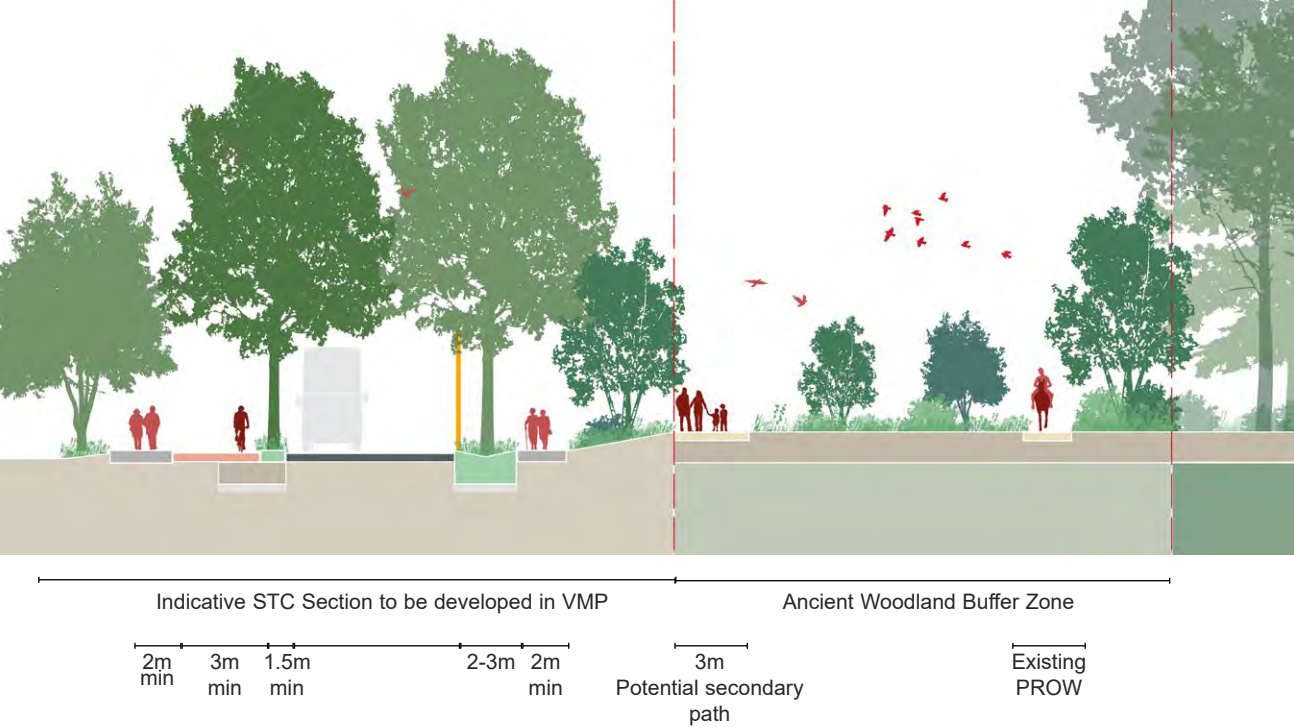


KEY PLAN

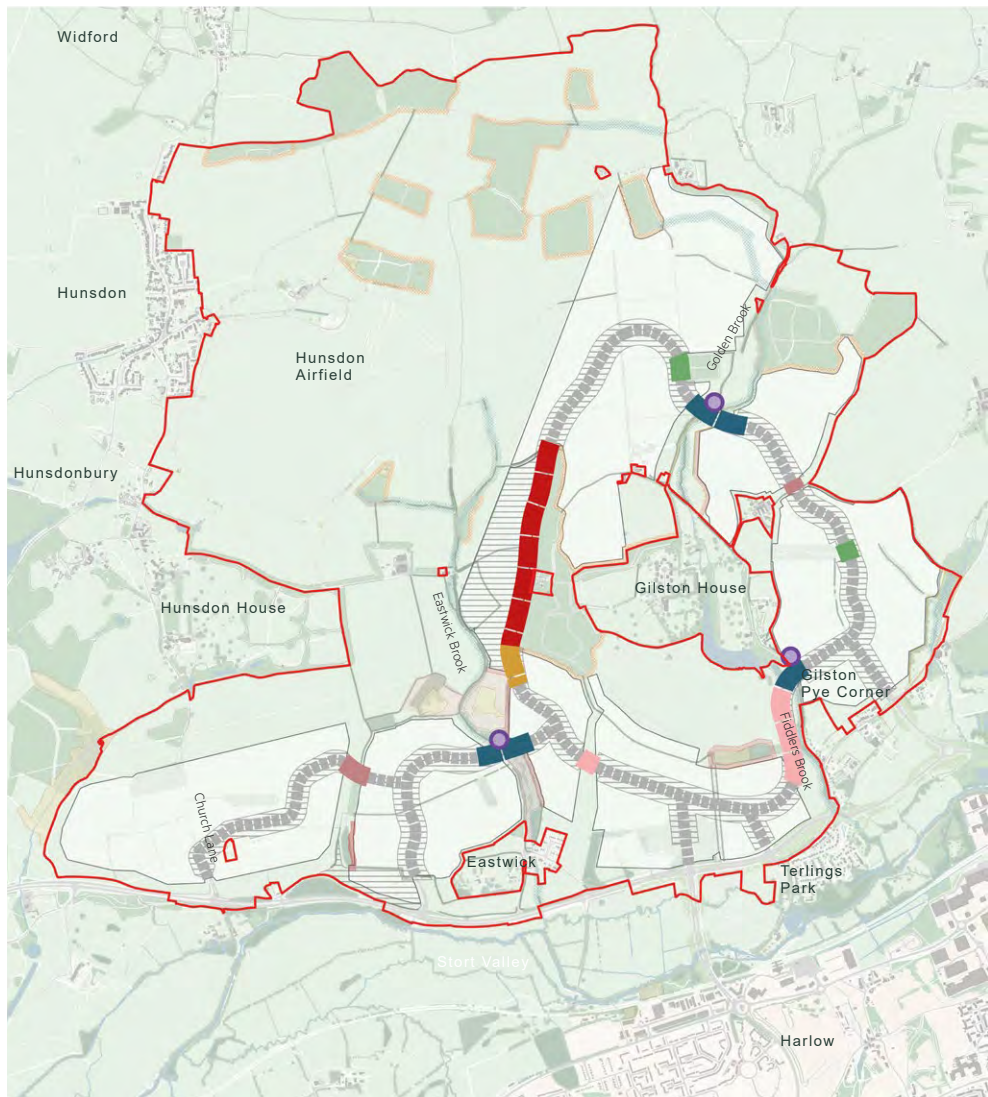
Design Code Extract - Typical STC Section - Adjacent to Public Open Space



Design Code Extract - Typical STC Section - Adjacent to Ancient Woodland



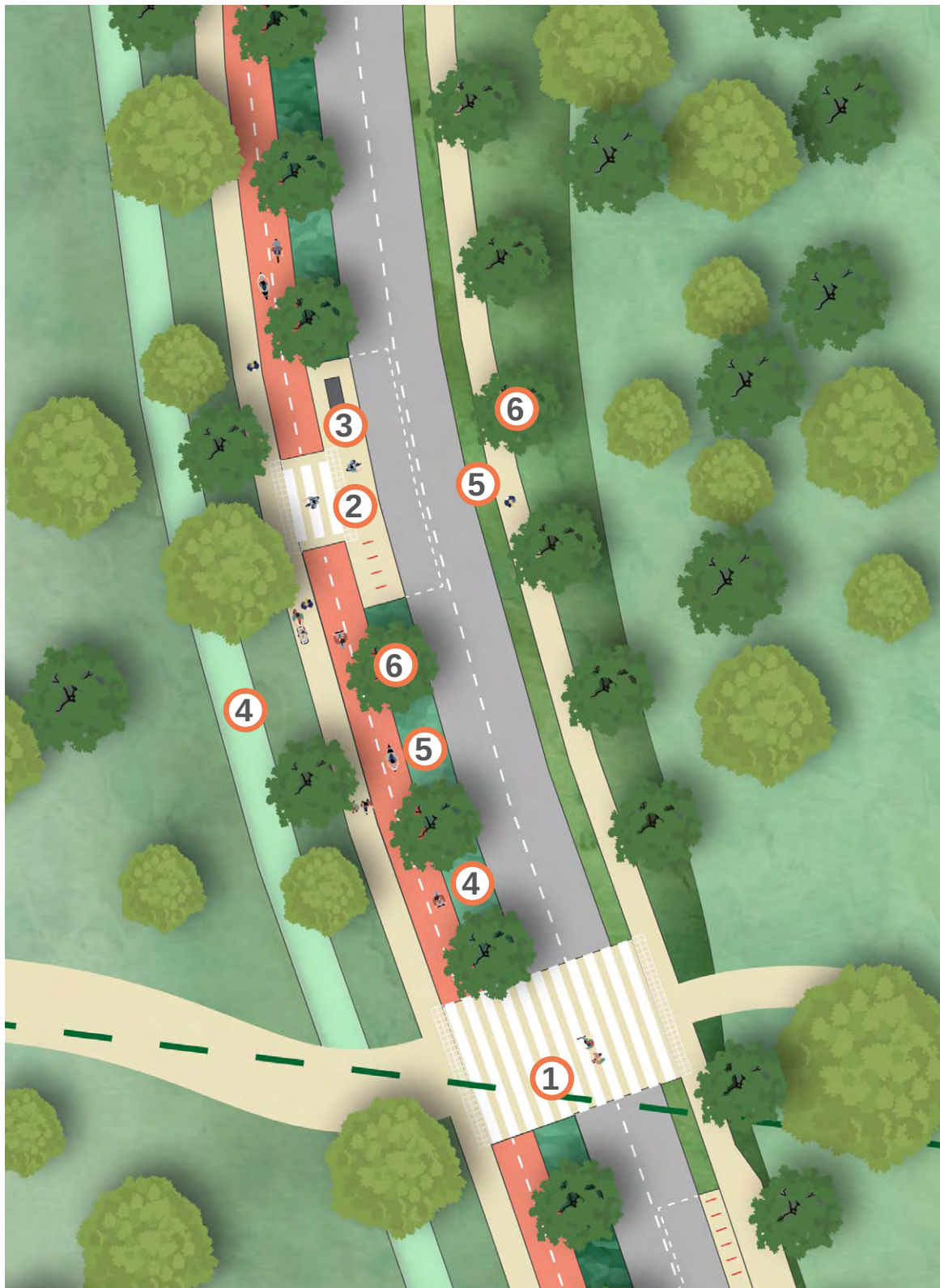
STC CORRIDOR



STC Conditions

KEY

	Combined Application Boundaries for the Gilston Area		Non-Ancient Woodland
	Existing lane		Tributary Valley (including crossings)
	Park Edge		Landscape Corridors
	Ancient Woodland		
	Scheduled Monument		



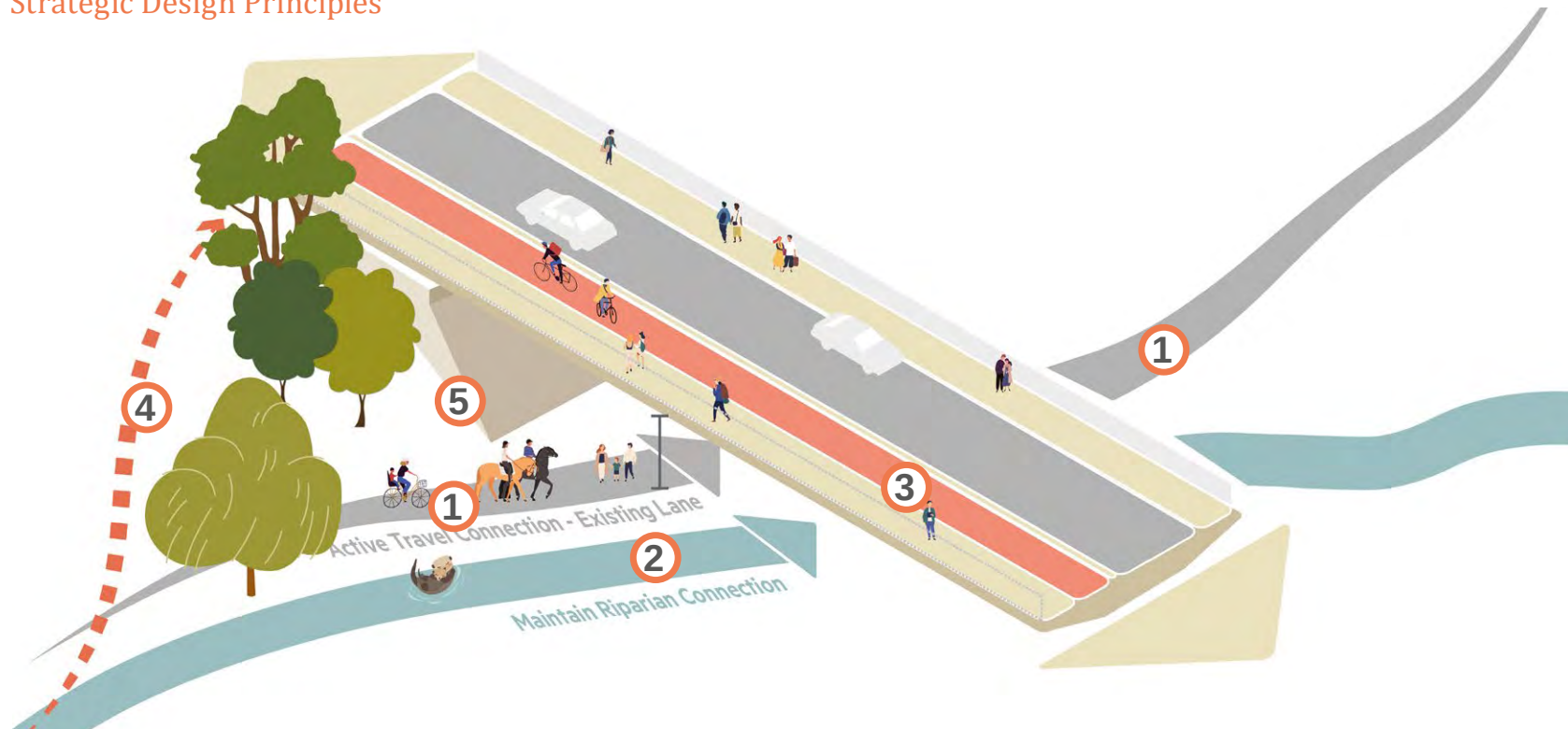
STC Park Edge Plan

Design Requirements

- Where existing PROWs cross the STC, road design must give priority to pedestrian and cyclists
- Bus stops at key nodes to be accommodated on-carriageway. Use of colour contrast and hazard warning to clearly demarcate route from bus-stop across cycleway to the pedestrian path.
- Bus-stops to feature shelter, seating, e-bike hire, and wayfinding maps & signage for the location
- Drainage strategy of the STC to follows SuDS principles and provide ecological and amenity benefits (e.g. by use of biodiverse raingardens)
- Planted strips to provide separation between pedestrian/cycle routes and carriageway
- Tree planting must be provided along the STC to enhance microclimate and enhance ecological value
- Legacy tree planting of medium-large sized trees to be supported through provision of suitably sized root-zones
- Planting to be low-level (max height 1.5m) to maintain clear sight-lines & visibility for pedestrians
- Underground service corridor to be identified and coordinated with planting areas to avoid conflict
- Associated road earthworks to be sensitively integrated with surrounding landscape and designed to accommodate pedestrian connectivity

STC CROSSINGS

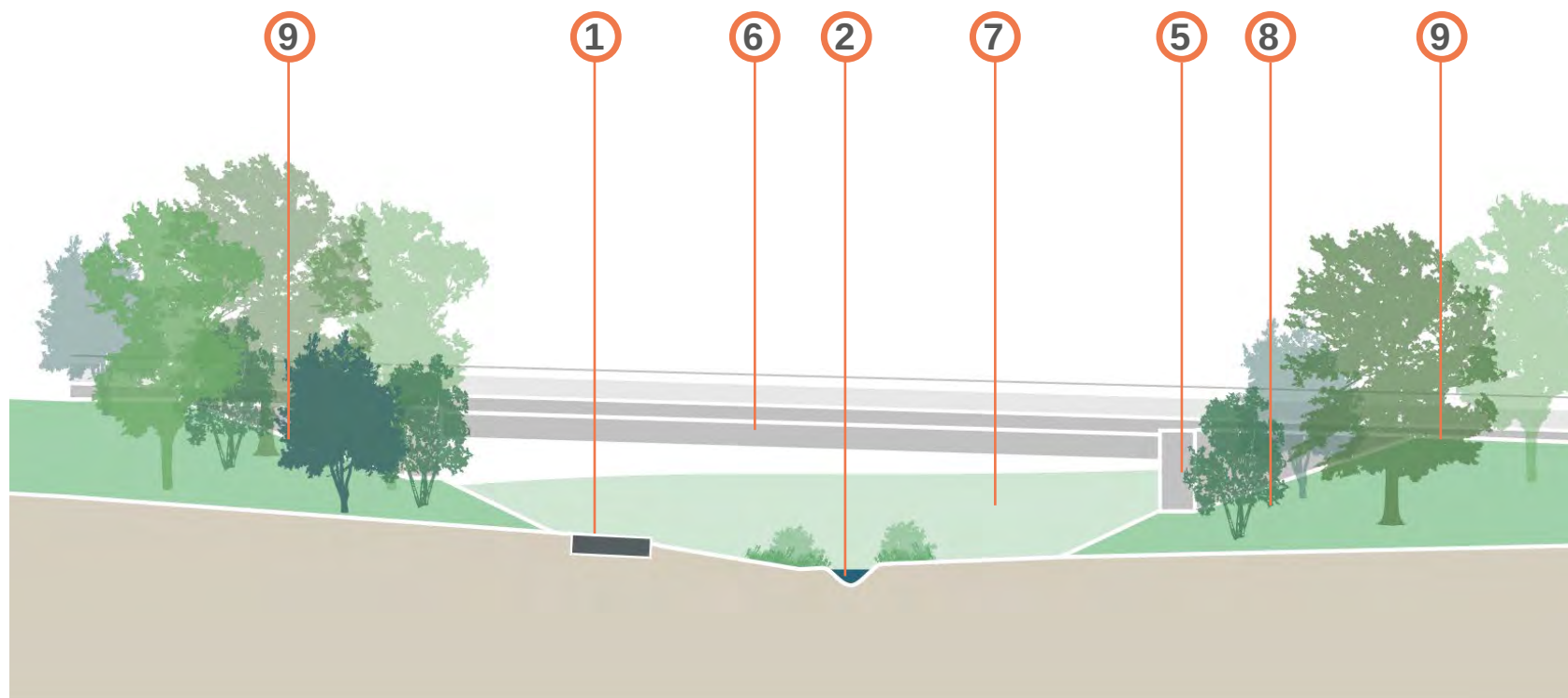
Strategic Design Principles



1. Maintain active travel connection along existing lane
2. Maintain riparian and ecological connections
3. Prioritise active travel along STC
4. Provide active travel connections between the existing lane and the STC - this may be integrated with the village masterplans at RMA stage
5. Abutments must make positive contribution to public realm, through sensitive integration of planted earthworks, surface materiality and screening



Visual Design Principles



6. Minimise visual profile of the bridge deck by
 - Minimising structural depth
 - Tapering edges of the bridge deck
7. Design solutions should seek to achieve an appropriate balance between the scale of structure within the wider landscape and the need for visual openness within the watercourse public realm below.
8. Large, visible wing walls are not acceptable. Sloped abutments with riprap appear a softer, more natural element in the landscape
9. Naturalistic planting should be incorporated at strategic points along the valley corridor to provide screening to views from the footway/cycleways and integration of the crossing structure in wider views across the valley. Planting should be positioned to frame and direct views towards the river and natural valley corridor

WATER FRAMEWORK DIRECTIVE

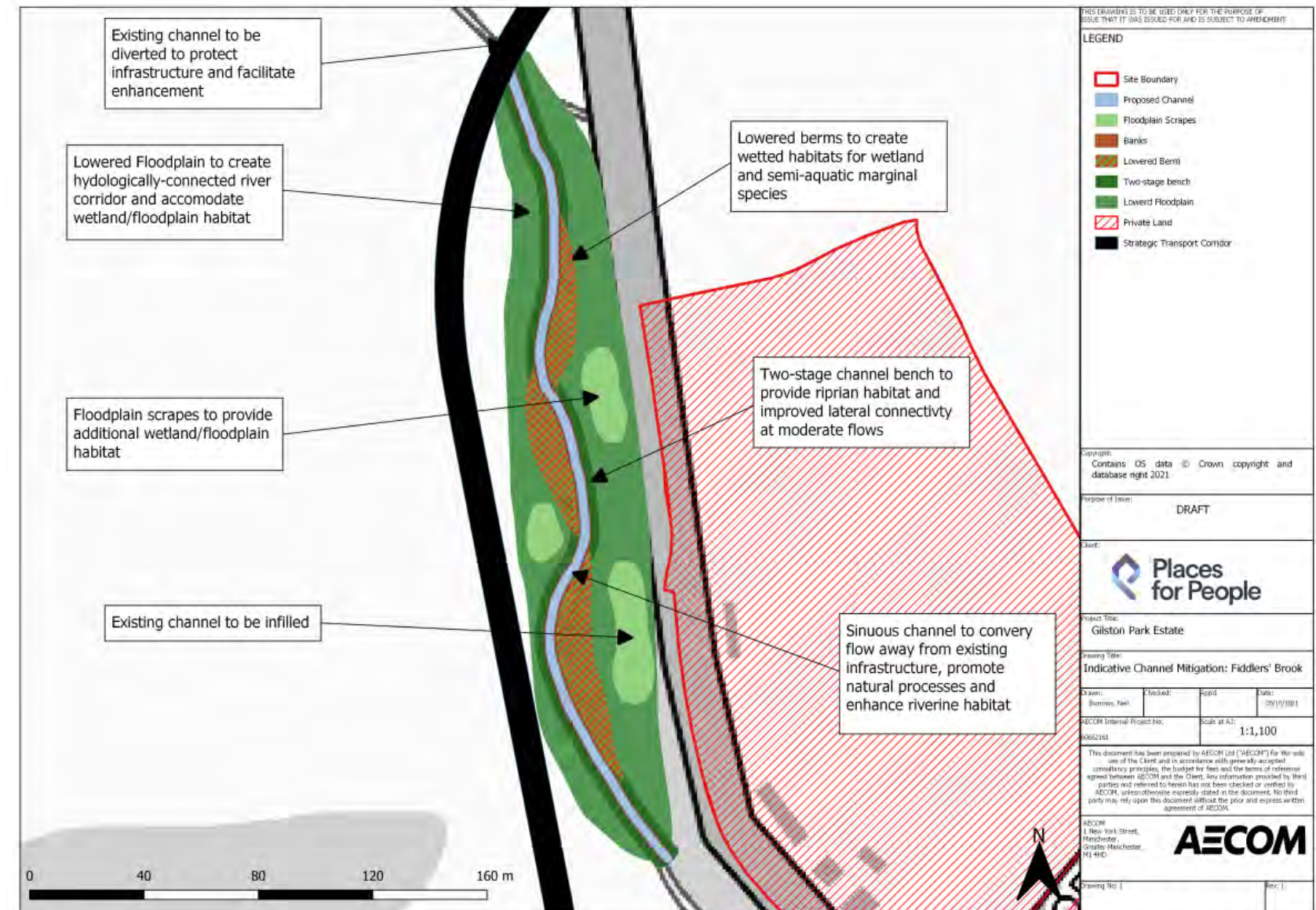
WFD MITIGATION AND ENHANCEMENT STRATEGY STAGE 1 & SLMP

STAGE 1 SCOPE:

- Review/update baseline / surveys
- Map low order drainage channels (Arc Hydro)
- Develop enhancement options long list & locs.
- High-level identification & appraisal of constraints
- Rank options (effectiveness and deliverability)
- Develop enhancement options short list & locs.
- Consultation on preferred suite of interventions per watercourse

STAGE 1 OUTPUTS:

- Opportunities plans for each watercourse
- Annotated enhancements map showing locations for short listed options
- Indicative sketches or photographs of analogous examples or suitable products to illustrate what each enhancement may look like
- At SLMP stage the output should be flexible



DISCUSSION:
INTEGRATION OF NEW FACILITIES
WITHIN THE HISTORIC & NATURAL
LANDSCAPE



BREAK

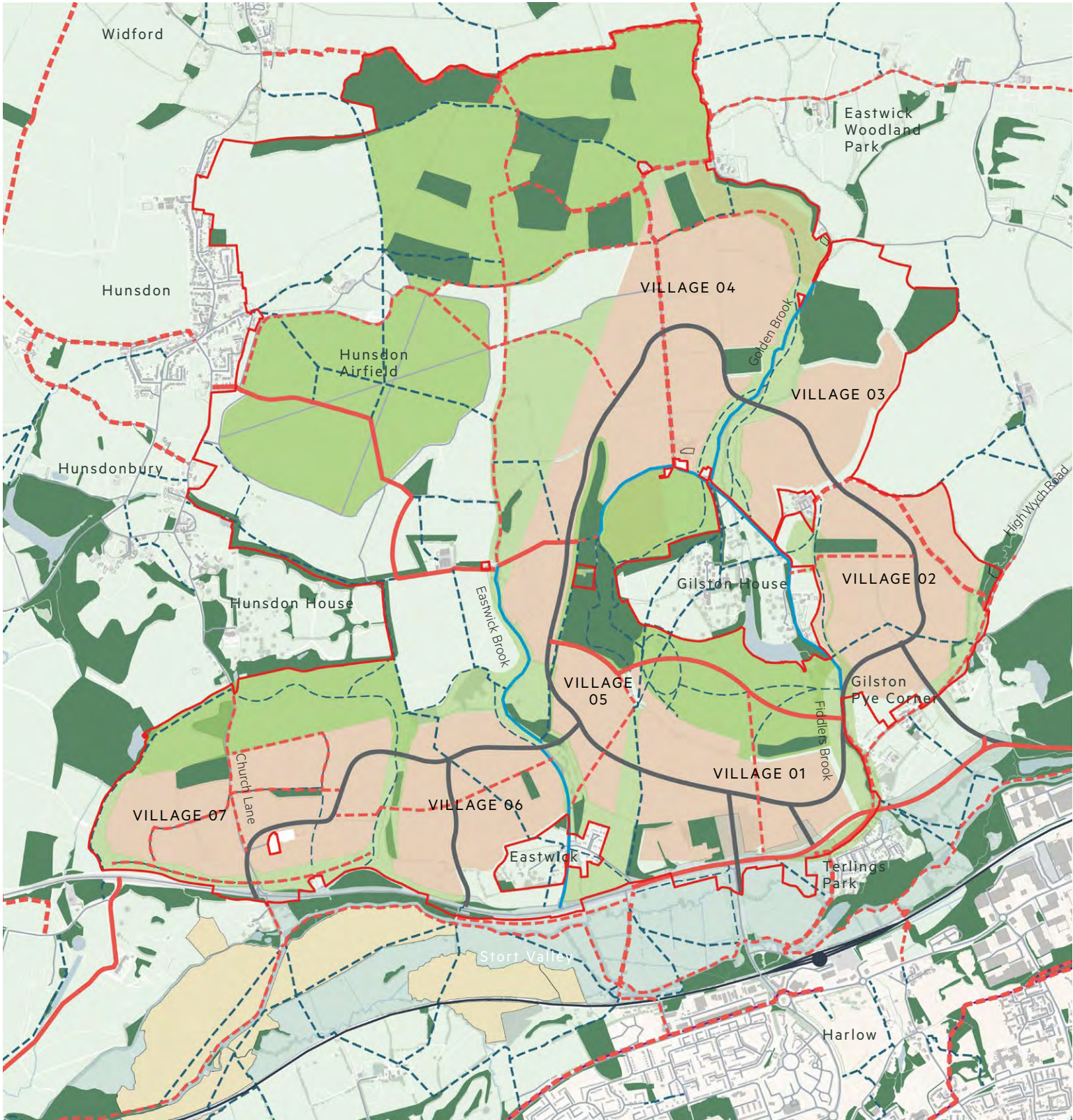
SLMP CHARACTER AREAS

DISCUSSION 2

**HUNSDON AIRFIELD PARK /
EASTWICK WOODLAND PARK /
POWERLINE CORRIDOR
- DESIGN UPDATE**

SLMP GREEN INFRASTRUCTURE STRATEGIES

SUSTAINABLE MOVEMENT STRATEGY



- KEY**
- SLMP Study Area
 - Railway Track and Station
 - Pedestrian Routes*
 - Combined Pedestrian & Cycle Routes - Leisure*
 - Combined Pedestrian & Cycle Routes - Commuter*
 - Sustainable Transport Corridor*
 - Existing Roads and Lanes
 - Existing Woodland
 - Strategic Parks
 - Strategic Green Corridors
 - Villages

*Exact routes to be confirmed

NOTE: Detail of landscape features within village boundaries to be addressed by the respective VMPs, not the SLMP. Connections illustrated through villages are for indicative purposes only to show where routes will be linked.

In addition to the movement work illustrated above, a scheme for interim pedestrian and cycle connectivity between Village 7 and the Village 1 boundary, to include confirmation of route alignment, is to be resolved as required by condition

MOVEMENT - SLMP LEISURE TRAILS



Heritage Trail and Leisure Routes Plan

- Combined Application Boundaries for the Gilston Area

Exercise Trails

Mountainbike Trail

Equestrian cross-country trail

Equestrian routes

Heritage routes

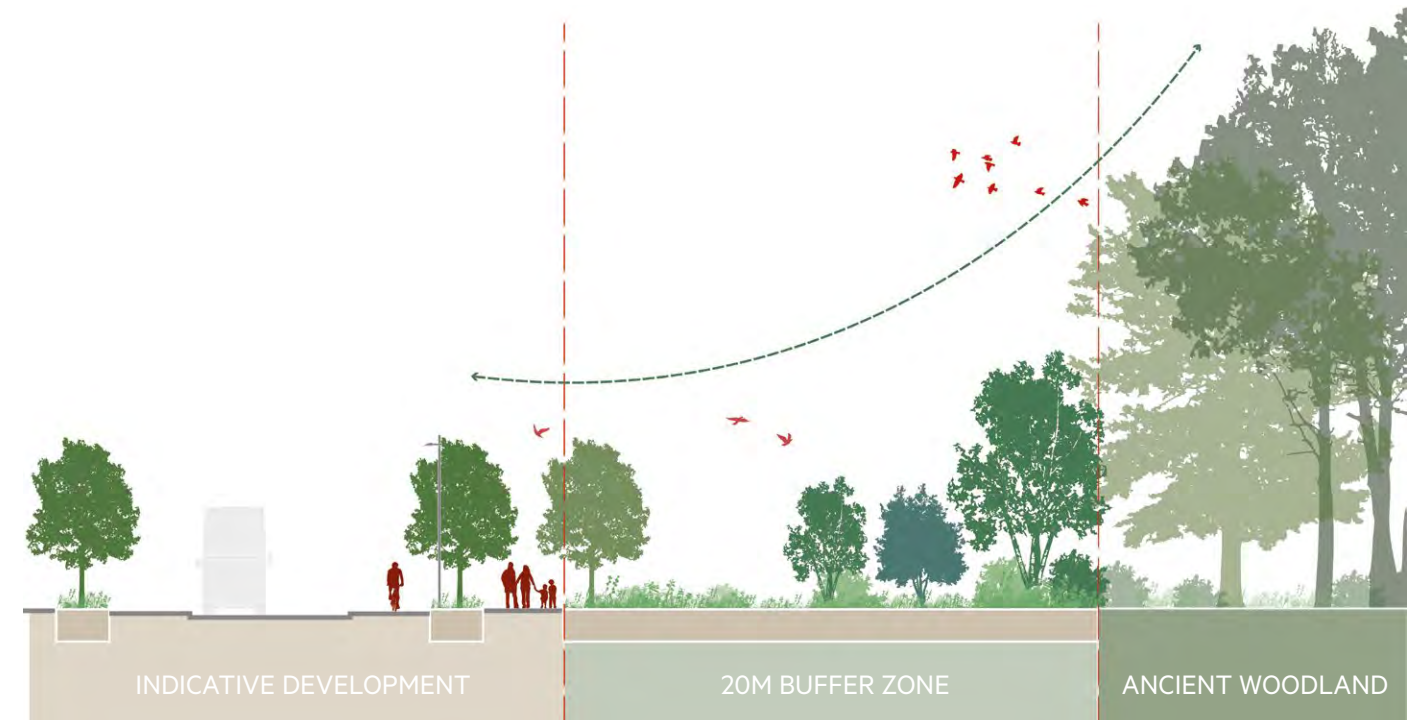
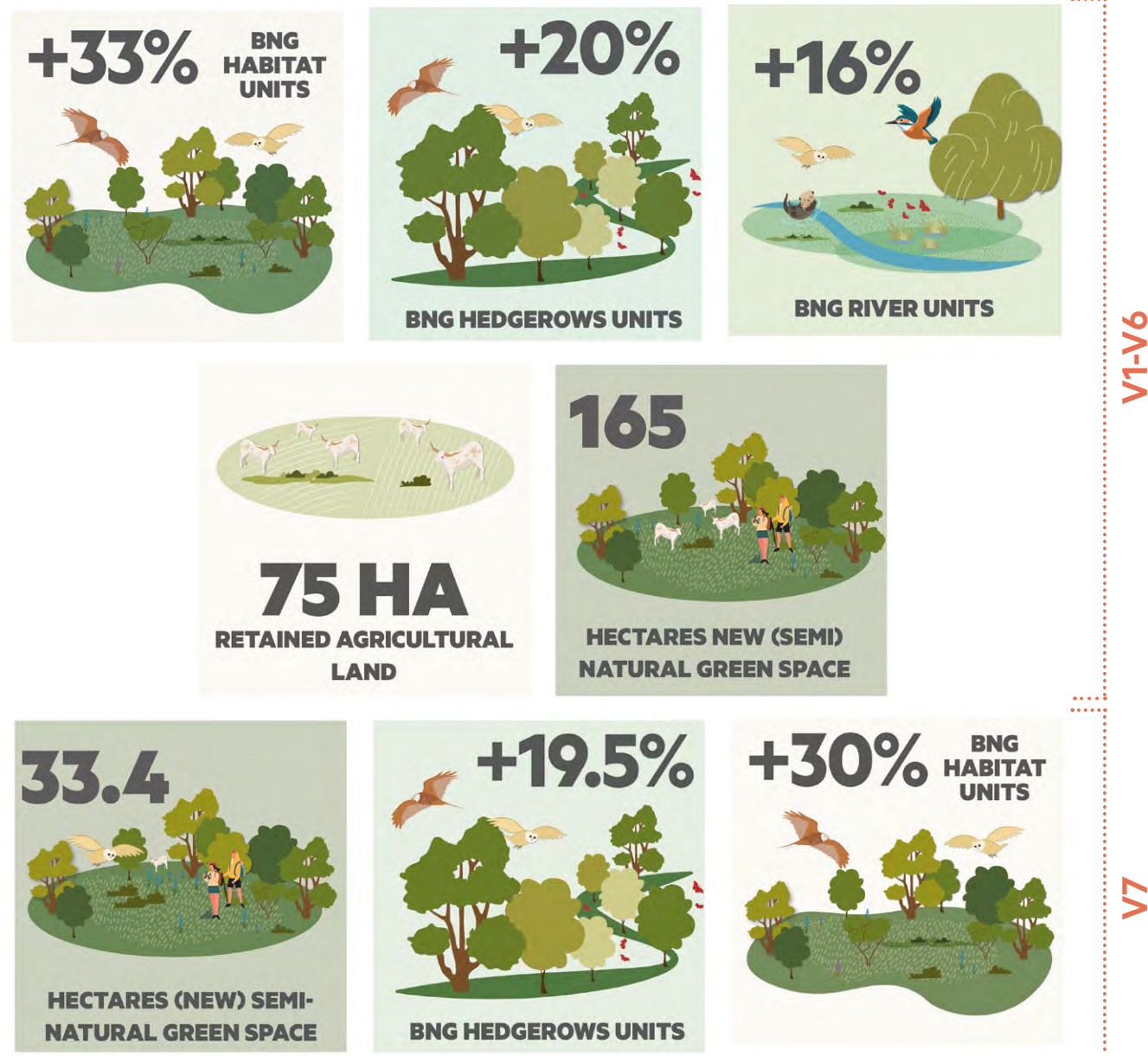
Scheduled Ancient Monument

Listed Building - Grade I

Listed Building - Grade II*

Listed Building - Grade II
- Places for People
- grant associates
- Taylor Wimpey
- | Swatch | Material | STC
Carriageway | Commuter
Route STC
Cycle | Commuter
Route STC
Foot | Commuter
Route SLMP
Cycle Path | Commuter
Route SLMP
Pedestrian Path | Existing Lanes |
|--------|--|--------------------|--------------------------------|-------------------------------|--------------------------------------|---|----------------|
| | Hot rolled asphalt | ✓ | | | | | |
| | Coloured bitmac | ✓ | | ✓ | | | ✓ |
| | Hot rolled asphalt with contrasting coated chippings | ✓ | | | | | ✓ |
| | Painted lines | ✓ | | | | | ✓ |
| | Block paving separation | ✓ | | | | | ✓ |
| | Colour contrast bitmac to cycle lanes | | ✓ | | ✓ | | |
| | Exposed aggregate in-situ concrete | | | | | | |
| | Block Paving | ✓ | | ✓ | | ✓ | |
| | Concrete flag | | | ✓ | | ✓ | |
| | Clay Pavers | | | ✓ | | ✓ | |
| | Grass-crete | | | | | | |
| | Boardwalk | | | | | | |
| | Mown Grass | | | | | | |
| | Self binding gravel / Hoggin | | | | | | |
| | Resin bound gravel | | | ✓ | | ✓ | |
| | Wood/bark chip | | | | | | |
| | Loose gravel | | | | | | |
| | Resin Bound Rubber Crumb/ Mulch | | | | | | |
- Design Code Extract - Hard Materials
- A cross-section diagram of a typical footpath/cycle path section. The diagram shows a series of landscape features from left to right: a SUDS FEATURE, a BIODIVERSE GRASSLAND VERGE, a PEDESTRIAN / CYCLE / VEHICULAR ACCESS area with a path, a SOFT LANDSCAPE BOUNDARY & FENCE area with a fence, and an AGRICULTURAL LAND area with a cow. The path is shown with a person walking and a person on a bicycle. The ground is shown in a cross-section view with different layers and materials.
- Design Code Extract - Typical Footpath/Cycle path Section - Airfield Park
- GSML605 GILSTON STRATEGIC LANDSCAPE MASTERPLAN - COMMUNITY WORKING GROUP - NOVEMBER 2023

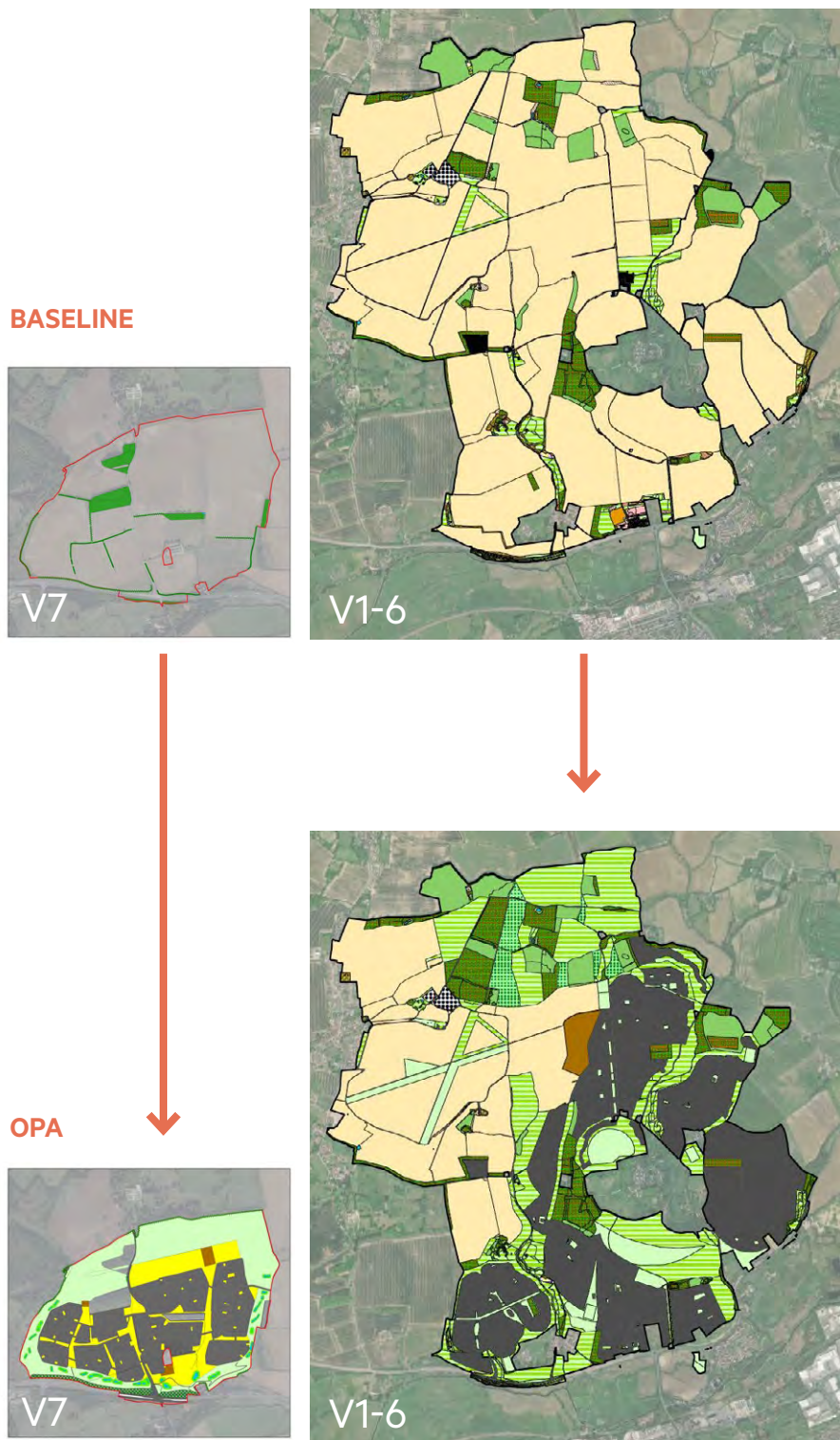
SLMP - BIODIVERSITY NET GAIN & EXISTING HABITAT PROTECTION



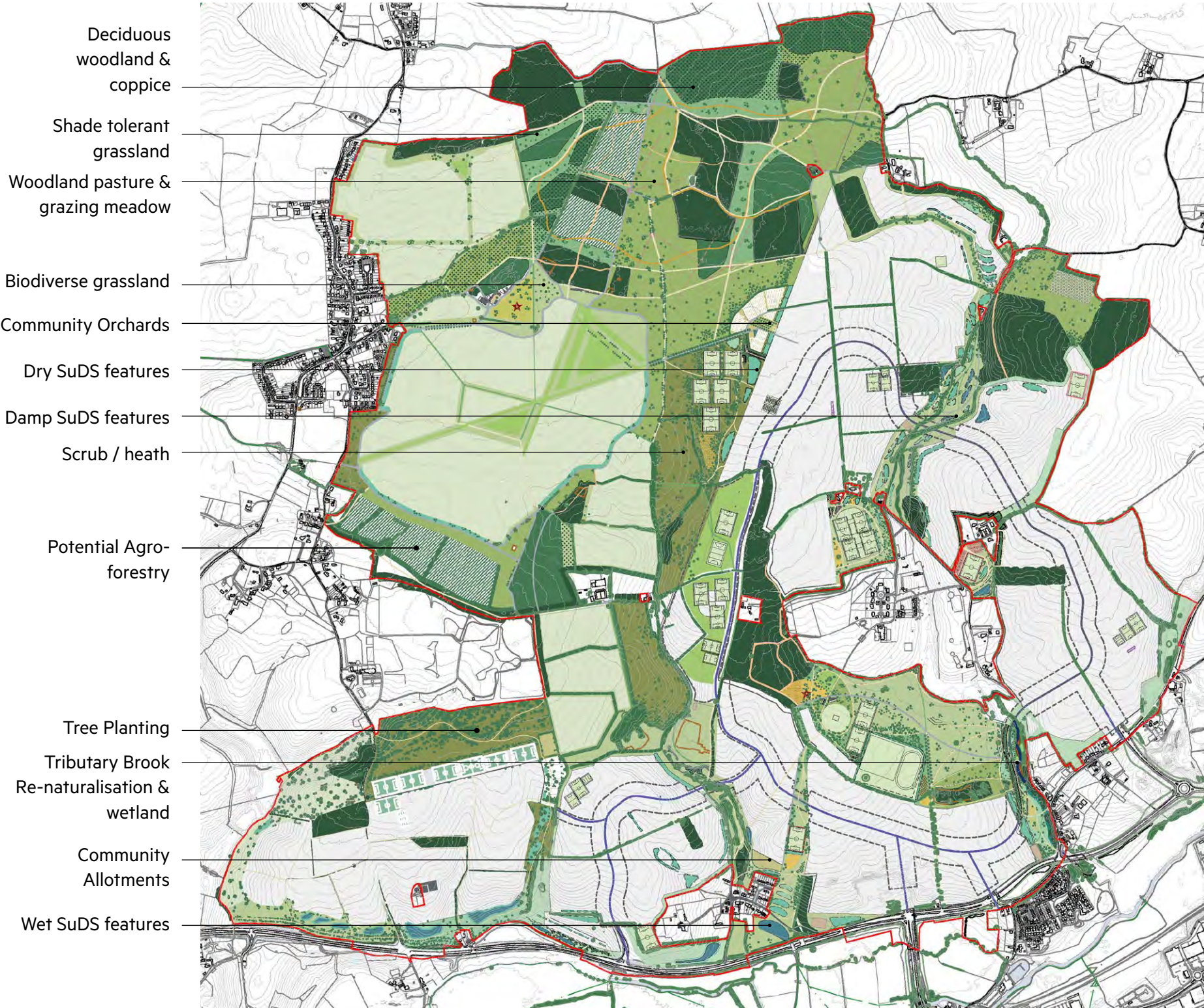
SLMP Habitat Creation & BNG calculations for the OPA Submissions

Protection of Existing Habitats & Vegetation

BIODIVERSITY NET GAIN AND HABITAT CREATION

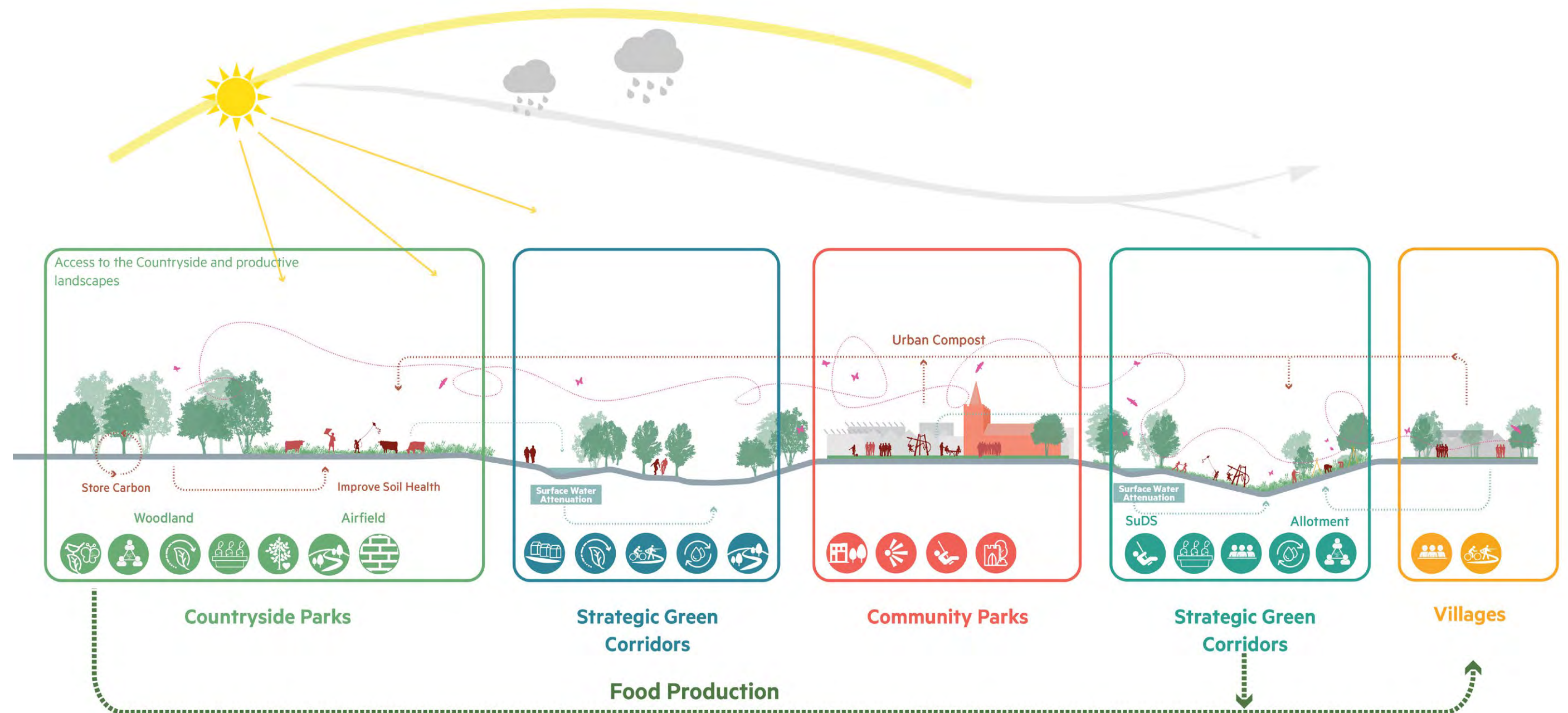


Increase in net biodiversity secured through the V1-V6 and V7 OPA's

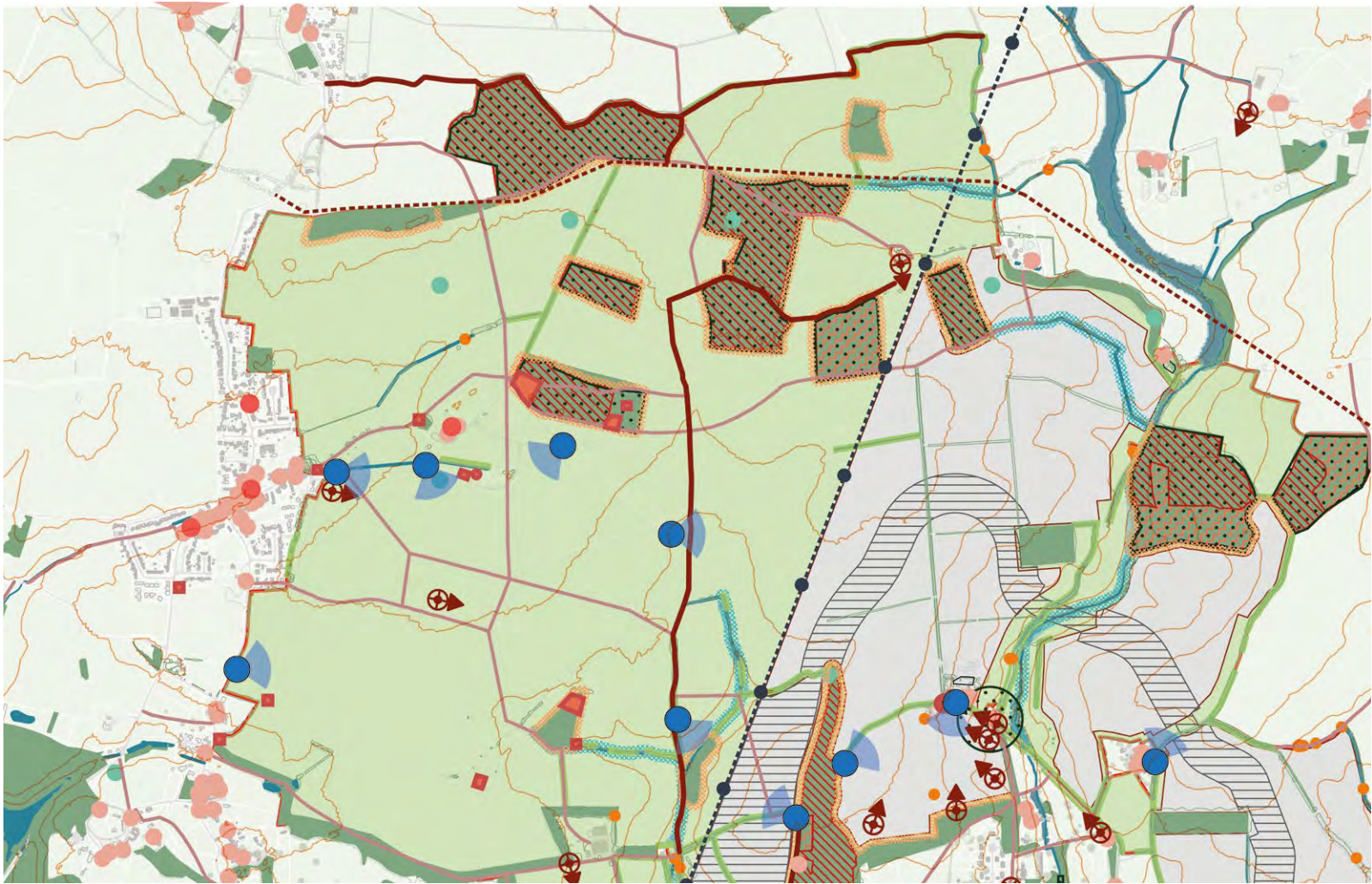


SLMP Masterplan illustrating proposed habitat diversity

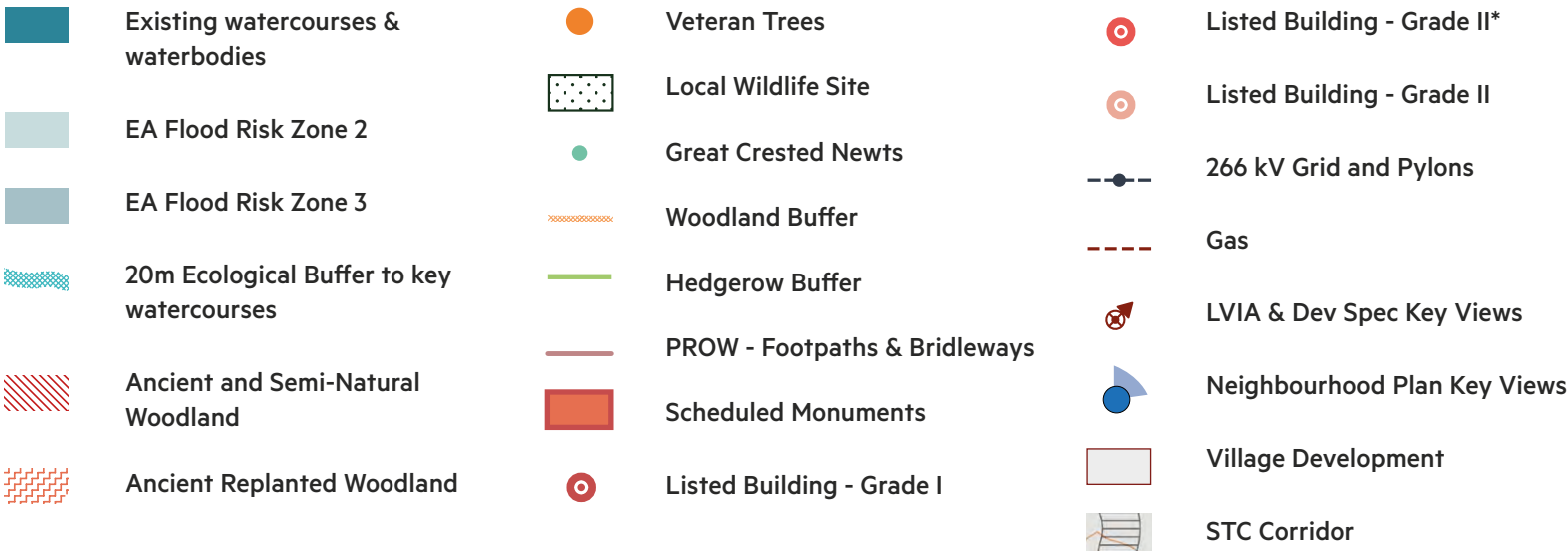
SUSTAINABILITY AND CIRCULAR ECONOMY



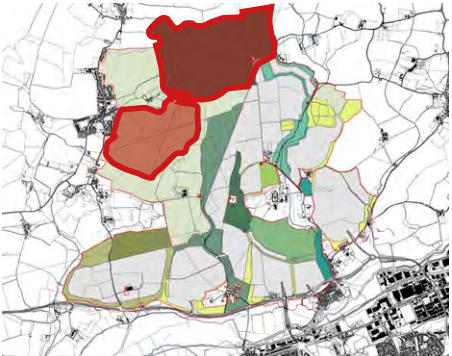
COUNTRYSIDE PARKS



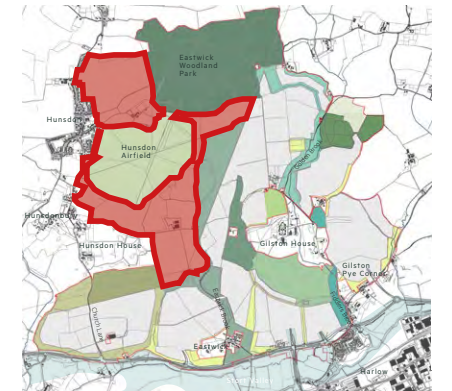
Countryside Park Constraints Plan



NOTE: Detail of landscape features within village boundaries to be addressed by the respective VMPs, not the SLMP



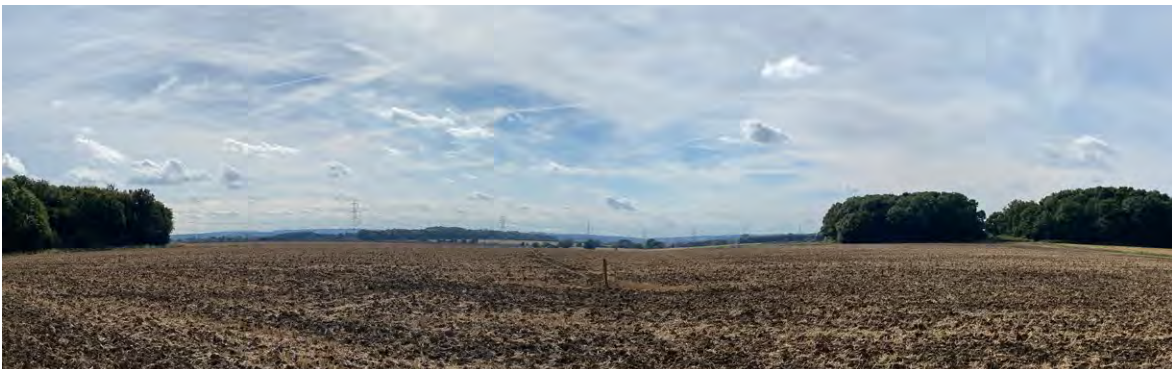
BOUNDARIES



BLACK BARNs SEEN FROM AIRFIELD



VIEW TOWARDS EASTWICK WOOD COUNTRY PARK AND V4

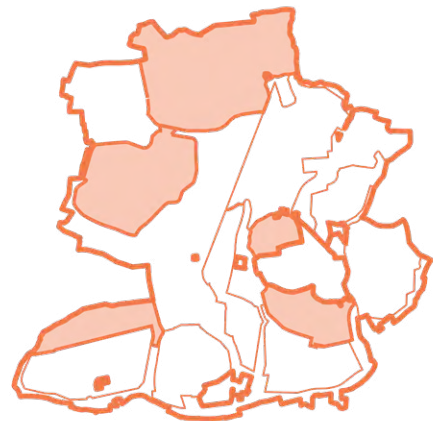


VIEW FROM EASTWICK WOOD COUNTRY PARK TOWARDS COCKROBIN LANE



VIEW TOWARDS EASTWICK WOOD COUNTRY PARK

COUNTRYSIDE PARKS



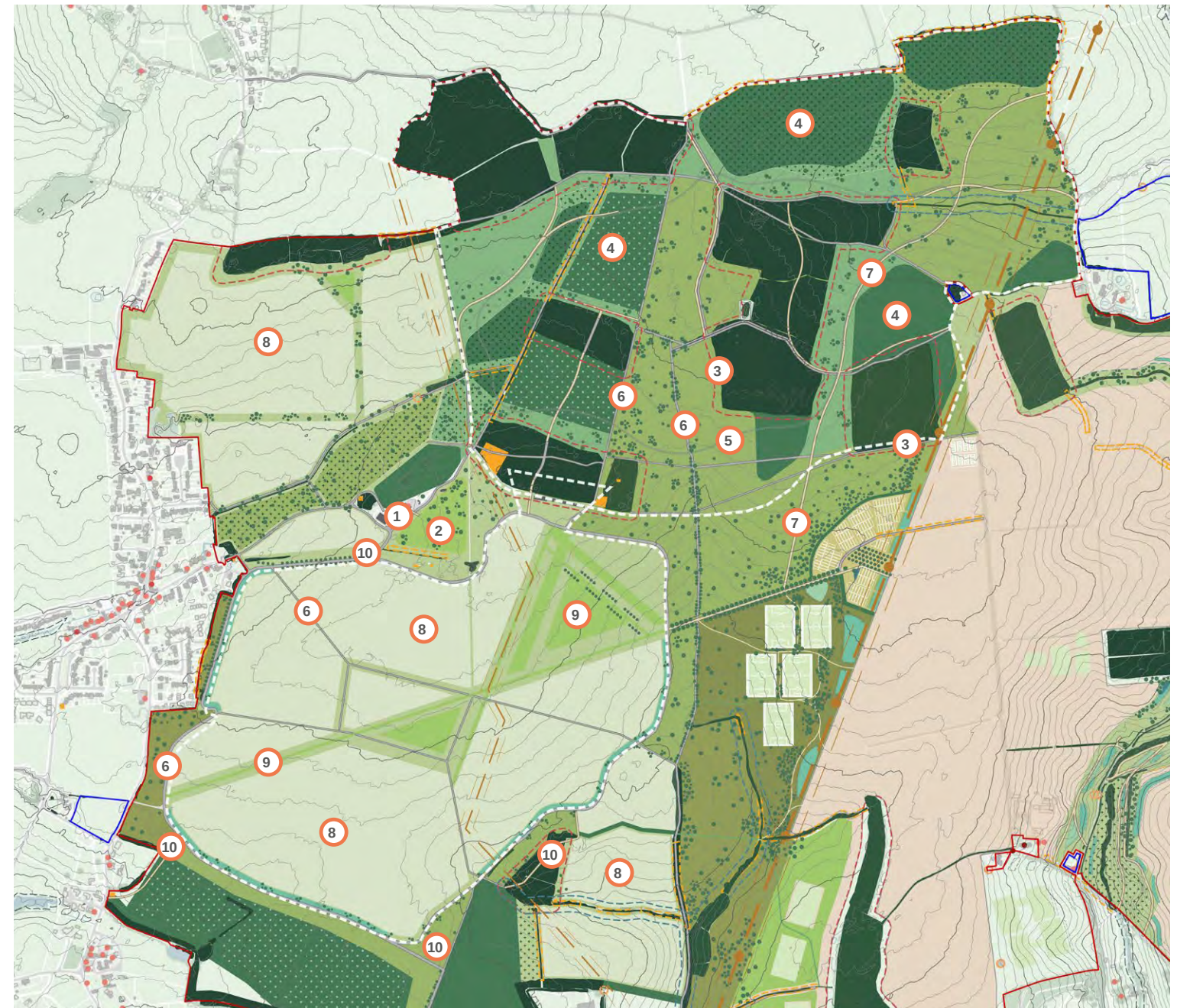
Design Requirements

Mandatory Features

1. A visitor and interpretation centre (may be shared between the Countryside Parks)
2. A Destination Play Area. The location is to be finalised at RMA stage and may be associated with the visitor and interpretation centre.
3. Ensure protection of the existing Ancient Woodlands, with ecological enhancements to be made within the 20m buffer zone to Ancient Woodlands
4. Creation of new areas of woodland and woodland pasture.
5. Creation of outdoor recreation trails. To avoid sensitive areas of woodland and to be designed with specialist input where required:
 - 1 no. circular cross-country equestrian routes
 - 1no. circular mountain-biking trail of approximately 4km length
6. Existing network of tracks and trails to be upgraded where required
7. Additional paths of varying characters to be created. Proposed paths should promote access to the countryside park but must limit or mitigate negative ecological impact on existing sensitive habitats.
8. Retain agricultural use within Hunsdon Airfield Park
9. Create areas of public open space for informal recreation, including grassland strips along the former Hunsdon Airfield runways
10. Improve interpretation and appreciation of heritage features within the park, including Hunsdon World War II airfield defences Scheduled Ancient Monuments

Design Guidance

- Foraging woodlands are to be created with close proximity to routes
- Woodland coppice to be created to increase diversity of habitats
- Creation of nature priority zones to guide design and management objectives



Countryside Parks - Character Area Plan

	Existing Woodland		Biodiverse Grassland		Existing tracks		Proposed coppice woodland
	Existing Veteran Trees		Sports Pitches		Proposed paths		Agriculture
	Existing Lake		Woodland Glade		Tree planting		Allotment
	Amenity Grassland		Scheduled Ancient Monument		Proposed woodland		SUDS

COUNTRYSIDE PARKS

Fig. 1. Agriculture

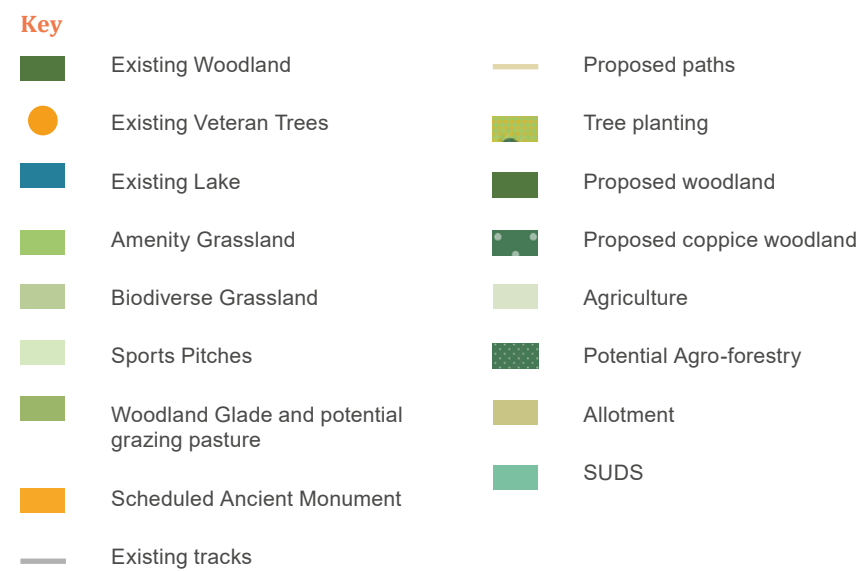


Fig. 2. Access & Outdoor Recreation Facilities

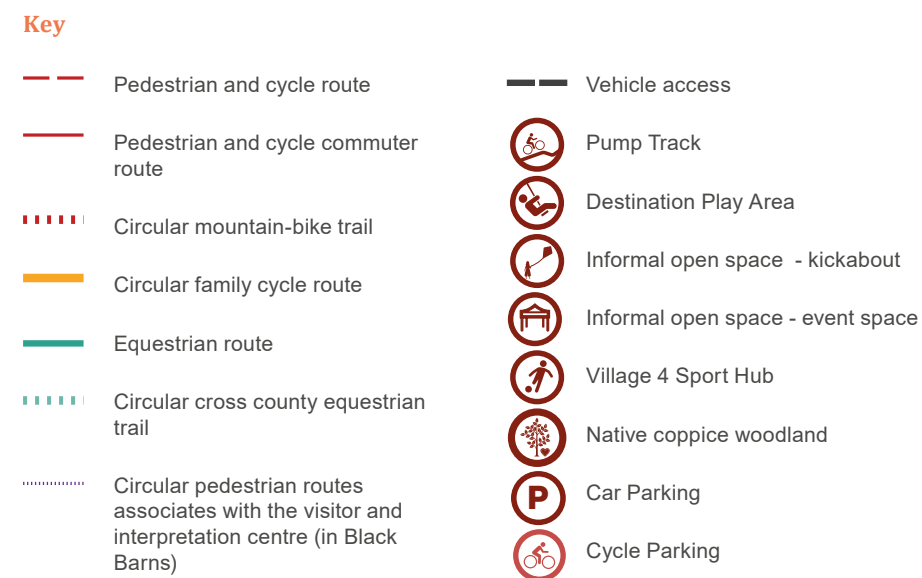
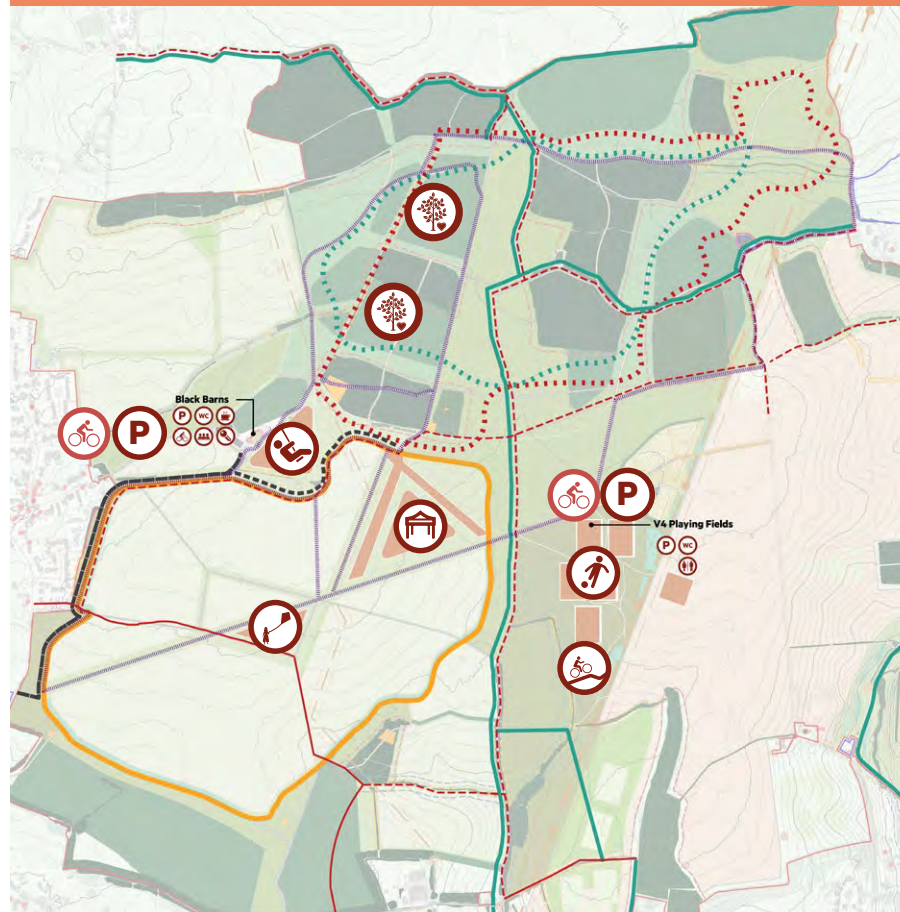
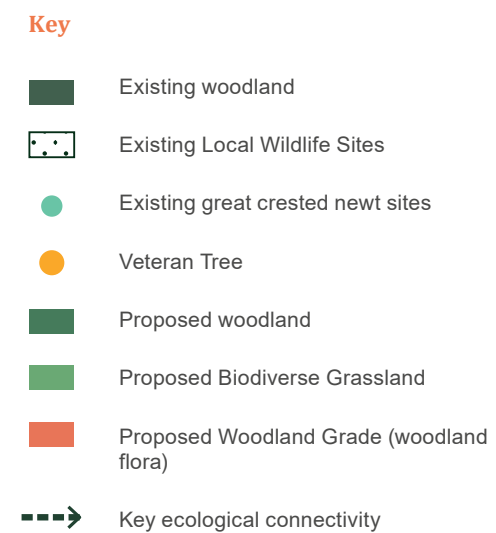
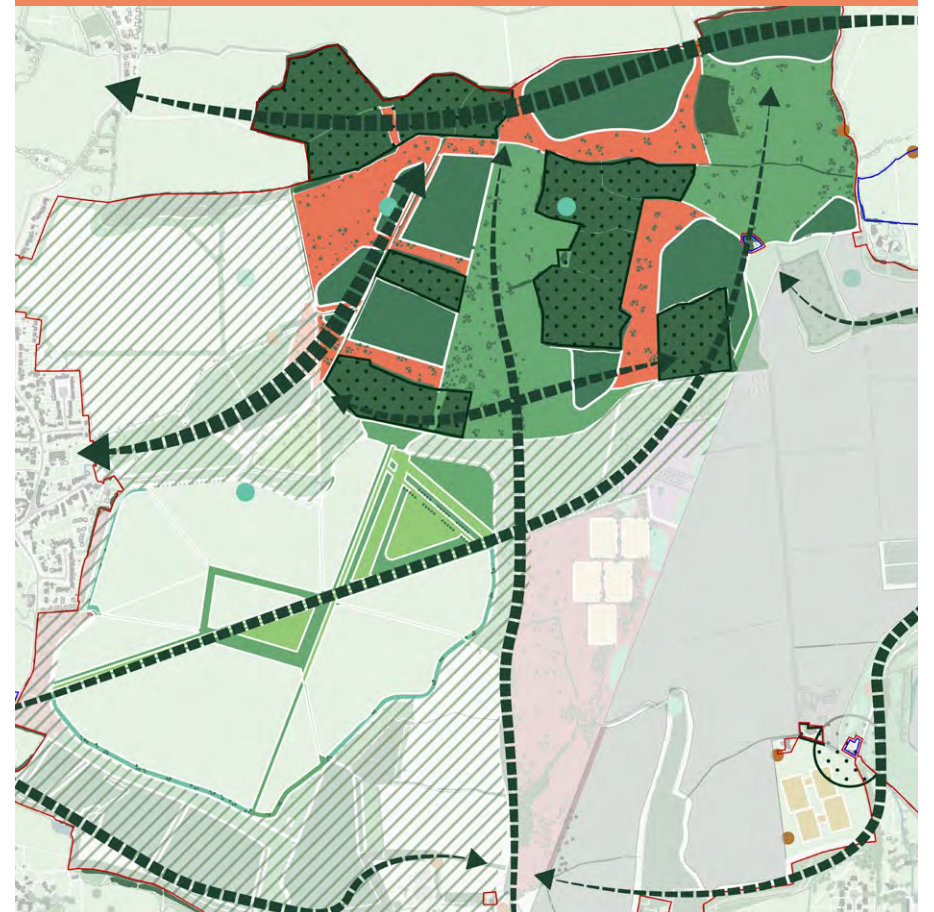
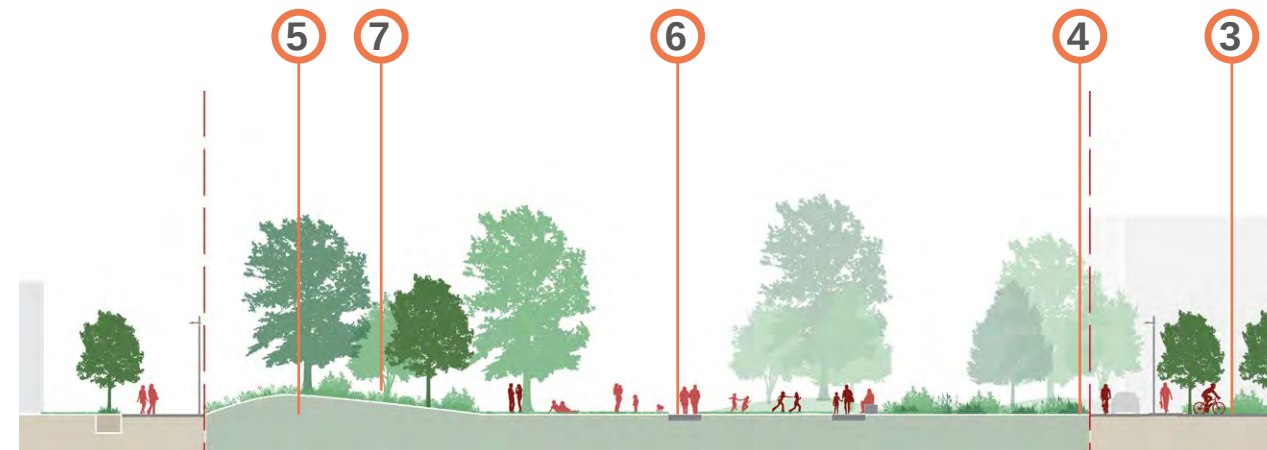
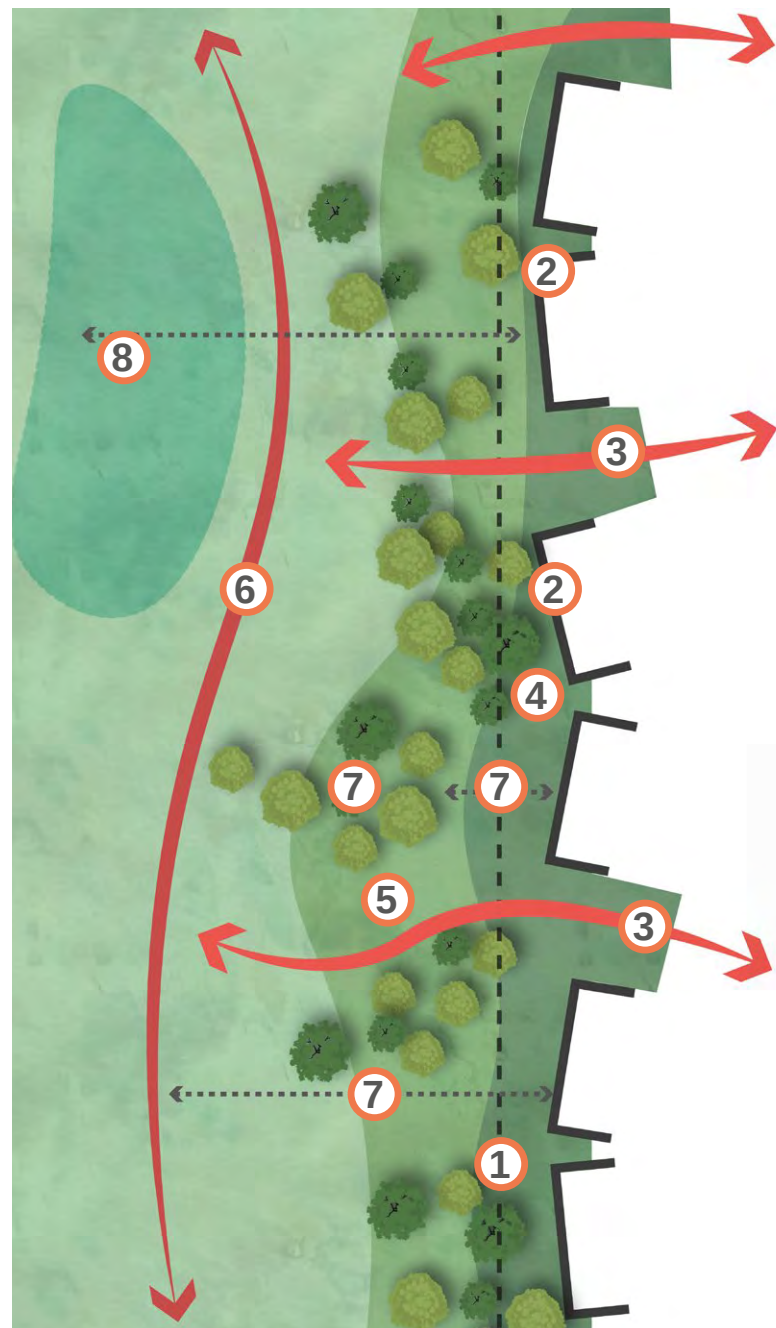


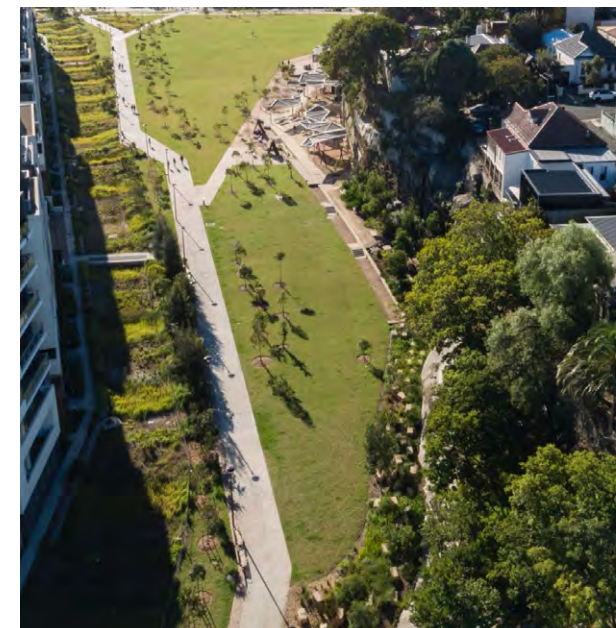
Fig. 3. Habitat



VILLAGE INTERFACES



Use planting to provide soft edges to developable area, appropriate to a village setting.

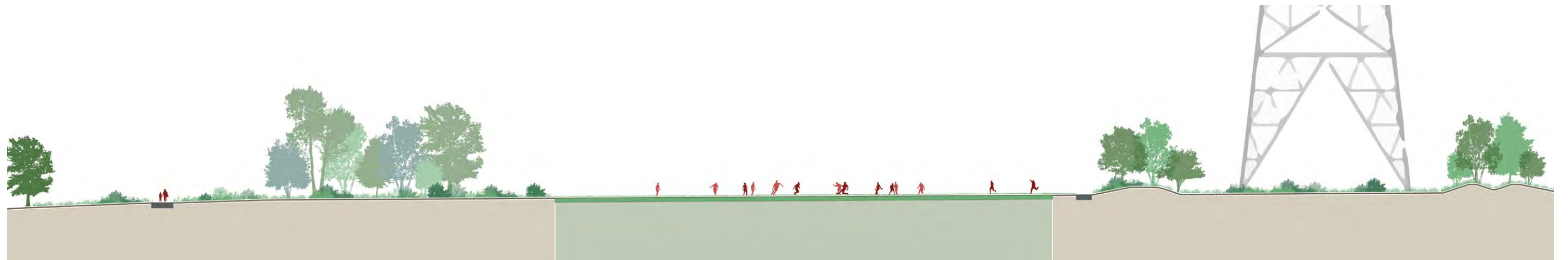


Where feasible, the buffers should be used to provide informal amenity spaces between villages. Soft edges should be created to the edges of Village Developable Areas.

Design Requirements

1. Boundary line is not defined or discernible
2. Village built form is broken up and does not form a continuous hard line
3. Green links/fingers between village and corridor
4. Village frontage includes space for soft landscape
5. Corridor edge has soft, naturalistic planting character with undulating depth
6. Pedestrian routes and play are integrated into the corridor
7. Trees and scrub planting at varying heights to the boundary to provide partial screening of village built form
8. SUDS and planting beyond the village boundary are naturalistic in character

POWERLINE CORRIDOR



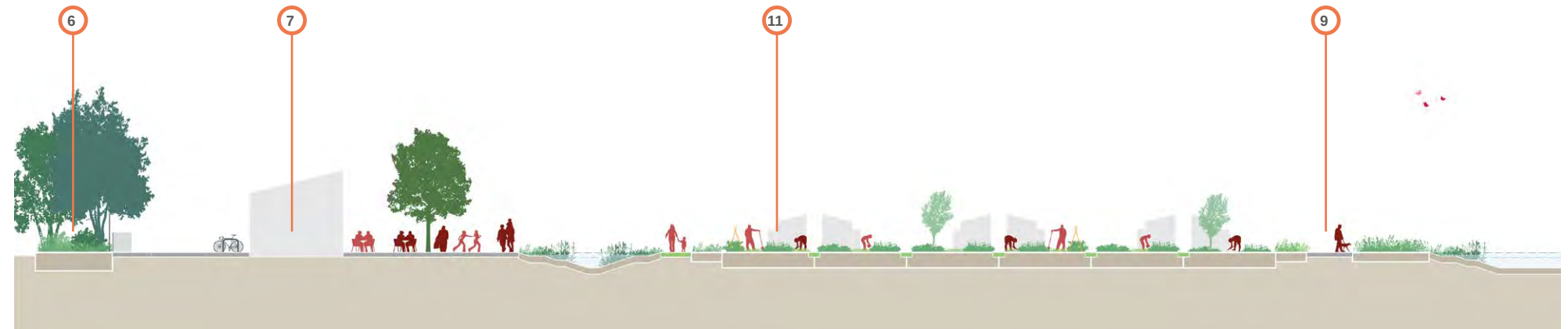
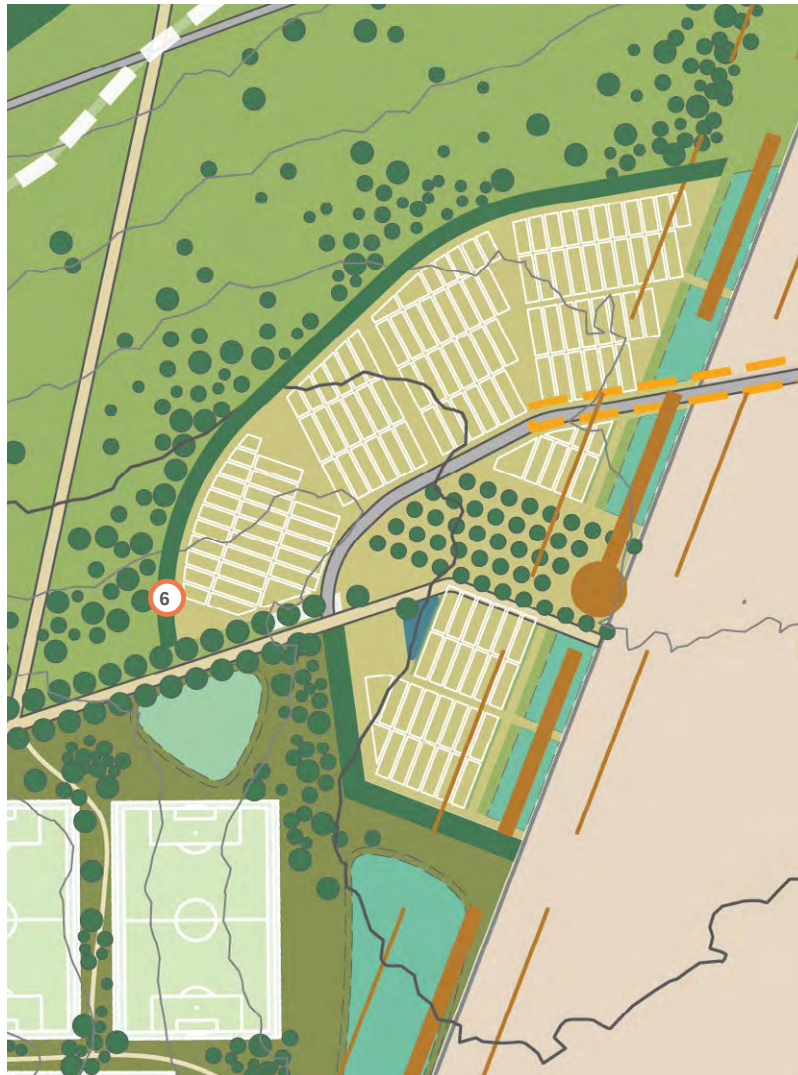
B

Community Parkland

64m
Community Football Pitch
64m overall playable area

B'

COMMUNITY GROWING SPACE



Design Guidance

- To enable use of the allotments by active travel modes, facilities such as bicycle trailer rental schemes should be provided
- A range of different beds should be provided, including raised beds. These should be used to positively overcome level changes on site.
- Allotments should provide capability for seedling protection & rainwater harvesting through a consistent approach which promotes sustainable horticulture practices.
- To enhance local ecosystem services, biodiversity features such as wildlife ponds should be provided. These should be associated with communal buildings and associated social areas.
- Soil health should be considered as part of the design process & where proposed on agricultural land, soil should generally be left untouched

Design Requirements

Mandatory Features Allotments

1. All allotment sites must be designed in accordance with best practice guidance.
2. A total of 6.35ha of allotments must be provided.
3. Each home within the Village Development must be within c 1000m of an allotment; the allotments should be well connected and easy to reach by active travel modes. Allotments must make provision for cycle parking to enable active travel to allotment sites.
4. Allotment gardens must be a minimum size of 8m width x 8m length, including boundary hedge planting of maximum 1.4m height.
5. Each allotment shall be offered with a boundary hedge, lockable gate, lockable store on plot, shared water point and a suitable growing medium.
6. Allotments must be sensitively integrated into the landscape by applying appropriate perimeter boundary treatments such as biodiverse hedgerow edges with foraging species. Species selection must prevent overshadowing. Perimeter fencing must be integrated into the boundary treatment to provide protection from animals.

7. Community facilities must be provided and must include:
 - Toilets, which are to be fully accessible and gender and culturally appropriate.
 - Communal building and associated social area, including opportunities for tool sharing, community work benches and site shops. These must include power sources.
8. Sustainable water collection and irrigation systems must be provided. This must include:
 - Water collection and retention from structures, for irrigation of allotment sites.
 - Shared rainwater collection and storage systems where feasible
 - Water supply from mains as secondary option
9. Allotments must be designed to best practice accessibility and inclusivity standards including:
 - Providing universally accessible routes via sealed surfaces to a range of conveniently located plots via key routes for each allotment site
 - Provide seating in communal areas
 - Provide accessible parking
10. Opportunities for community composting, donation of wood chips, leaf mould and manure must be provided.
11. Sheds and tool storage must be provided for each allotment plot. These structures should have a consistent design language and should collect and retain rainwater for irrigation purposes.
12. Controlled vehicular access shall be required for maintenance vehicles and deliveries, via the shared surface adjacent to the allotment gardens.
13. Shade analysis must form part of the allotment design process, as part of future RMA's. The distance between building facades and allotments shall be considered as part of this process, to ensure allotments are not case in excessive levels of shade.

STEWARDSHIP STRATEGY

INTRODUCTION

THE STRATEGY

The Gilston Area Stewardship and Governance Strategy (November 2022) sets out the aspirations, key features and approach to the long-term management, maintenance, and community use of the community infrastructure within the proposed Gilston Area development.

FOUR PILLARS

Strategy summarises four key pillars of a successful stewardship solution:

1. **Scope of Community Infrastructure** that requires long term stewardship and maintenance;
2. Inclusive, diverse and cohesive **Placemaking and Community Development**;
3. Bespoke **Governance** structure for the creation of a new Gilston Area specific stewardship and legacy Trust for public benefit;
4. Principles for provision of **Finance and Resource** made available for start up and to support a self sustaining organisation.

The four pillars have evolved through the design and planning process, with S106 and supporting Business Plan to set out definitions, details, financial commitments, delivery and further approval gateways.



SUCCESSFUL STEWARDSHIP

The success of the community trust and delivering good stewardship depends on;

- Early access to spaces to manage and utilise for community action
- Demonstrable commitment to community ownership, engagement and involvement
- Interesting, accessible and exciting places and spaces for the community to access and be proud of
- Health and wellbeing and sustainability being at the core
- Innovation and creativity – creating places of interest which are unique to Gilston Park
- Well funded, high quality management and maintenance.

The Gilston Park development landscape provides all the base ingredients to achieve this



DISCUSSION:
FEATURES AND USE OF THE
LANDSCAPE TO THE WEST OF THE
POWERLINE



LEGEND

- Existing Woodland
- Scheduled Ancient Monument
- Proposed Woodland
- Biodiverse Grassland
- Amenity Grassland
- Woodland Flora/ Shade Tolerant Grassland
- Grazing Meadow
- Sports Pitches
- Allotments
- Indicative SuDS Feature (Wet/Dry)
- Indicative SuDS Feature (Dry)
- Indicative SuDS Feature (Wet)
- Orchard
- Scrub/Heath
- Agricultural Land - Typologies to be Confirmed
- Water - Existing
- Village Developable Area
- Play Area
- Nature Priority Zone
- Existing Building
- Gypsy and Travellers Site - Shown Indicatively
- Utilities Infrastructure
- Sealed Surface Path
- Hoggin / Self Binding Gravel Pt
- Bark Mulch or similar Path
- Mown Grass Path
- Equestrian Trail / Bridleway
Grass or Gravel
- Airfield Causeway
Mown Grass (Reinforced tbc)
- Existing Public Right of Way
For designation of route refer to detailed dr
- Existing Trees Retained and Protected
- Proposed Trees
- Proposed Destination Play Area



**GENERAL ROUND-UP / NEXT STEPS
/ PLANNING UPDATES / Q&A**



Places for People Gilston (Strategic Landscape) Masterplan

Community Working Group 3 - Interim
Report

December 2023

**Meeting
Place**

About

This interim report summarises the third round of engagement undertaken to support the masterplanning of strategic landscaping at Gilston, a development of 10,000 homes north of Harlow, Essex.

Community Working Groups have been established to ensure emerging proposals are actively shaped by local stakeholders.

Community Working Group 3 was held at Eastwick Village Hall on Tuesday 14 November 2023, from 6-8.30pm (although the session ran over by approximately 30 minutes).

From this, a comprehensive report is being prepared to show who attended, the briefings and presentation content, workshop sessions, feedback and how this has helped shape proposals.

This interim report has been prepared to support the project team by evidencing the feedback received from stakeholders.

For more information regarding masterplan engagement for Gilston, please contact Chris Criscione chriscriscione@meeting-place.uk.

Working Group agenda

Time	Topic	Facilitated by
18.00 - 18.05	Introductions to the Working Group & Workshop 3	Meeting Place
18.05 – 18.15	Presentation: recap of masterplan context, CWGs, findings from CWG2	Grants Associates
18.15 – 18.20	Q&A from presentation	Meeting Place
18.20 – 18.30	Presentation: introduction to SLMP character areas	Grants Associates
18.30 – 19.05	Character Area session 1 – Gilston Park & Fiddler’s Brook Corridor design update Discussion on integration of new facilities within the historic and natural landscape	Grants Associates
19.05 – 19.20	Break	
19.20 – 19.55	Character Area session 2 - Airfield Park / Woodland Park / Powerline Corridor – design update. Discussion on features and use of the landscape to the west of the powerline	Grants Associates
19.55 – 20.10	Reporting back from each table	Meeting Place
20.10 – 20.30	General round up, next steps and a planning update, Q&A if possible	Meeting Place/Quod

Attendees

The community working groups are designed to provide an opportunity for a selected group of local stakeholders to feedback on emerging proposals before wider public engagement.

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were invited.

In addition to 12 members of the developer project team, a total of 14 people attended Community Working Group 3, representing the following organisations:

- East Herts District Council executive
- East Herts District Council ward member
- St Mary's Church, Gilston
- Hundson Parish Council
- Hundson, Eastwick & Gilston Neighbourhood Planning Group
- Eastwick and Gilston Parish Council
- St Mary's Church, Little Parndon (Harlow)
- Sawbridgeworth Town Council
- Terlings Park Residents Management Company

Photos



Workshops

Following a presentation by the project team, attendees were split into two groups to discuss identified themes over two workshop sessions.

Session 1 themes:

- Gilston Park & Fiddler's Brook Corridor design update
- Discussion on integration of new facilities within the historic and natural landscape

Session 2 themes:

- Airfield Park / Woodland Park / Powerline Corridor – design update.
- Discussion on features and use of the landscape to the west of the powerline

Feedback for each table is set out in the next two pages.

Feedback (Airfield)

- Amount of agricultural land is a lot. Airfield has shrunk on the plans.
- Worry about land to the north of Village 7.
- Why are there so many football pitches?
- Others sports are included such as tennis, cricket etc.
- Could change further over time.
- Airfield is much more underdeveloped and natural.
- Runway as faraway.
- Possibility of city farm?
- What about water? More ponds are needed in the wood – Latton Woods given as an example.
- Flooding issues are currently a problem – can this be sorted earlier?
- Field to the east of Hunsdon – could this be looked at to help with flooding?
- Black barns will be regenerated.
- Surprised agricultural land at Hunsdon – this needs to be a viable farm.
- Open area includes a lot of grass.
- Farm shop idea was liked by attendees. This could then sell food grown on site.
- Golf course!
- Would like other facilities delivered sooner such as the bowls facility moving from village 4 to village 1.
- Important to include girls space for play areas/sports.
- Liked the idea of schools facilities being used outside of school hours.
- Running track?

Feedback (Park & Woodland area)

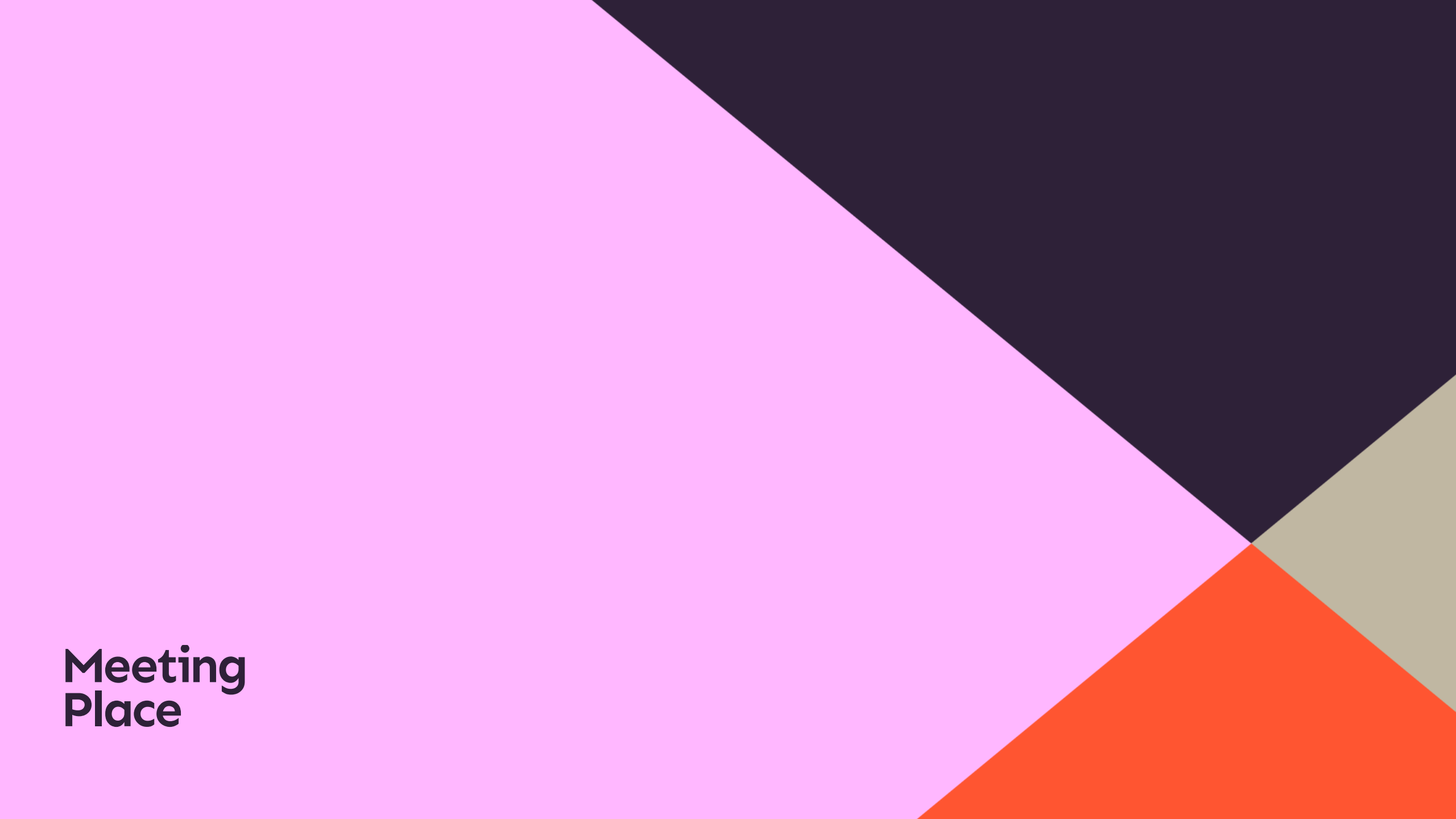
- Viewpoints and undulating landscape were explored.
- Path around the sports pitches are a re-alignment.
- What surface will the paths be? Tarmac for cycle paths and crushed gravel.
- Different types of routes.
- STC – what exactly is it? James explained what these are and how it will be used.
- How does the STC cross Gilston lane? By bridge and stay separate.
- Question about the roads outside Terlings Park with fears of the estate becoming an island and throughfare to the station.
- Woodland group/management needed.
- Spaces for cars required as well as lorries for major works.
- What is meant by play areas? Some hard/soft.
- Football pitches in the middle – there are a lot, free to all/open.
- Question about how you get from the north without a car – lots of options discussed.
- Some concern about the long distances between different areas.
- With planting, can some of this be early, especially around the paths? People didn't want to see "twig trees".
- Lane along village 7 can be dangerous which is why children don't use it.
- Linking up with cycling to Hunsdon will be important and welcome.
- Why is there an agricultural field in the middle? Made clear that a path runs alongside it.
- Footpaths and cyclepaths – not all are connecting at the moment.
- Low level lighting was discussed.
- The section in the middle next to the field need further looking at.
- Concerns that Village 7 will be an isolated development.
- Will the pitches be floodlit?

Next steps

Following Community Working Group 3, the project team is continuing to build on the feedback received, evolve the emerging masterplan and compile all the relevant documents to accompany a submission to East Herts District Council.

In line with the community engagement plans for Gilston masterplanning, the following is due to happen:

- Agendas and presentations for the Community Working Group sessions will continue to be uploaded onto the Gilston Park Estate website [Masterplan page](#).
- A full report is being compiled by Grants Associates which builds on this interim report, but also sets out the ways in which feedback has been considered in design (example [here](#)).
- Community Working Group 4, the final session, will take place in Q1 2024.



**Meeting
Place**



Gilston Area Strategic Landscape Masterplan

Community Working Group - Session 03 (held on 14/11/2023) Results

GSLM605-GA-PR-0025_CWG3 Results

Rev 03, July 2024

INTRODUCTION

THIS INTERIM REPORT SUMMARISES THE THIRD ROUND OF ENGAGEMENT UNDERTAKEN TO SUPPORT THE MASTERPLANNING OF THE STRATEGIC LANDSCAPE AT THE GILSTON AREA, A DEVELOPMENT OF 10,000 HOMES IN EAST HERTFORDSHIRE, NORTH OF HARLOW.

Community Working Groups have been established to ensure emerging proposals are actively shaped by local stakeholders.

Community Working Group 3 was held at Eastwick Village Hall on Tuesday 14 November 2023, from 6-8.30pm (although the session ran over by approximately 30 minutes).



INTRODUCTION

THE COMMUNITY WORKING GROUPS ARE DESIGNED TO PROVIDE AN OPPORTUNITY FOR A SELECTED GROUP OF LOCAL STAKEHOLDERS TO FEEDBACK ON EMERGING PROPOSALS BEFORE WIDER PUBLIC ENGAGEMENT.

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were invited.

In addition to 12 members of the developer project team, a total of 14 people attended Community Working Group 3, representing the following organisations:

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- Sawbridgeworth Town Council
- Terlings Park Residents Management Company



STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT WORKSHOPS

KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour** - 26th June 2021
- **Exhibition Consultation**
 - Eastwick and Gilston Village Hall 23/11/21
 - Our Lady of Fatima Harlow 27/11/21 in November 2021
- **Working Group - Workshop 1** - Introduction to study & consultation process, Wants and Worries, Early Wins, Site Stewardship, Online, 13/07/21
- **Working Group - Workshop 2** - Strategies, Eastwick & Gilston Village Hall, 16/09/21
- **Recap webinar**, Online, 19/09/23
- **Working Group Session 3** - Character Areas, Eastwick & Gilston Village Hall, 14/11/23
- **Working Group Session 4** - Presentation of Study & Design Code examples



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