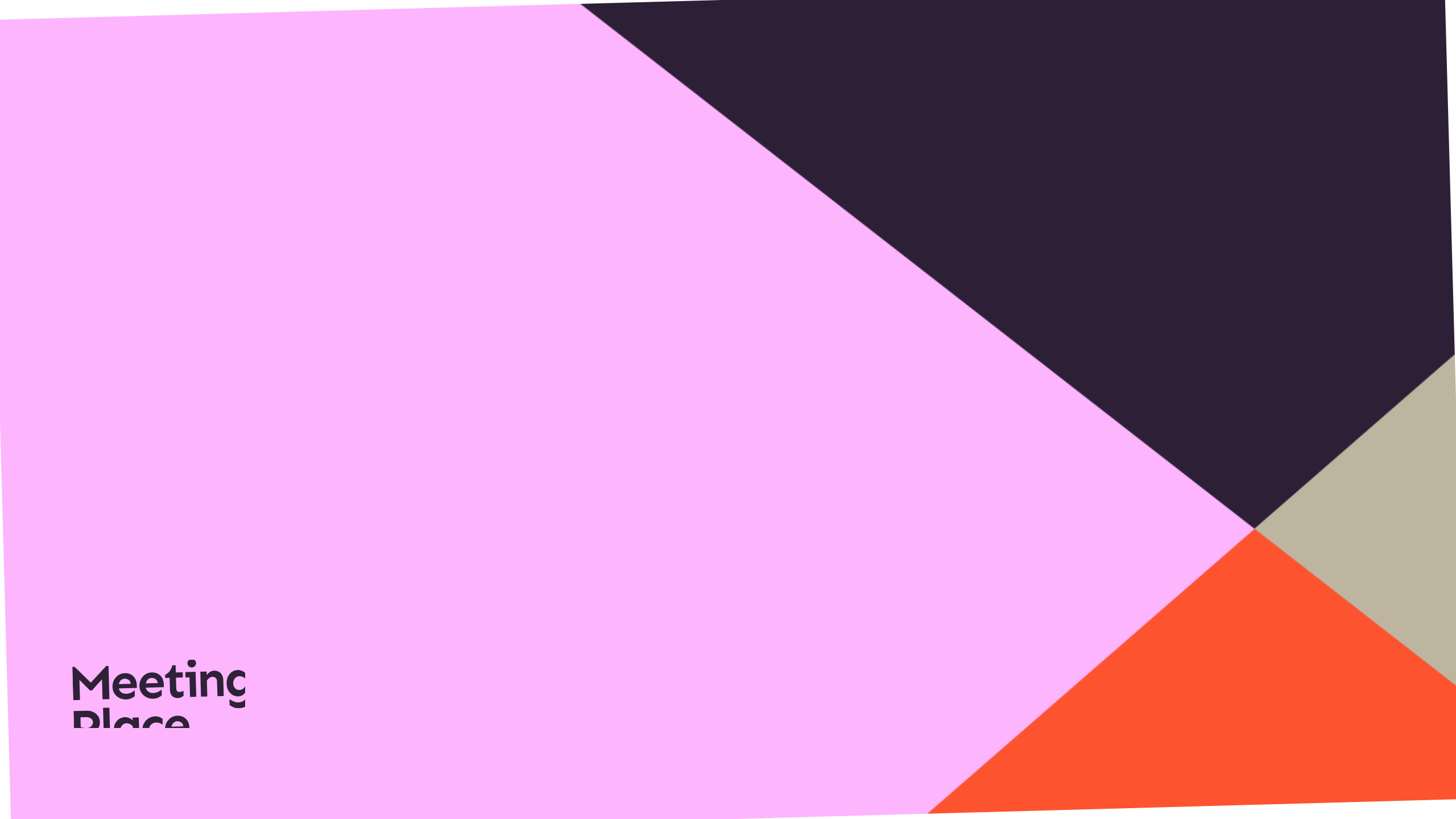




**Meeting
Place**

Gilston Park Estate

Newsletter update
July 2024

Illustrative aerial view of Gilston Park Estate, Villages 1-6



News update

As you may be aware, Places for People received a resolution to grant planning permission from East Herts District Council in February 2023, for outline proposals to unlock the development of six new villages at Gilston.

The next step in the process set out by the Council is to finalise and submit detailed masterplans and design codes for the site-wide landscaping and Village 1. This newsletter has been circulated to provide an update on the latest progress and invites you to join us at our upcoming community exhibitions to gather your feedback on the proposed Strategic Landscape Masterplan (SLMP) following previous consultations and community input.

Join us at a community event

Harlow community event

Details of our community afternoon and evening in Gilston can be found below.

Date: Saturday 20 July 2024

Time: 9.30am – 1pm

Location: Discover Harlow Hub,
Harvey Centre, Harlow, CM20 1XR

Gilston area community event

Date: Saturday 20 July 2024

Time: 2pm – 6pm

Location: Hunsdon Village Hall, 45 High Street,
Hunsdon, Ware, SG12 8NJ



To find out more about the events and get involved

Please scan the QR code (right) on your mobile phone camera or visit our website at www.gilstonparkestate.com



What is Gilston Park Estate?

Places for People wants Gilston Park Estate to reflect the best of community life – healthy, active, connected, and welcoming. A place for all ages bound together by spaces to live, learn, work, and relax. The vision is to create a beautiful, connected vibrant place for everyone.

The development will deliver a significant number of benefits and opportunities for the local community from job creation, school places, leisure and sport opportunities, significant open space including play areas and parks.



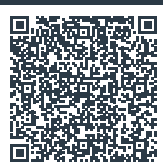
Indicative strategic landscape masterplan

Community forums

A series of Community Forums have been established by East Herts District Council to connect the local community, local councillors, planners, developers and other interested parties to discuss and share information about the development in the Gilston Area.

So far, there have been two working groups to discuss the development. The next working group is scheduled to take place in September at Manor of Groves Hotel.

These sessions have been invaluable in gathering feedback and answering questions regarding Gilston Park Estate. If you would like to come along and speak to the team or find out further information, please visit: Gilston Area Community Forum by scanning the QR code below using your mobile phone camera – we look forward to seeing you at our next meeting!



Get involved!

Scan the QR code or visit our website
www.eastherts.gov.uk/planning-and-building/gilston-area-community-forum



Planning update

Following the resolution to grant, Places for People has been working closely with East Herts District Council to finalise and sign the legal agreements before a decision notice can be issued.

The next stage of the planning process is to produce a masterplan for Village 1. This sets out the design principles for the village, vision, and concepts. We want to hear from you, so feedback can be taken on board wherever possible to evolve the masterplan prior to submitting to the Council.

Places for People will be presenting the SLMP at the community events on Saturday 20 July 2024 where you will have the opportunity to speak to members of the project team, ask questions and provide feedback.

Community masterplanning

We have been working with a community working group, made up of organisations such as the local parish councils, neighbourhood planning group, churches, Terlings Park Management Co and others to develop the masterplan for the site-wide strategic landscaping and Village 1. This has included site visits, presentations, workshops and more.

The final community working group session for the strategic landscaping is due to take place in July, followed by public consultation events on 20 July and then the final working group and public consultation in the Autumn.

This process has ensured genuine and meaningful community ownership of the proposed development at Gilston and will form the basis for how future masterplans will also be created.

Key benefits



High quality new homes



Affordable housing



£275 million towards offsite highway infrastructure



Five major new parks



Up to six new primary schools and two secondary schools



16 hectares of species rich grassland



High quality sports facilities



£3 million contribution to Stort Valley improvements



£10.4 million sustainable transport and innovation fund



Primary healthcare GP facility



Electric vehicle charging points on all homes



1,500 new jobs



Up to 300m² creche in each neighbourhood



29,000m² for business or commercial uses



10% minimum biodiversity net gain across the site

Construction and enabling works

A series of enabling works and surveys have been undertaken at the site over the last twelve months to help with the design of the Stort Valley Crossings and wider site.

This has included:

- Archaeological trial trenching
- Bore hole drilling
- Water sampling
- Minor demolition works
- Ecological surveying

If you would like to sign up for updates regarding construction and enabling works, please visit our website: www.gilstonparkestate.com or alternatively you can email us at:

construction@gilston.info

Notification of upcoming enabling works and surveys will be issued as and when accordingly in a timely manner dependent on the nature of the works / surveys being undertaken.

About Places for People

We exist because **community matters**.

Community is a word that is very important to us at Places for People. We believe fundamentally that it encapsulates who we are and what we do. And at the centre of our community are our customers whose lives we believe can be changes and made better by and through the communities we build and maintain. **Community matters.**

Greg Reed Group CEO, Places for People

Places for People create and support thriving communities:

Developing communities – building and acquiring homes and places in the right location

Managing communities – looking after the quality and safety of homes and places

Helping communities – supporting education, health, wellbeing, employment and inclusion

Further information:

www.placesforpeople.co.uk



Next steps

We look forward to welcoming you to either the next Community Forum or events held across Harlow and Gilston on **Saturday 20 July 2024**.

If you have any questions about Gilston Park Estate or the upcoming events, please do get in touch in the following ways:

Email us at: **gilston@meeting-place.uk**

Visit our website: **www.gilstonparkestate.com** and scan the QR code below using your mobile phone camera.

Call us on: **0800 148 8911**
(Monday to Friday, 9am – 5.30pm)



Find out more

Scan the QR code or visit our website at **www.gilstonparkestate.com**



Welcome

Introduction

Thank you for joining us for our consultation on the Gilston Area Strategic Landscape Masterplan. Today's event is an opportunity to find out more about the plans which are currently being developed and to discuss them with members of the technical team, prior to their finalisation and submission to East Herts District Council.

The Context

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 includes a planned 16,000 additional homes, employment areas and community facilities, of which 10,000 homes are in the Gilston Area.

In early 2023, East Herts District Council resolved to grant consent for Places for People and Taylor Wimpey's outline planning applications for 8,500 homes (in Villages 1 to 6) and 1,500 homes (in Village 7) respectively.

The Gilston Area Charter Supplementary Planning Document, produced by East Herts District Council through engagement with key local stakeholders,

requires a Strategic Landscape Masterplan to be produced, and sets out its role and requirements for its production.

The Strategic Landscape Masterplan covers the large area of open space to the north west of the Gilston Area, as well as the open space between villages. It does not cover the developable area of the seven villages which will be subject to their own Village Masterplans.

The Strategic Landscape Masterplan will be produced in accordance with the soon-to-be-issued outline planning permissions and will provide an added layer of detail to guide future 'reserved matters applications' which will contain the details of proposals for the Strategic Landscape Masterplan area.

The Consultation

This event sets out the emerging plans which are being developed in the form of a Design Code and Regulatory Plans which are being developed to guide future detailed planning applications following a series of Community Working Group and technical workshops. We welcome your feedback today as part of the ongoing process of engagement and to help us add further detail to our proposals.

Give Us Feedback:

Questionnaire: [GilstonParkEstate.com](#)

Website Link: [GilstonParkEstate.com](#)



Gilston Area

The Team



Chapelton, Aberdeenshire



Meadow Brook, Oxfordshire

Places for People

Places for People is a leading affordable homes-led placemaker that believes places work when they work for everyone, and that homes and communities are designed for the long term. We design places for the long term that are sustainable economically, socially and environmentally. The Group's award-winning placemaking, property investment, development and management companies are active throughout the UK and collectively have the capability and expertise to create and manage entire places, considering all the things a place needs to become a sustainable community.

Grant Associates

Our approach is built on supporting natural capital and making a measurable contribution toward improving the natural environment. We are working with stakeholders and a multi-disciplinary team to set a vision for the site, catalogue natural assets, identify options and implement the Gilston SLMP.



Accordia, Cambridgeshire



Icknield Port Loop, Birmingham



Accordia, Cambridgeshire



Watford Road, Elstree



Blythe Valley Park, Solihull



Wichelstowe, Swindon

Stantec

At Stantec Landscape we are committed to championing environmental sustainability and resilience in all our projects. We are passionate about implementing robust green infrastructure, prioritising meaningful biodiversity gains, and creating landscapes that have a lasting, positive impact on communities and the climate.

Taylor Wimpey

Taylor Wimpey is a leading national house builder with a local presence, building more than 15,000 high quality new homes each year across the UK. We are committed to creating sustainable communities that bring people together, deliver sustainable economic growth, care for our environment, securing greener, healthier homes and environments for us all. Our aim is to design and deliver environments in which people want to work, live and play, with placemaking at its heart.

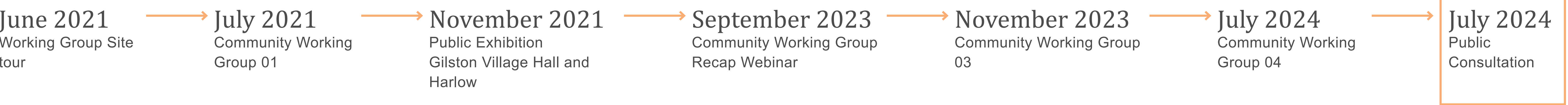


Poppyfield Green



Planning Context

Community Engagements Timeline



Technical Working Groups Timeline



The Strategic Landscape Masterplan (SLMP) will expand upon the principles established in the relevant Outline Planning Application and key planning policy and guidance documents including:

- . East Herts District Plan (2018)
- . Gilston Area Neighbourhood Plan (2021)
- . Gilston Area Charter SPD (2020)
- . Gilston Area Concept Framework (2018)
- . Gilston Area Community Engagement Strategy (2020)
- . Garden Town Vision and Design Guide (2018)
- . HGGT Sustainability Guidance & Checklist (2021)

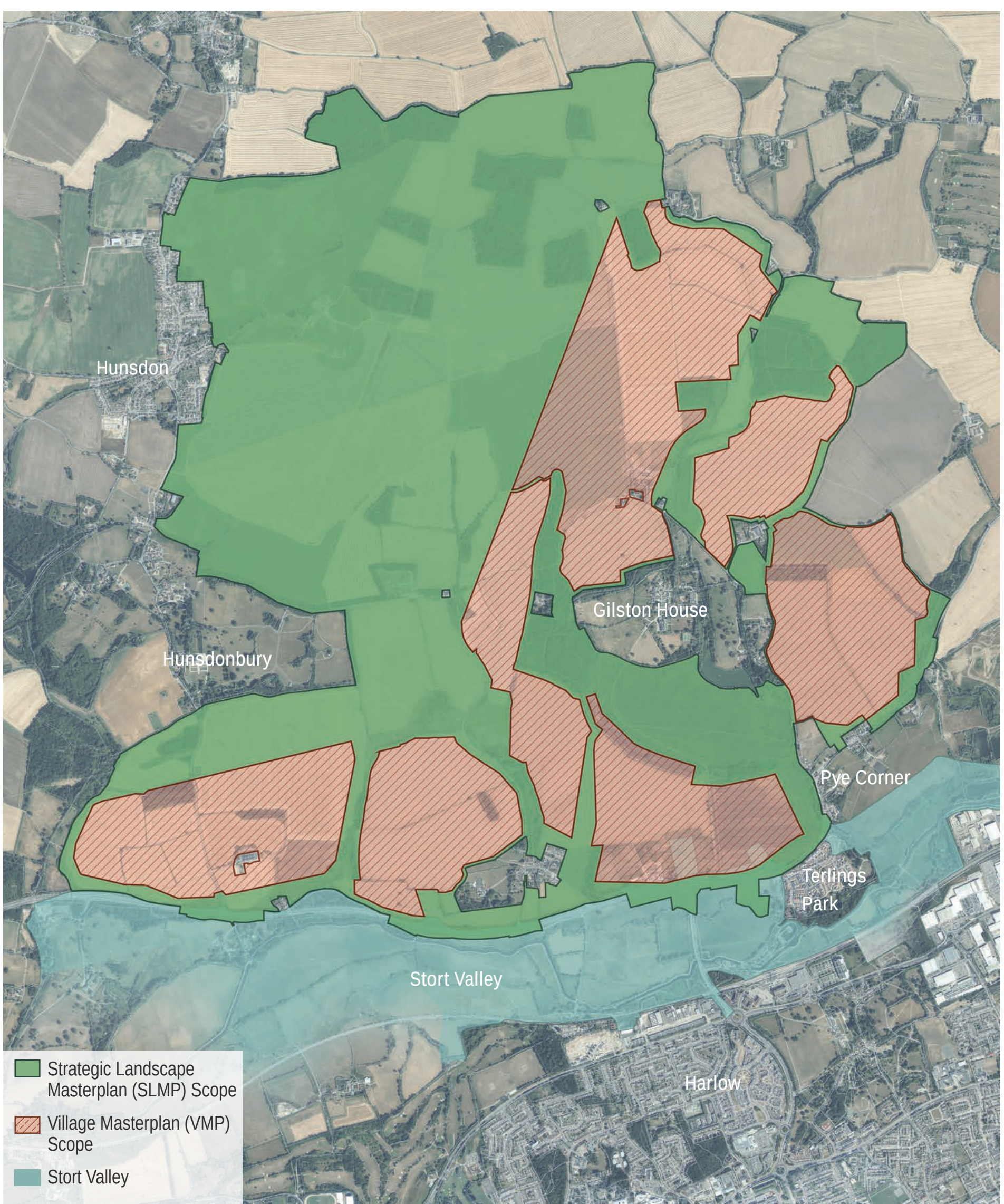
The Gilston Area Charter sets out a high-level brief for the SLMP, which is to establish a spatial strategy for the comprehensive development of the Gilston Area site allocation, focusing on establishing the key components and Character Areas that will form the green infrastructure network.

The SLMP is to look to address strategic matters such as:

- . Prioritising active and sustainable travel;
- . Green infrastructure (including parks & sport etc.);
- . Integration with adjacent settlements and landscapes;
- . Landscape buffers;
- . Flood risk and biodiversity net gain; and
- . Long-term maintenance.

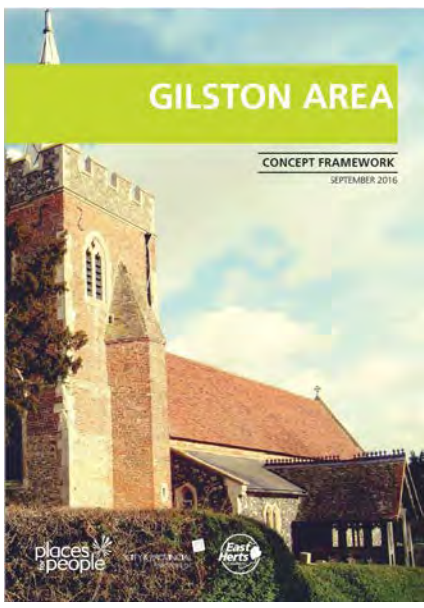
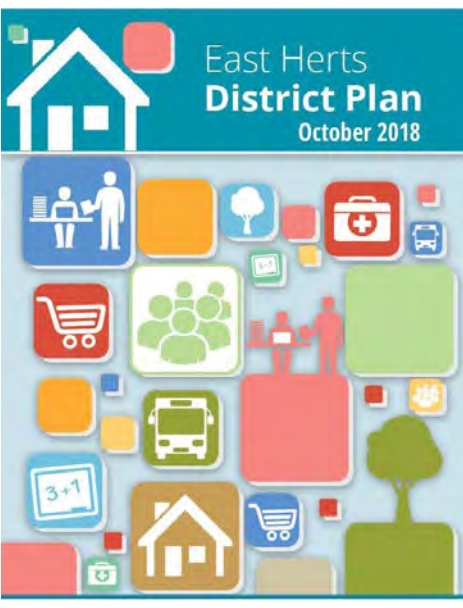
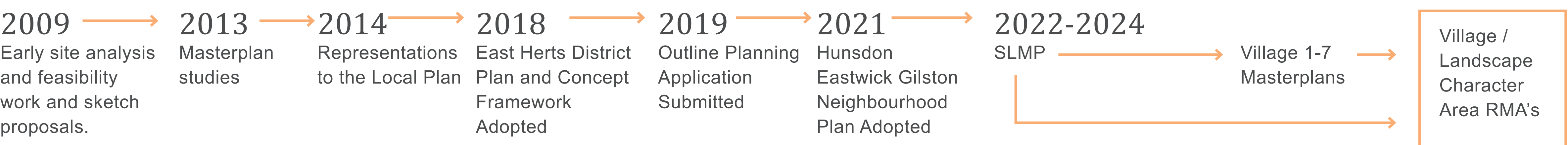
The Gilston Area is allocated for residential-led development in the adopted East Herts District Plan (2018) under Policy GA1. The Gilston Area comprises Places for People's Gilston Park Estate proposals for up to 8,500 new homes in Villages 1 - 6 and the Taylor Wimpey proposals for up to 1,500 new homes at Village 7, along with supporting infrastructure, which is to be developed in keeping with Garden City principles. Outline Planning Applications (OPAs) have resolution to grant permission from East Herts District Council.

The Gilston Area Concept Framework (2018) and the Gilston Area Charter SPD (July 2020), identify that the OPAs are to be followed by the preparation of a Strategic Landscape Masterplan ("SLMP") (for the landscape that binds the villages together) and a Village Masterplan ("VMP") for each village. These Masterplans will inform future Reserved Matters Applications which will set out the detailed design of each space and building.



Site Plan

Summary Timeline



Gilston Park

Places for People

grant associates

Taylor Wimpey

The Site



Aerial photo of the site with annotation of indicative photo locations



View over Gilston Park to Gilston House from Lime Avenue



View over Gilston Park to Gilston House from Home Wood



View from St Mary's Church over Gilston Fields



Open View From Airfield Memorial and Hangers



View from Eastwick Church



View from Golden Brook Valley to Golden Grove



View over Hunsdon Airfield



Open View towards Home Wood from Cock Robin Lane



View from Airfield towards overhead power lines



Open View towards Cock Robin Lane from Home Wood



View over Gilston Park from Gilston House

Masterplan Objectives

SLMP Scope, Objectives & Intended Outcomes

The objectives of the Masterplan are to:

· Create a beautiful and resilient landscape;

· Create a framework for ongoing stewardship and curation of the landscape;

· Develop and articulate the Natural and Historic Landscape Strategy into a clear and shared vision;

· Identify the character, purpose and use of each of the key landscape areas; and

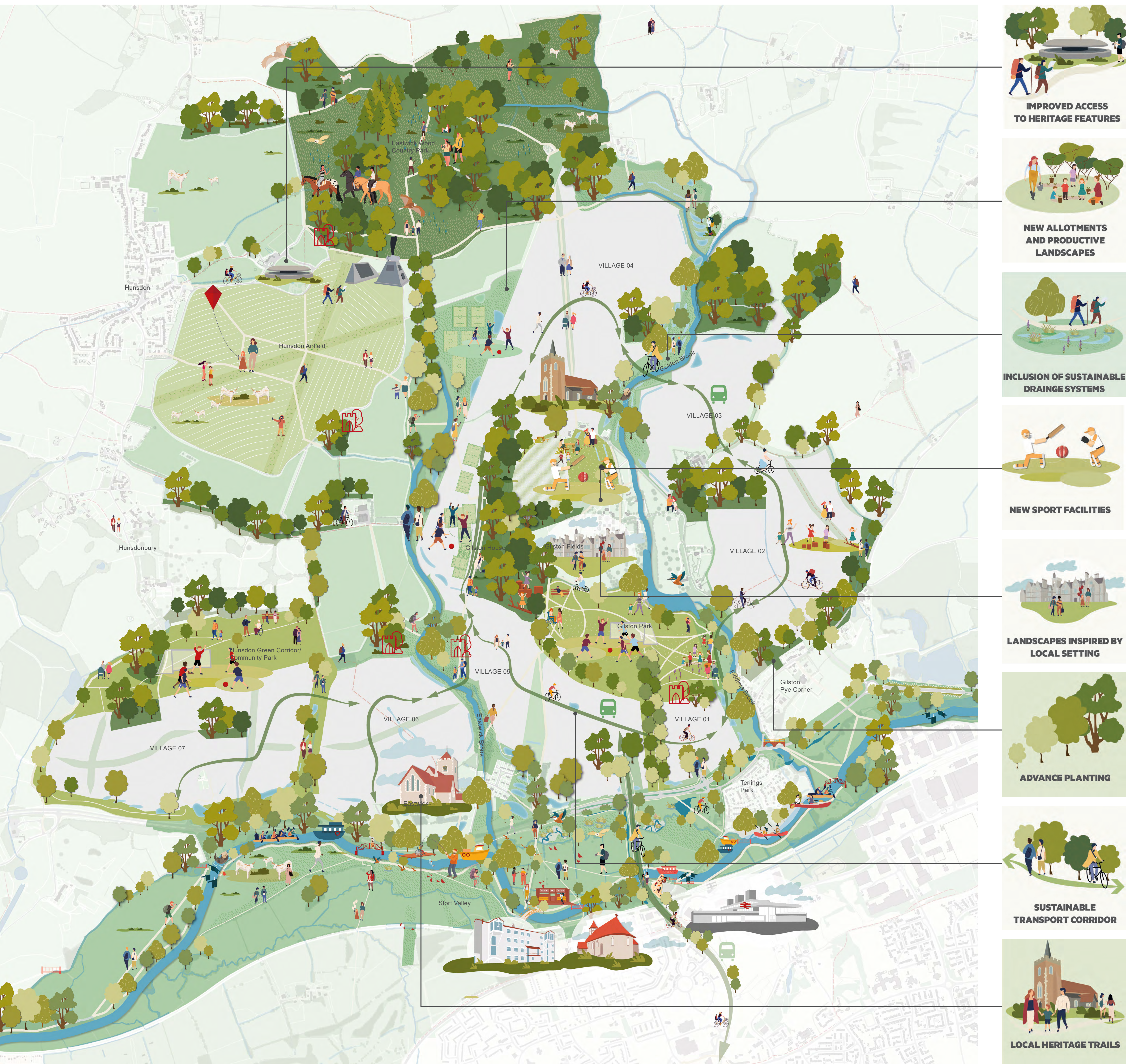
· Provide a framework for the successful delivery of the masterplan that encompasses landscape management, amenity, access, leisure and recreation, SuDS drainage and flood risk, ecology and biodiversity, heritage assets, and landscape integration.

Hunsdon Eastwick Gilston Neighbourhood Plan, adopted in 2021, is a key policy document which informs the development of the Gilston Strategic Landscape Masterplan

- SLMP Study Area
- Parks
- Strategic Green Corridors
- Stort Valley
- Village Corridors
- Sustainable Transport Corridor
- Sustainable Transport Corridor Interface with Character Areas
- Existing Woodland
- Woodland Buffer Zones
- Hedgeflow Buffer Zones
- Landscape Areas (Wider agricultural estate)
- Landscape Areas (Adjacent to Villages)



The Vision



SLMP Vision Plan



SLMP Vision Section

Gilston Park

Places for People

grant associates

Taylor Wimpey

SLMP Considerations & Opportunities

As part of the Gilston Strategic Landscape Masterplan, the current site conditions have been reviewed and mapped utilising the latest OS Photography, and GIS data-sets. The Consolidated Considerations Plan on this board compiles key areas of analysis into one diagram, therefore giving an overview of the various landscape layers which inform the SLMP strategies.

The Opportunities diagram illustrates the key moves, informed by the Considerations studies, that the SLMP will implement to achieve the vision it sets for the Gilston Area.

Key Existing Site Considerations

1. Woodlands

Including Ancient and Semi-Natural Woodland and Ancient Replanted Woodland

2. Watercourses

Including Golden Brook, Fiddler's Brook and Eastwick Brook in the Strategic Green Corridors

3. Hedgerows

Existing networks of hedgerows across the site

4. Heritage

Including Scheduled Ancient Monuments and Listed Buildings

5. Views

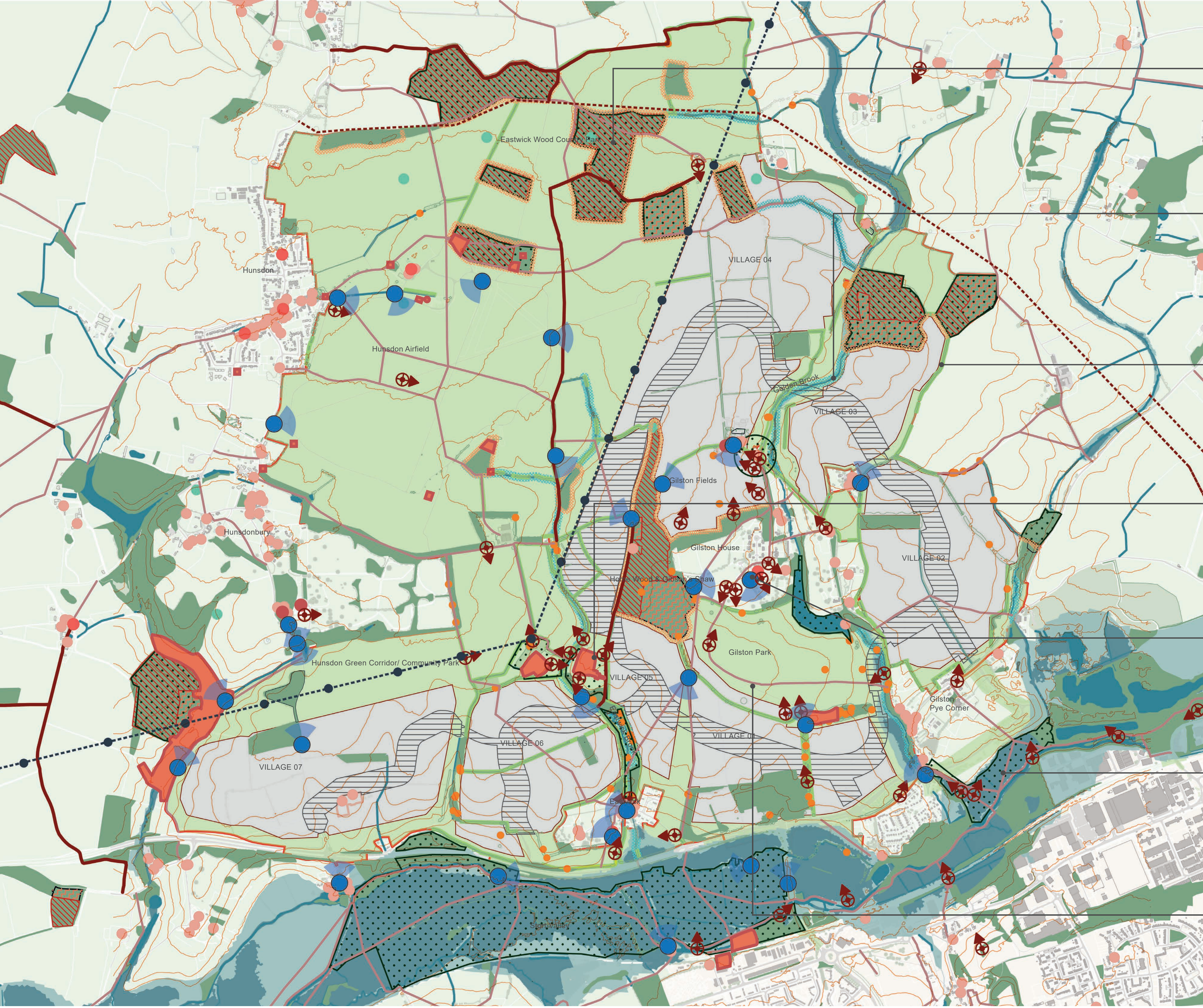
As identified in Development Specification and the Landscape Visual Impact Assessment

6. Habitats

Including Local Wildlife Sites and Great Crested Newts sites

7. Footpaths

Including existing Public Right of Ways



Consolidated Considerations Plan

KEY

- SLMP Study Area
- Existing watercourses & waterbodies
- EA Flood Risk Zone 2
- EA Flood Risk Zone 3
- 20m Ecological Buffer to key watercourses
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Veteran Trees
- Local Wildlife Site
- Great Crested Newts
- Woodland Buffer
- Hedgerow Buffer
- PROW - Footpaths & Bridleways
- Scheduled Monuments
- Listed Building - Grade I
- Listed Building - Grade II
- 266 kV Grid and Pylons
- Gas
- LVA & Dev Spec Key Views
- Neighbourhood Plan Key Views
- Village Development
- STC Corridor

Opportunities

1. Woodlands

Protect existing woodlands by providing buffer zones

2. Character Areas

Allow the 4 distinct character zones to influence the character of design proposals

3. Heritage

Create better access and interpretation of heritage features

4. Views

Respect the views identified in Development Specification and Neighbourhood Plan

5. Habitats

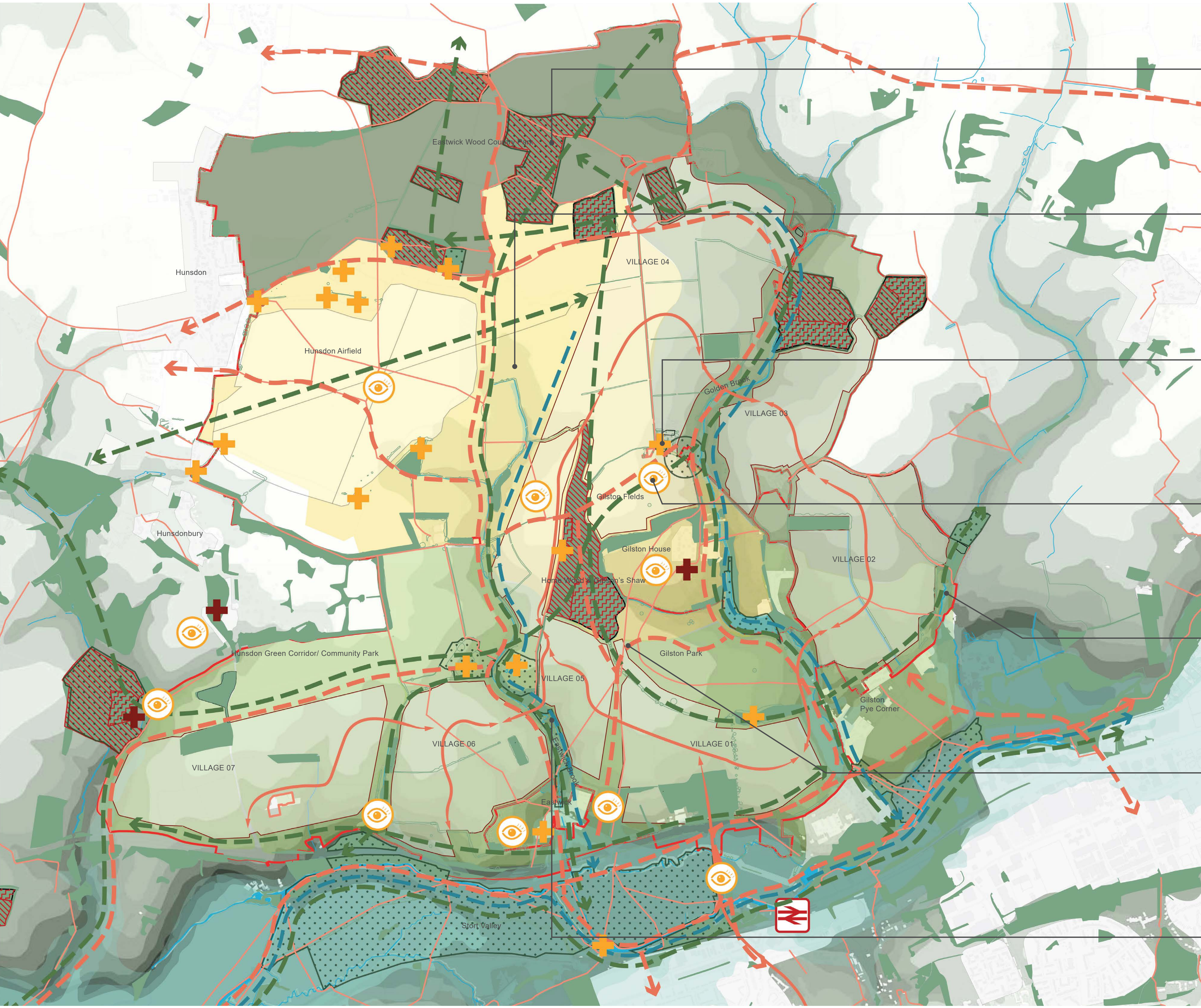
Create network of ecological connections through enhanced habitats

6. Movement

Build on the existing networks of paths and PROWs to enhance access through the site

7. Blue Infrastructure

Use of Sustainable Drainage Solutions to manage water across the site



Opportunities Plan

KEY

- SLMP Study Area
- Character Area Zone - Woodland
- Character Area Zone - Plateau
- Character Area Zone - Parkland
- Character Area Zone - Valley
- Existing Woodland
- Existing Ancient and Semi-Natural Woodland
- Existing Ancient Replanted Woodland
- Existing Local Wildlife Sites
- Existing PROW network
- STC route
- Existing Key Heritage Assets
- Heritage Hot-spots
- Focus locations for Key Views
- Ecological Enhancement Opportunities
- Strategic Movement Opportunities
- Strategic SuDS Opportunities
- Village Development
- NOTE: Refer to Existing Views Plan for detailed mapping of Viewpoints

Outline Planning Parameter Plans

Submitted Parameter Plans

A series of Parameter Plans were submitted with the V1-6 and V7 Outline Planning Applications (OPAs).

The Parameter Plans provide the basis for future Village Masterplans and the Strategic Landscape Masterplan, as well as Reserved Matters Applications.

The Parameter Plans identify the spatial framework of the Village Development and define those elements that are subject to limits of deviation or some extent of flexibility. The Parameter Plans contain some contextual information to assist interpretation and orientation of the scheme – both inside and outside the site boundary. The V1-6 and V7 Parameter Plans have been combined in the illustrations below for ease of reference.

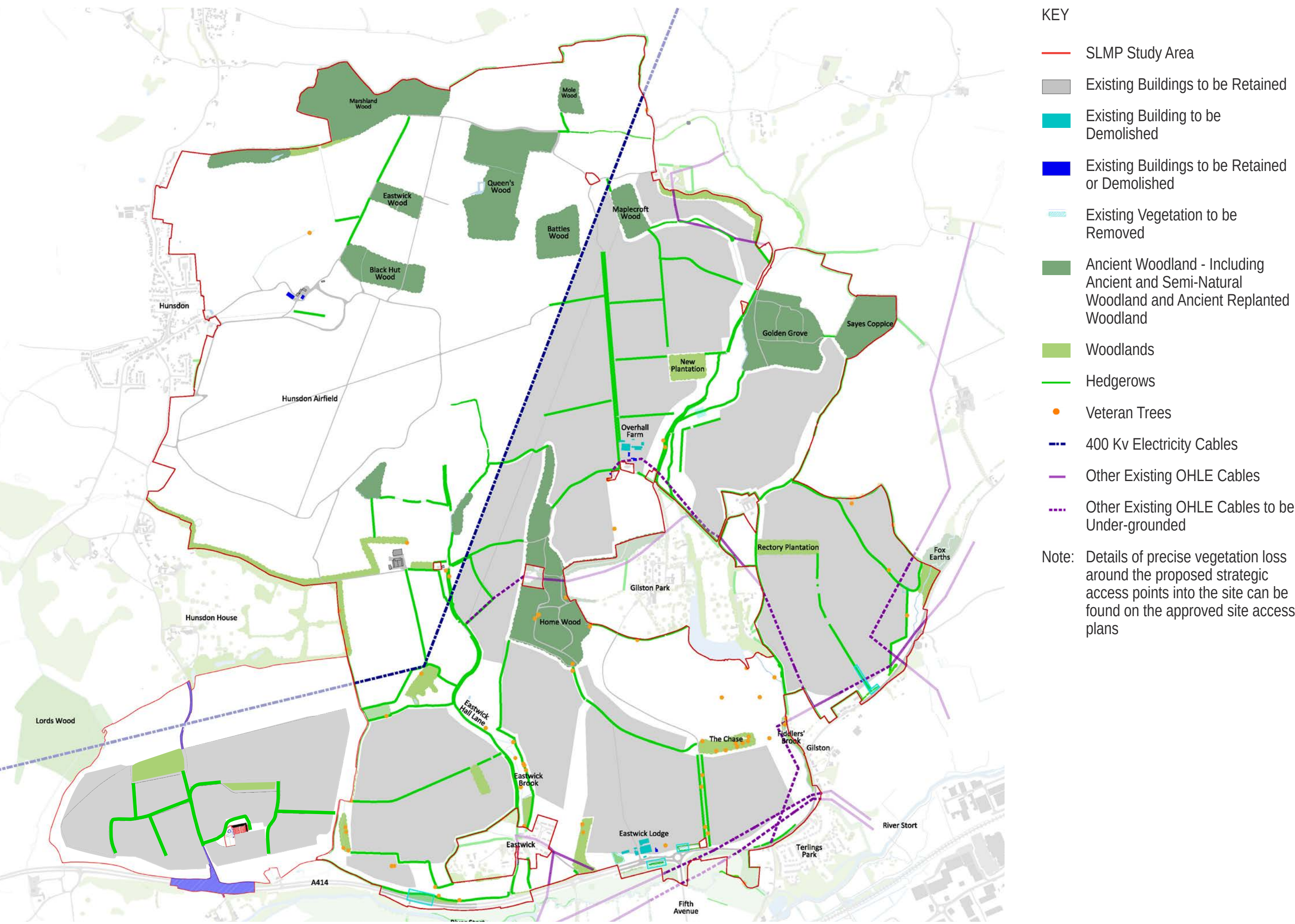
Submitted Development Specification

Development Specifications were submitted as part of both the V1-6 and V7 Outline Planning Applications (OPAs).

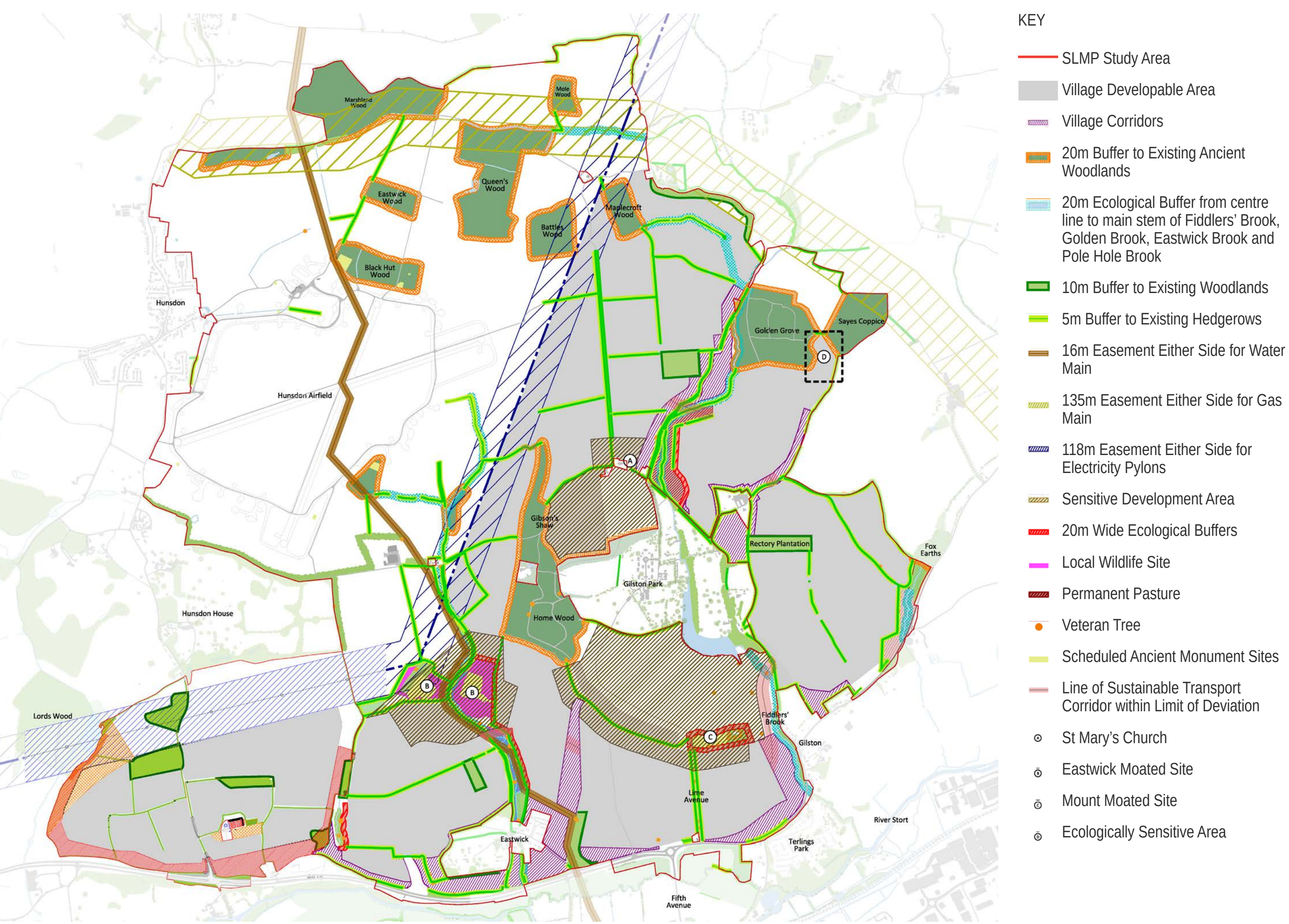
The primary purpose of the Development Specifications is to define and describe the principal components of the Gilston Area Development, as well as the parameters that will guide future Village and Landscape Masterplans, and detailed applications to be submitted under Reserved Matters.

The Development Specification also sets out objectives for the uses of the different green spaces across the site which are a key focus of the SLMP such as Eastwick Woods Country Park and Hunsdon Airfield Park. It also provides other contextual details such as descriptions of buffers to sensitive features, which will be developed into typical details as part of the SLMP study.

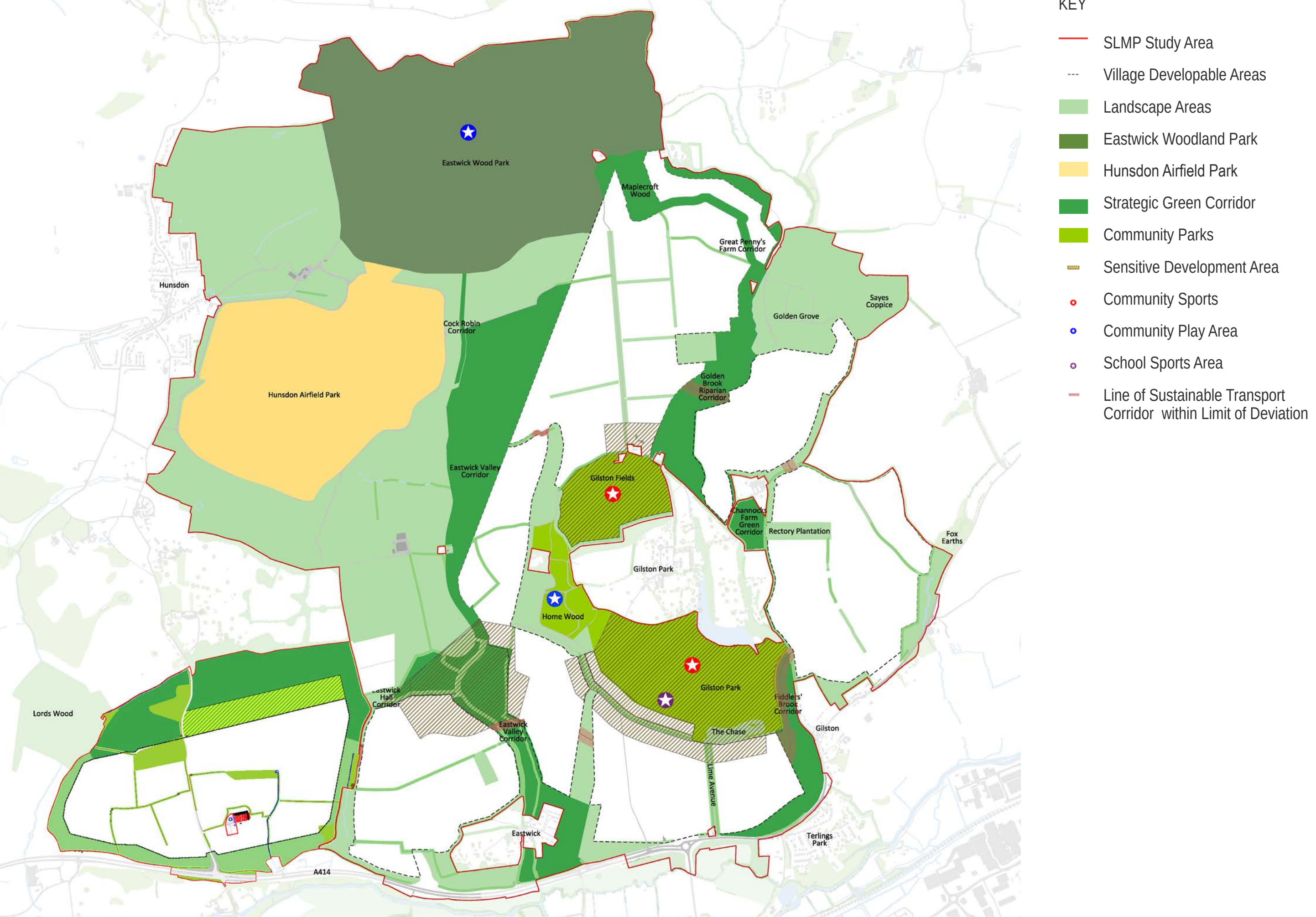
Combined V1-6 & V7 Parameter Plan - Existing Vegetation and Buildings



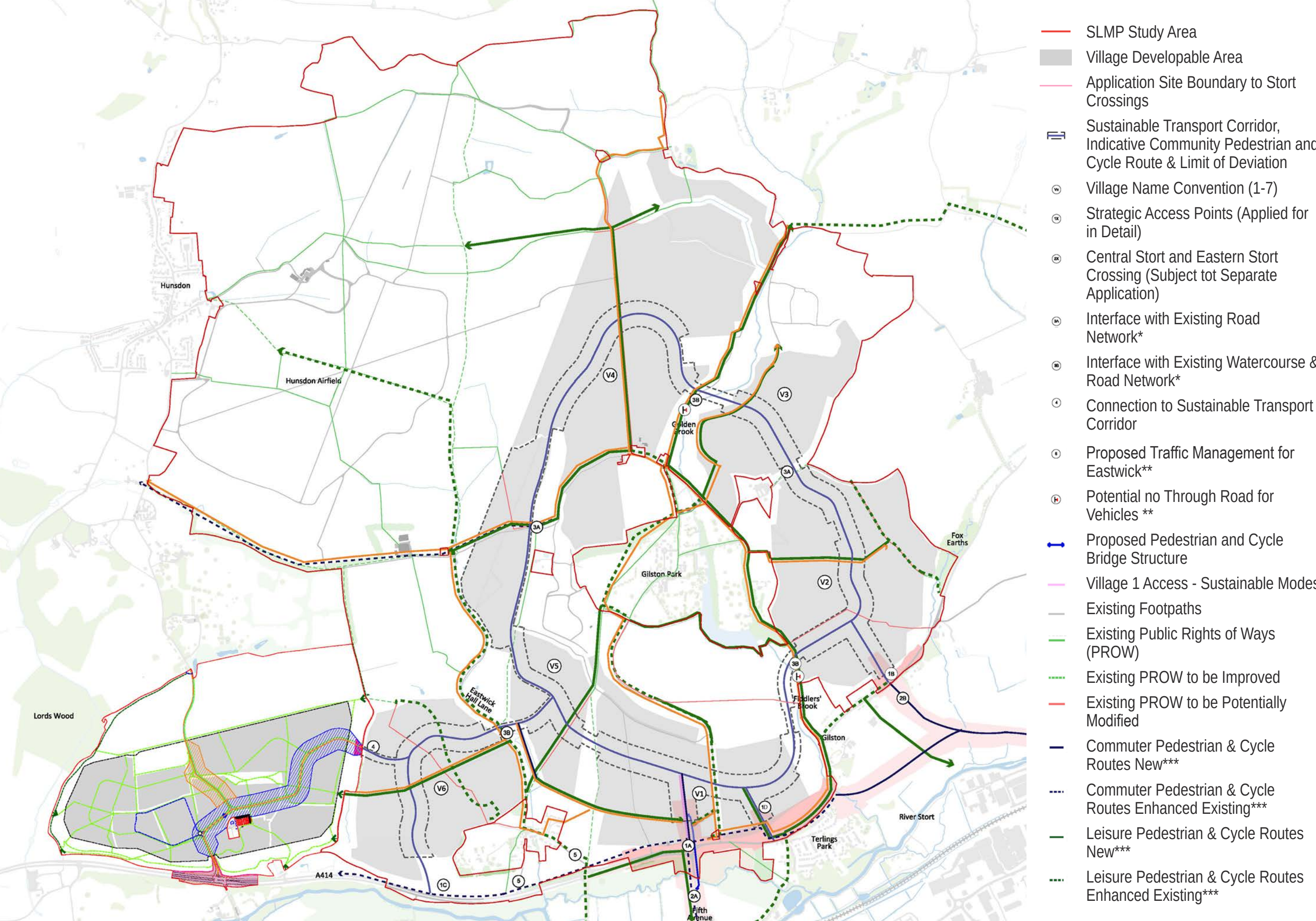
Combined V1-6 & V7 Parameter Plan - Village Corridors, Constraints and Developable Area



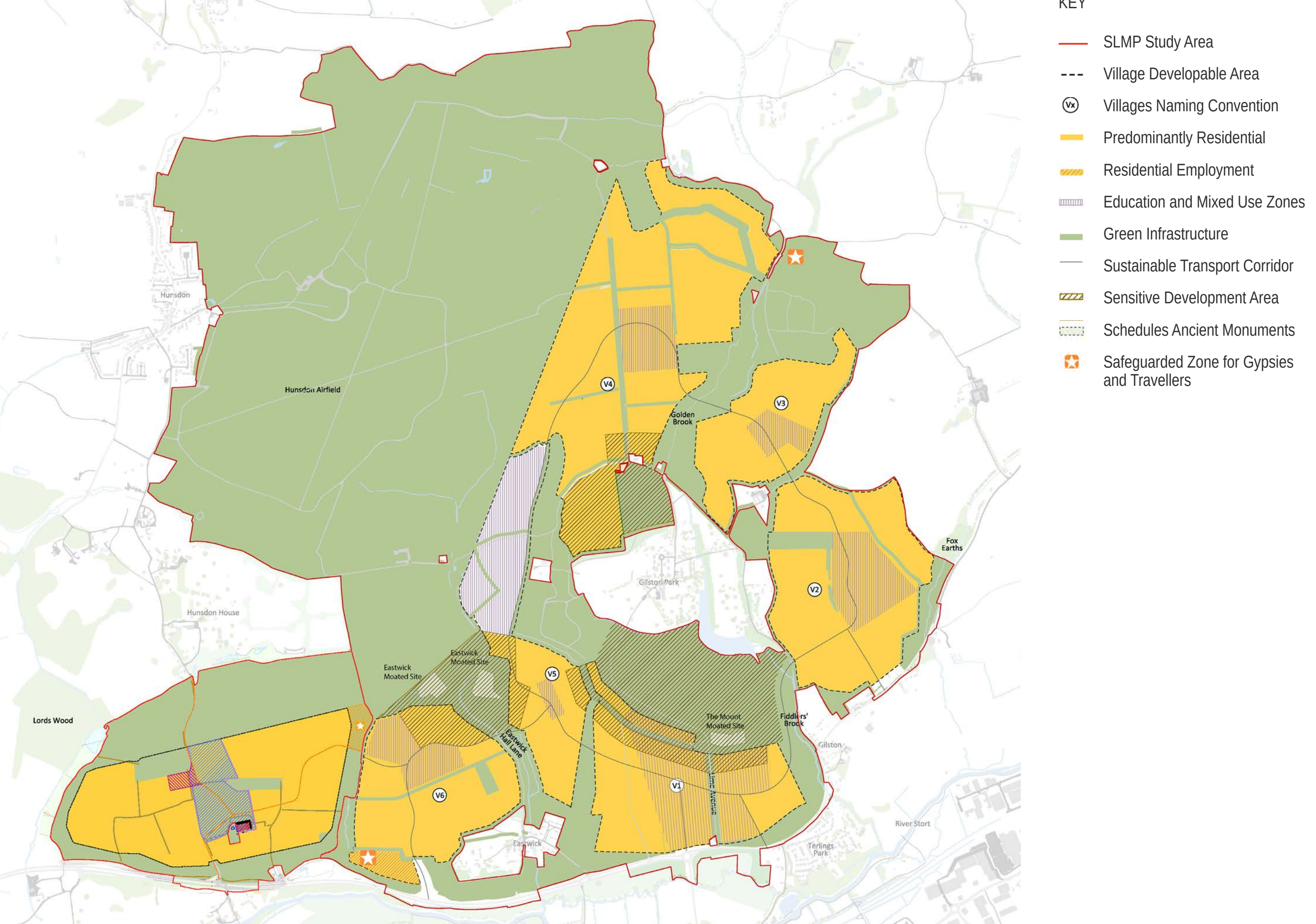
Combined V1-6 & V7 Parameter Plan - Green Infrastructure and Open Space



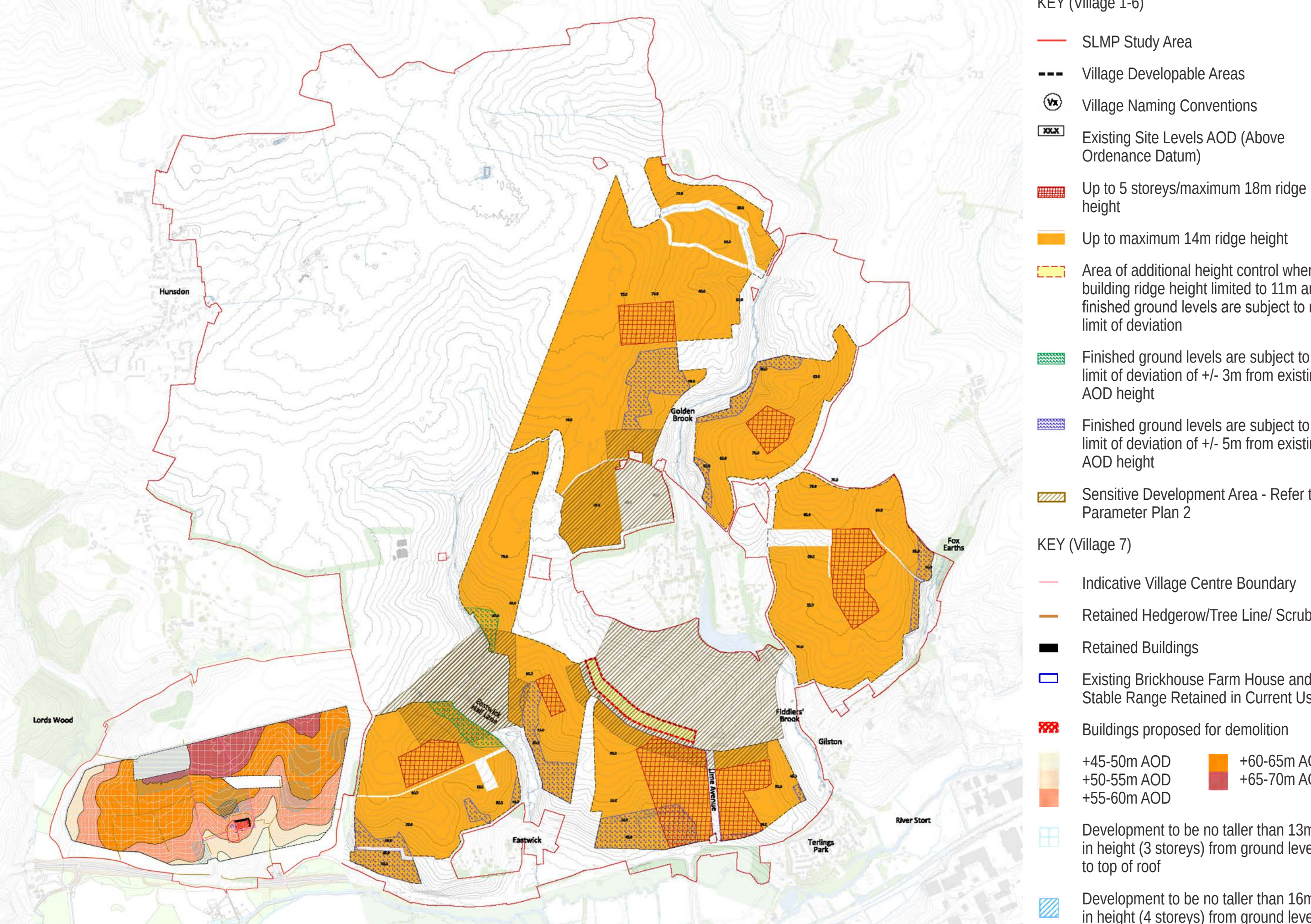
Combined V1-6 & V7 Parameter Plan - Access and Movement



Combined V1-6 & V7 Parameter Plan - Principle Land Uses



Combined V1-6 & V7 Parameter Plan - Maximum Heights



* Subject to Monitor and Manage Approach

** Location and Configuration to be Determined at the Village Masterplan Stage

*** Indicative - Location and configuration to be determined at Village Masterplan Stage

SLMP Strategies

SLMP Strategies Introduction

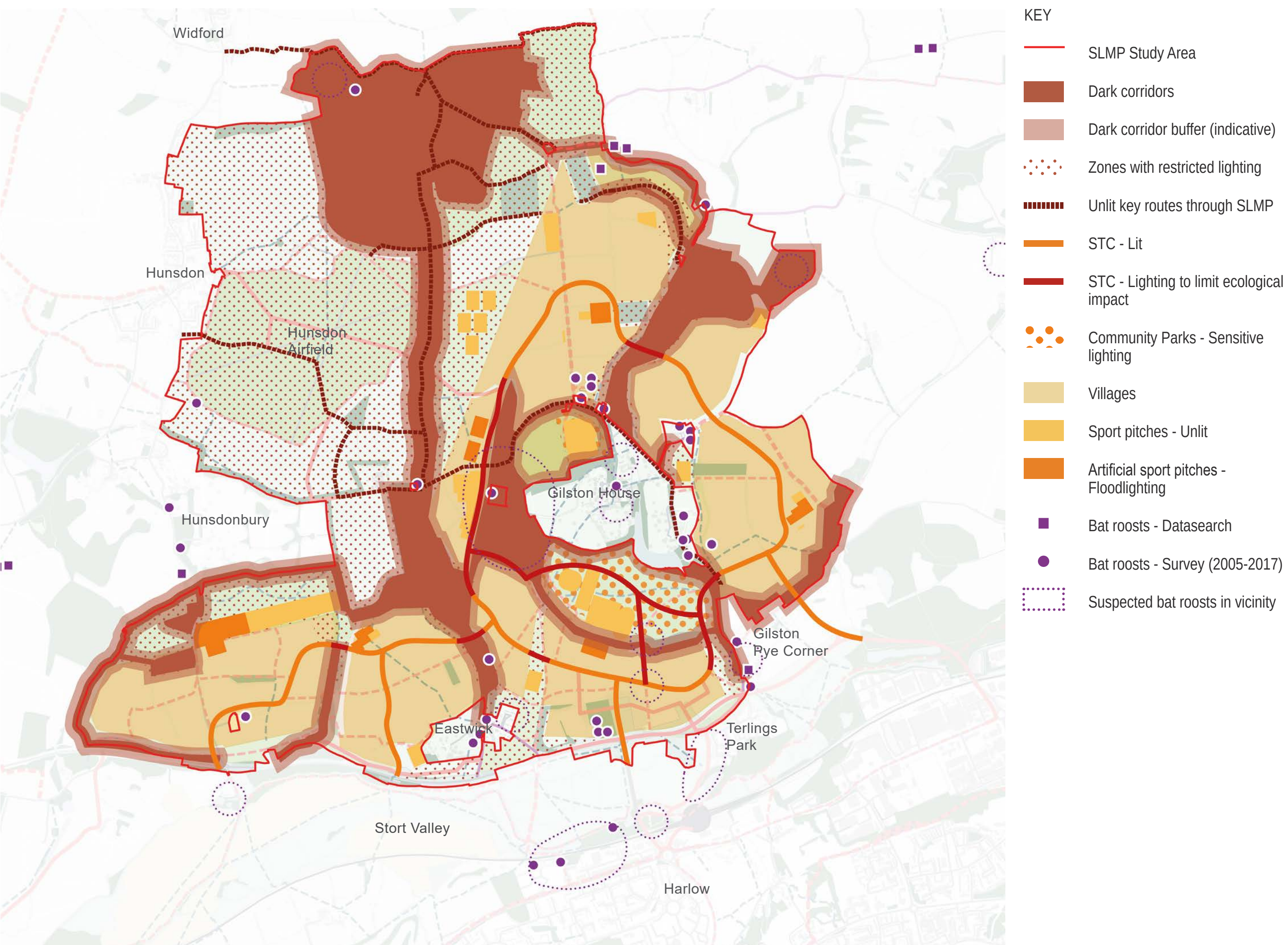
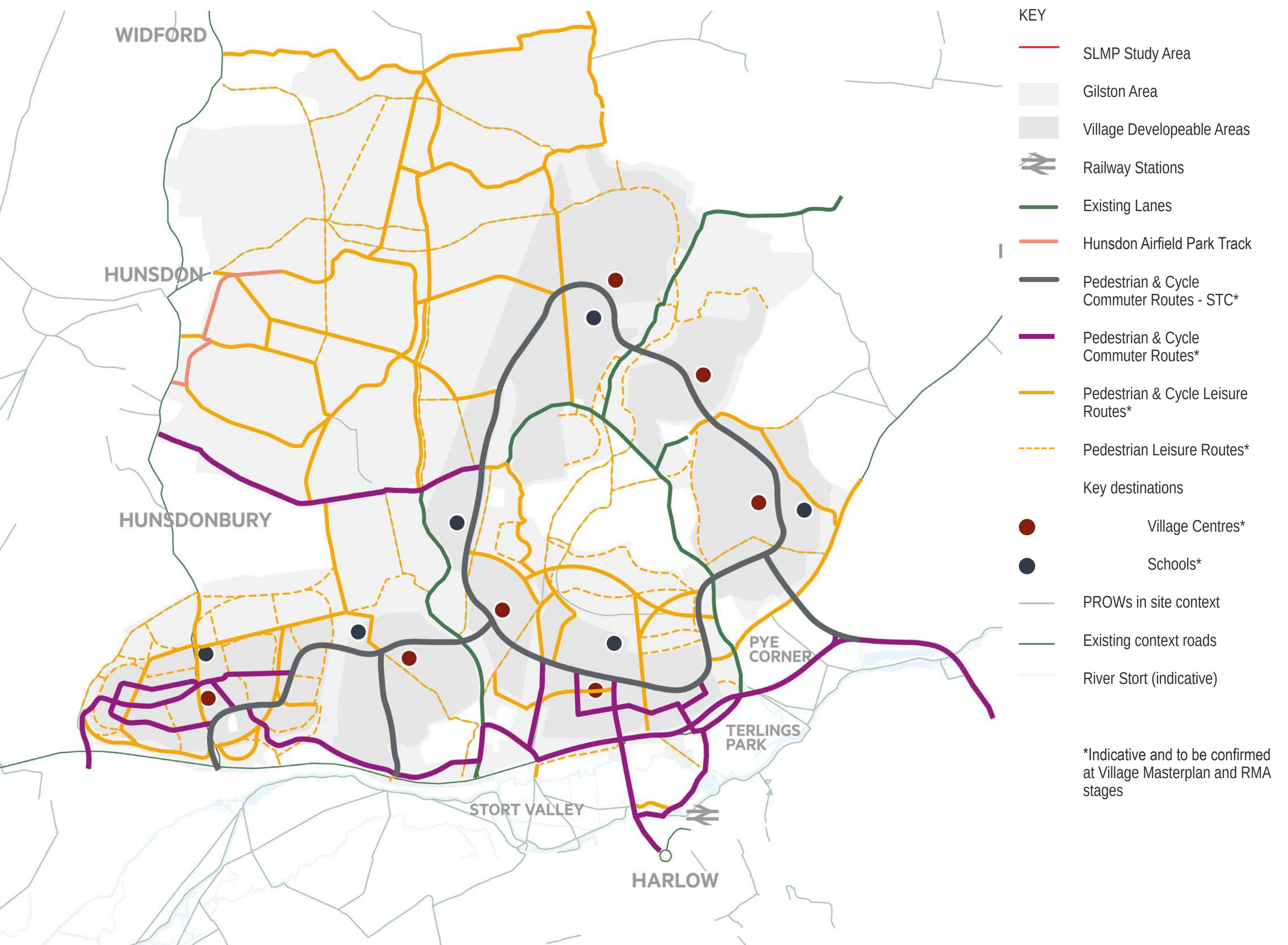
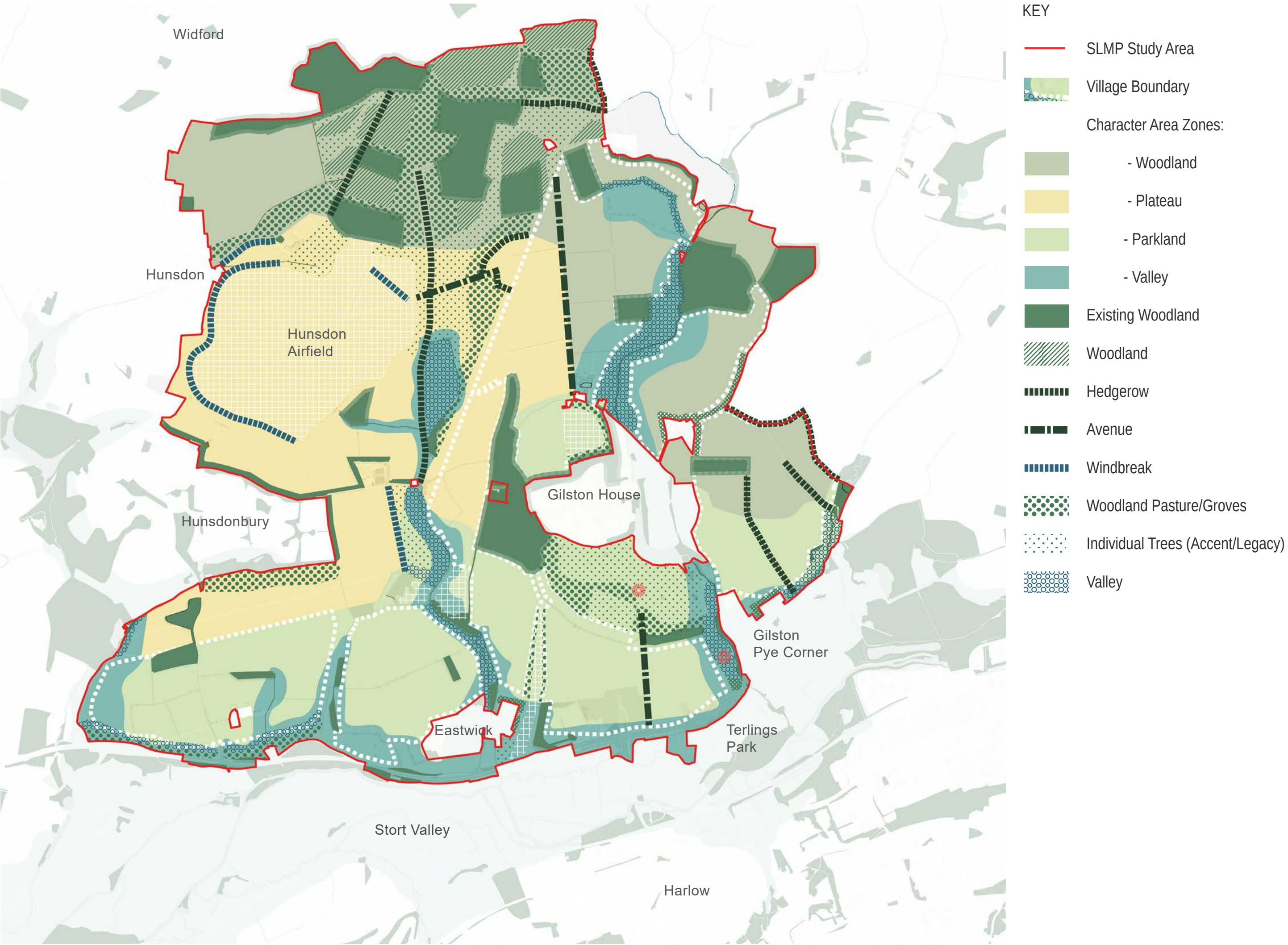
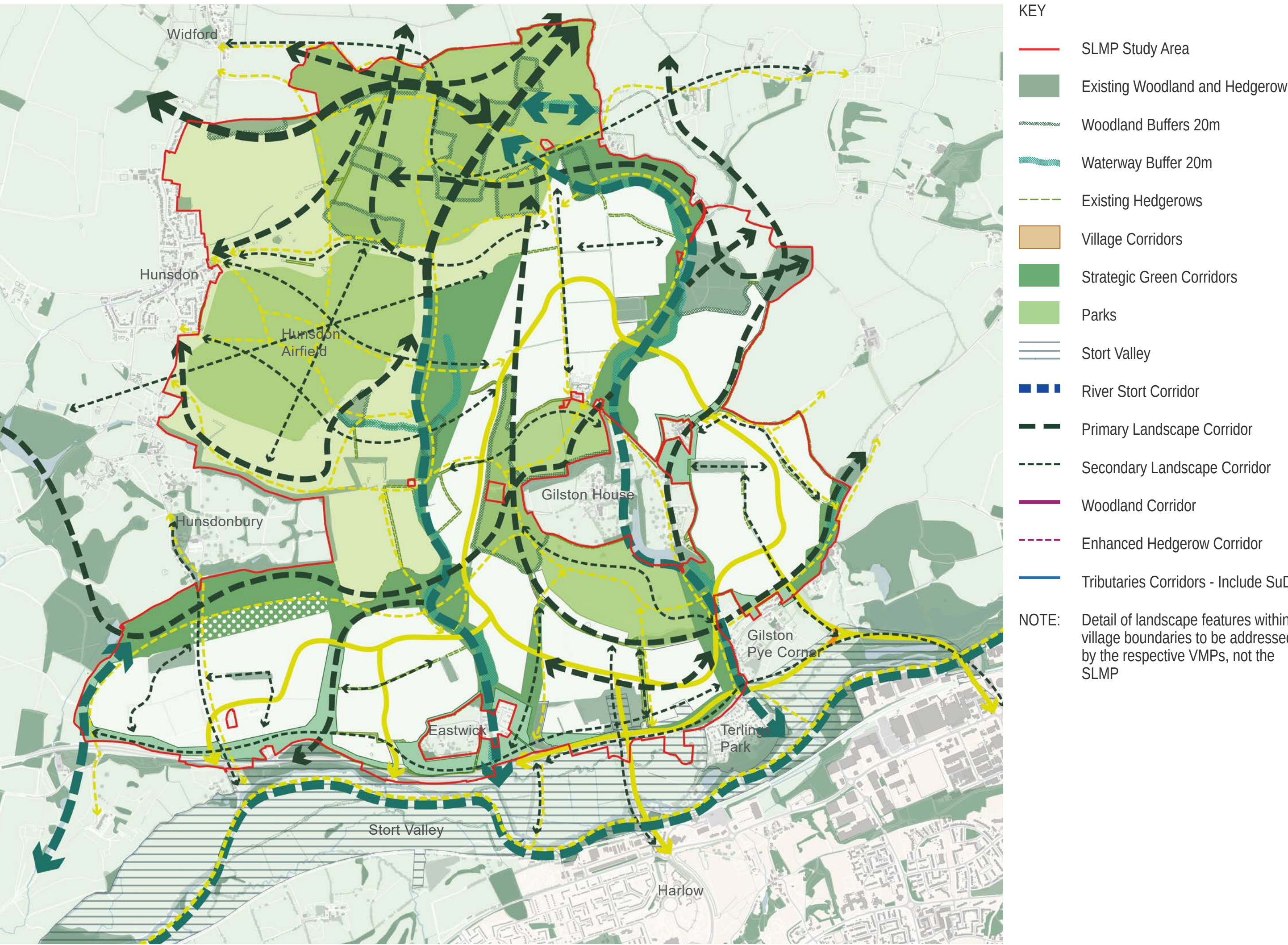
The Gilston Strategic Landscape Masterplan Strategies develop the commitments set out within the OPA Parameter Plans, and utilise the updated technical analysis of the Site Analysis and Constraints Studies, to provide a series of definitive strategy plans which will form the basis of the design development for the Character Areas and determine the features to be defined within the Strategic Landscape Masterplan Design Codes.

The Strategies are used as the basis to define detailed strategies, for example, locations of access routes, and key amenities, such as sports and play facilities, as well as features such as lighting and planting, which will be detailed at Reserved Matters Application Stage.

Developing Regulatory Plans & Design Codes

The Strategies developed as part of the Gilston Strategic Landscape Masterplan form the basis of the design development of the Character Areas. Each of the Character Areas will have a specific vision and principles that will guide the masterplan and detailed design of Reserved Matter Applications (RMA) in due course

This will be achieved through the use of both Regulatory Plans and Design Codes. These will define aspects of design that must be followed as well as aspects of design that can be more flexible. The Design Codes and Regulatory Plans will provide a set of tools, approaches and guidance, based on typical details, which will inform the detailed design at RMA stage. Examples of the illustrative guidance to be delivered as part of the Design Codes are set out below.



SLMP Character Areas

Eastwick Wood Country Park

The existing woods, scattered throughout the North of the Gilston Area present an opportunity to create a diverse mosaic of habitats. The proposed country park will balance human uses, productive landscapes and landscapes managed for ecology and wildlife. New pathways will provide access for existing and new residents and enhance access to the countryside.



Eastwick Wood Country Park - Visualisation Indicative Only



Hunsdon Airfield Country Park - Visualisation Indicative Only

Hunsdon Airfield Park

Hunsdon Airfield comprises of agricultural land located on the Hunsdon Plateau, characterised by open views framed by existing woodland blocks. The Hunsdon Airfield Country Park will retain agricultural uses while providing enhanced access to countryside. The SLMP will explore ways of enhancing the ecological value of the agricultural land whilst lowering environmental impacts.

Hunsdon Community Park

Hunsdon Community Park will form the northern edge of Village 7, with Hunsdon House lying to the north. The Football Hub, providing key amenities, will be the main active use within the park.



Hunsdon Community Park - Illustrative Plan Indicative Only

Emerging Concept Masterplan

Agriculture

Areas of agriculture retained in around Hunsdon Airfield Park

Destination Play

2 Destination play grounds across the Gilston Area

Airfield Park

Open character of the area will be maintained. Opportunities for informal recreation in countryside setting

Sports Fields

Cluster of football fields will be provided on the edge of Village 4.

Football Hub

A football hub will be provided within Hunsdon Community Park

Home Wood

Enhance access through the woodland in a sensitivity way to ensure valuable habitats are maintained



Illustrative Concept Masterplan

Eastwick Wood

Eastwick Wood Countryside Park will provide opportunities for recreation in a semi-natural setting.

Golden Brook Valley

Will provide improved habitats, new walking routes and opportunities for play

Allotments

Allotments will be provided throughout the Gilston Area

Gilston Fields

Will include community sports, including cricket pitches, and play areas.

Gilston Park

Gilston Park will include community facilities including play, sports and a community orchard

Village Playing Field

A village playing field will be provided for each village

SLMP

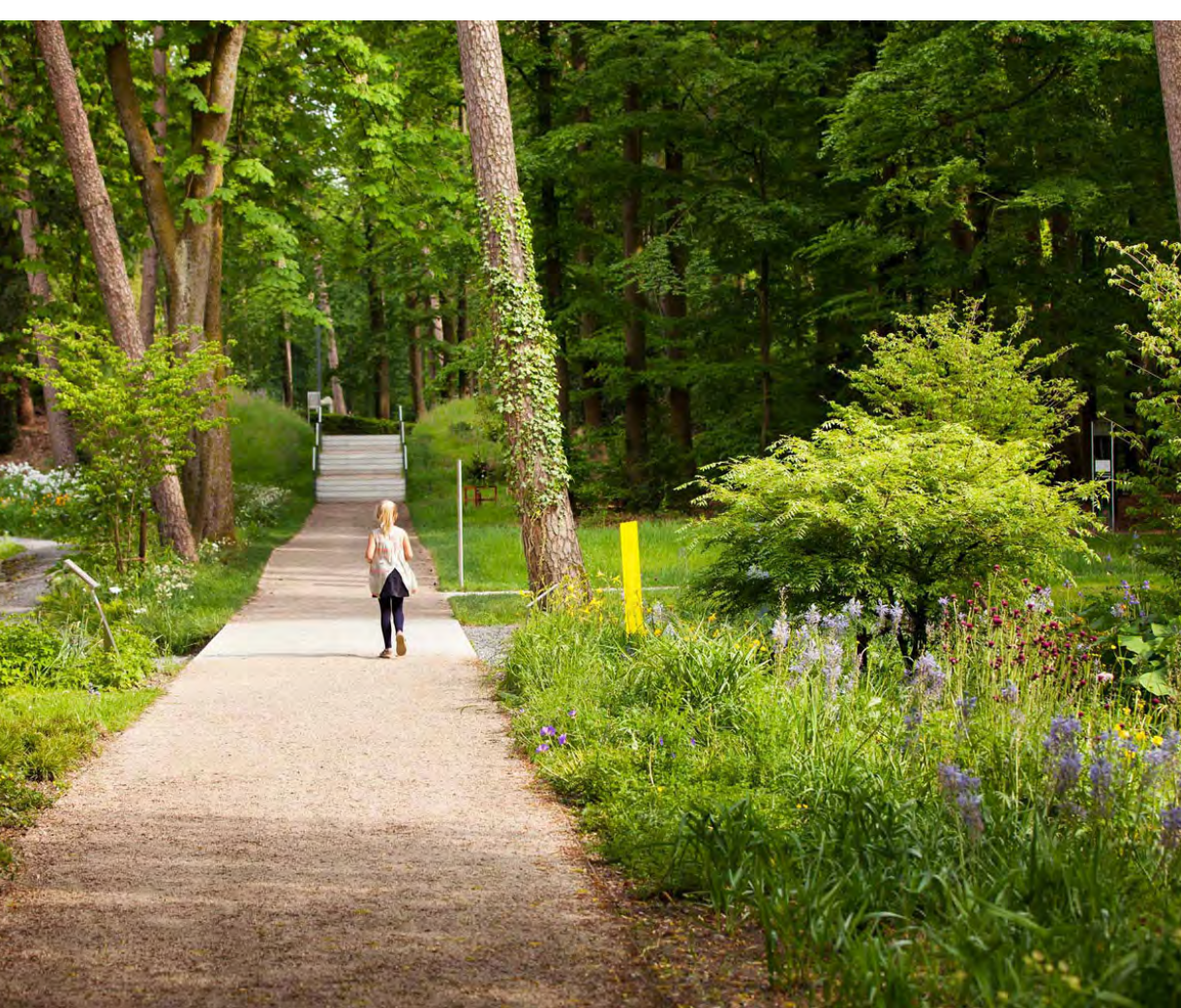
The Strategic Landscape Masterplan sets out the vision for retention and enhancement of existing and valued landscape features of the site such as designated wildlife site, ancient woodlands and water courses, and the provision of large areas of open space; enabling ecological gain within the site and surrounding area and providing enjoyment of the landscape for all. In addition, the landscape spaces provide key landscape services as part of the core green infrastructure supporting the Gilston Area development, through management of surface water, air quality, and provision of bridleways, walking and cycling routes to achieve the objectives of sustainable living. The Landscape Masterplan has been developed around an understanding of the overarching landscape character of the site, evolving from the Woodland Park and Plateau of the higher ground in the north, through the Parkland spaces within the heart of the Masterplan, and then sloping down to the Stort Valley corridor.

The study will result in a definitive design document which will guide future stages of the Gilston Area Development.

The SLMP will...



... Provide Access to the Countryside



... Enhance Access Through the Gilston Area



... Provide Opportunities for Play



... Aim to Introduce Sustainable Land Uses and Management Practices



... Take into Consideration Cherished Views



... Create Productive Landscapes



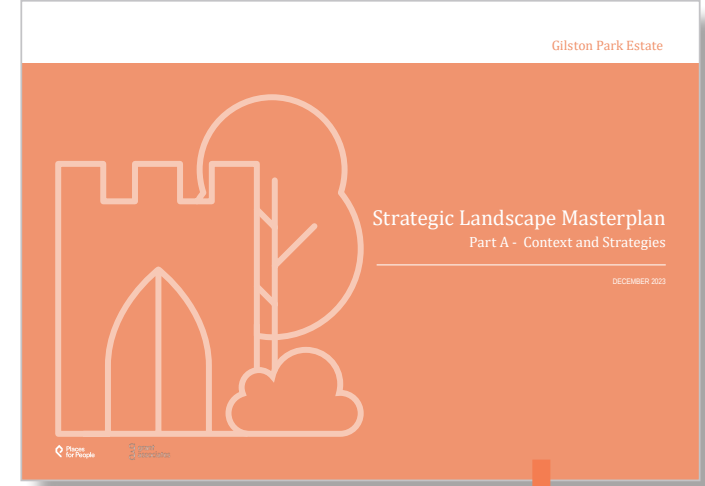
... Provide Sports Facilities for Communities



... Create Sustainable Urban Drainage Systems

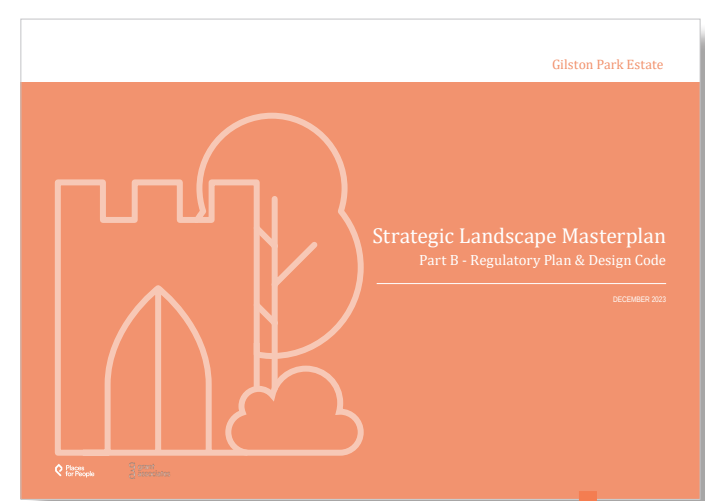
How to read the Design Code

Part A - Context & Strategies

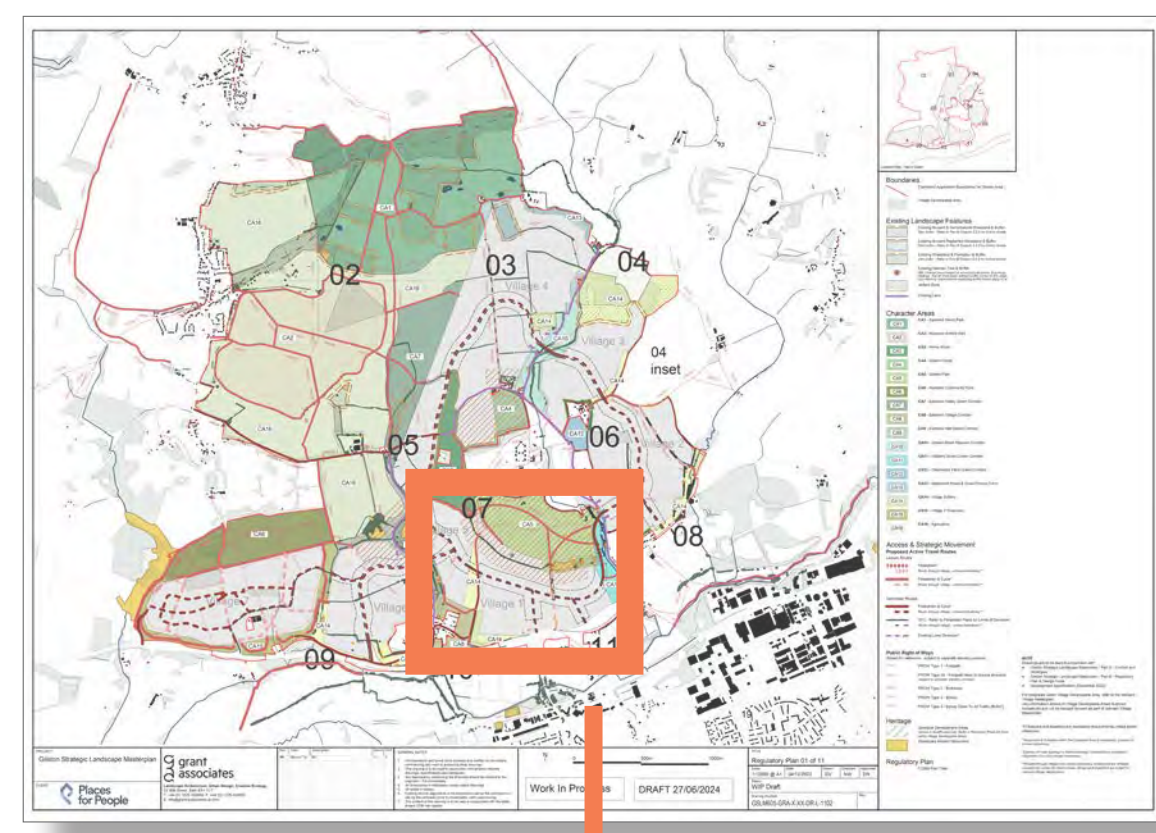


SLMP Part A is the starting point for all proposals

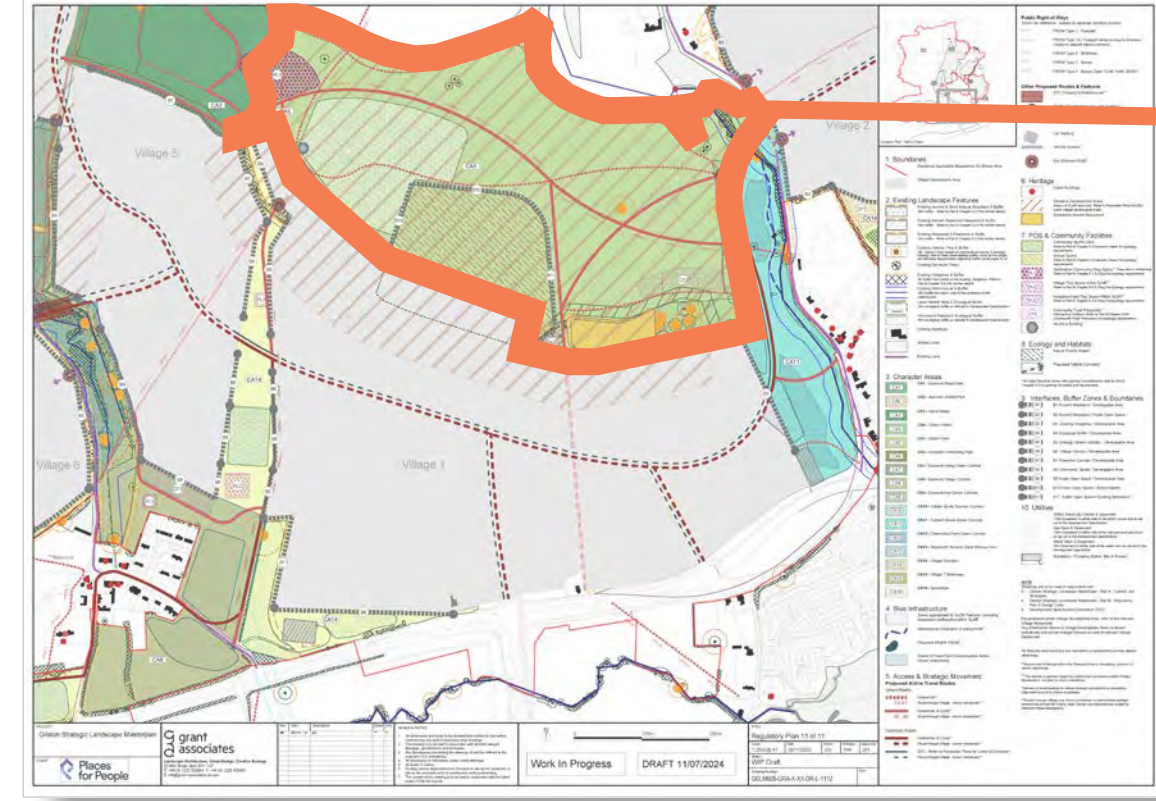
Part B - Reg Plan & Design Codes



Strategic Site Wide Reg Plan



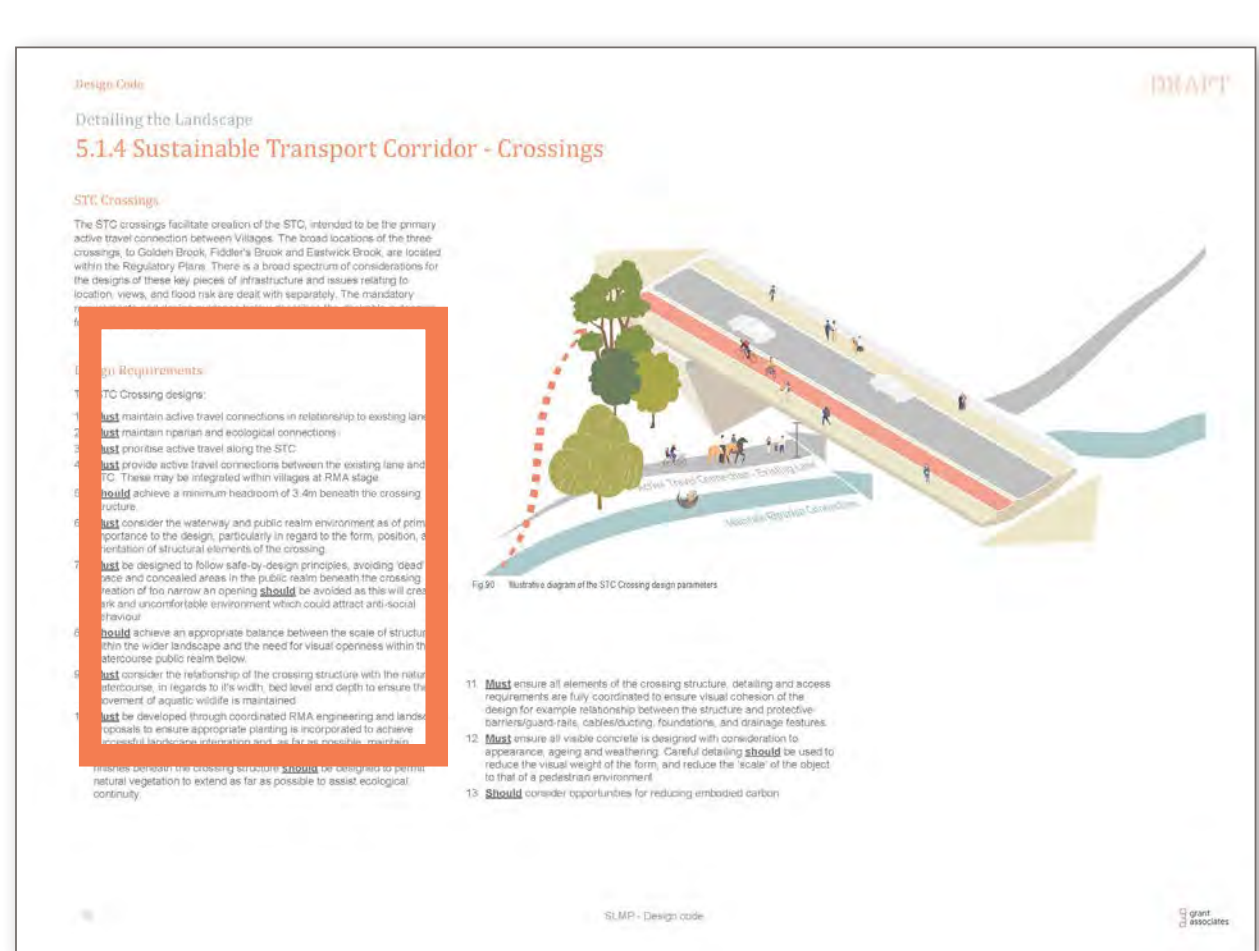
1:2500 Reg Plan



Character Area Design Principles & Requirements



Detailing Topic - Typology & Requirements



RMA Design Proposal

Checklist



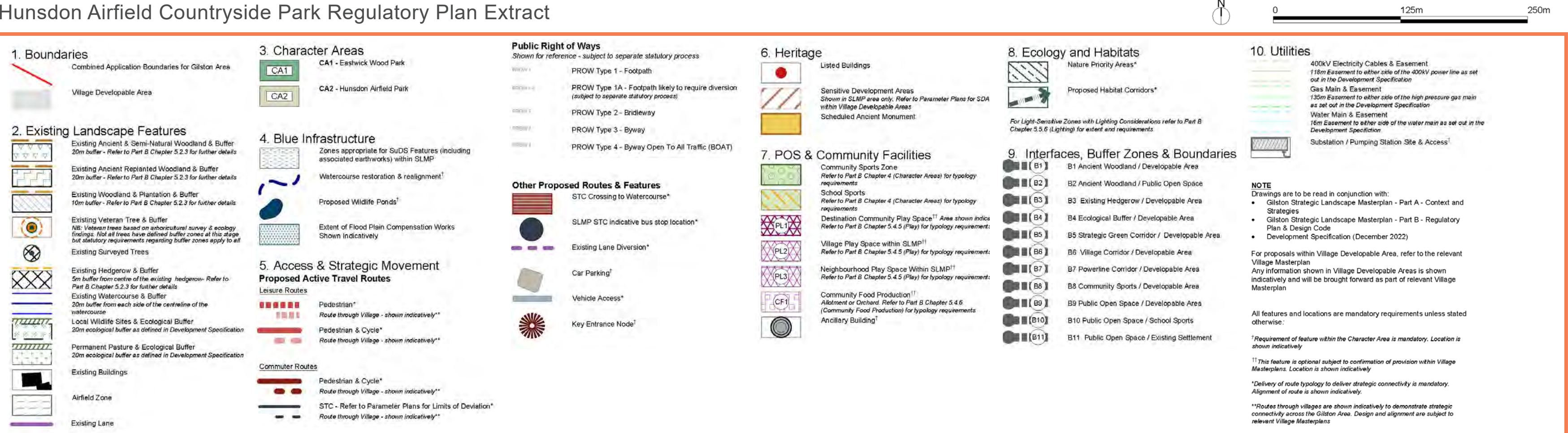
Gilston Park

Places for People

grant associates

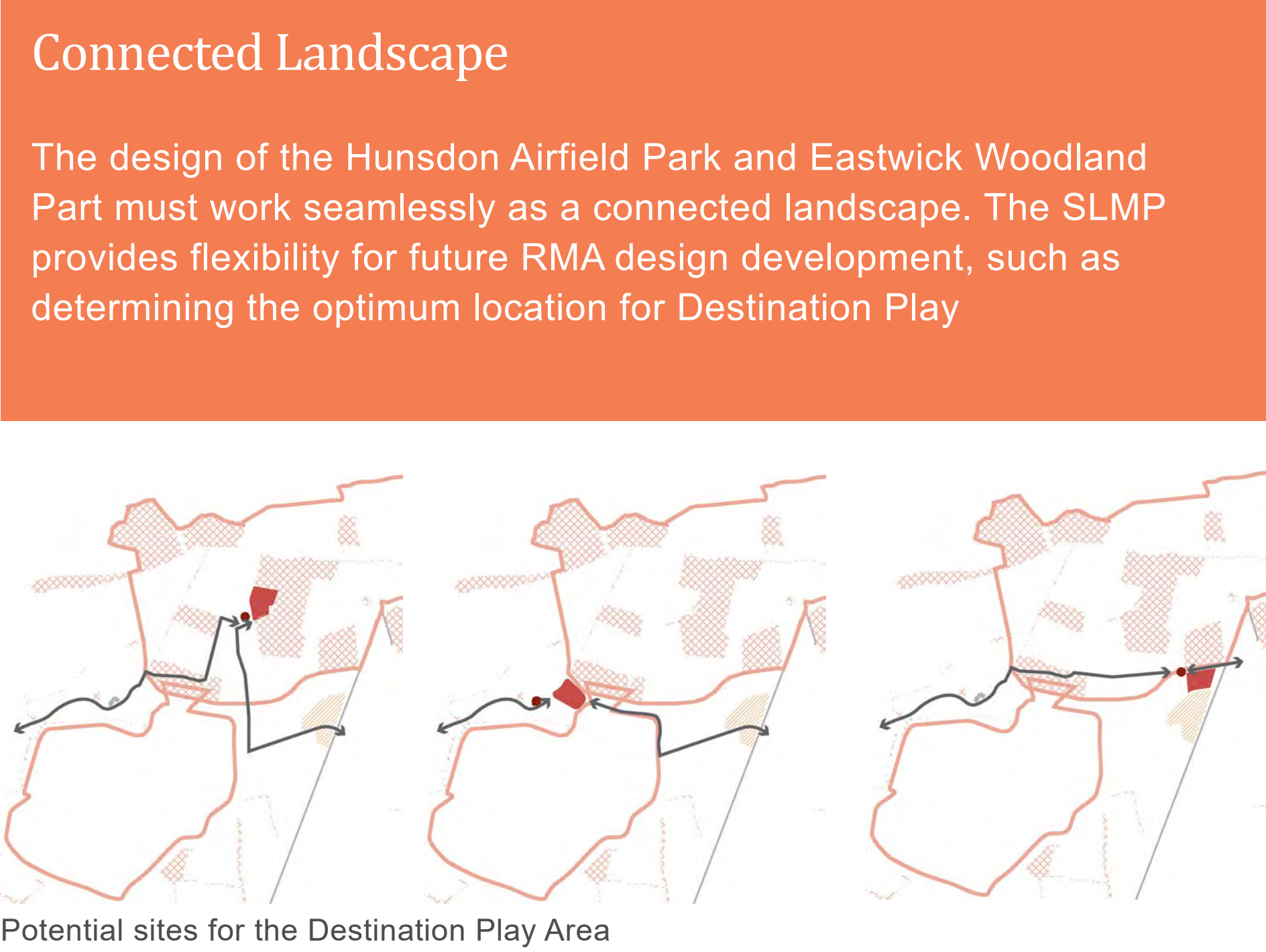
Taylor Wimpey

Hunsdon Airfield Countryside Park

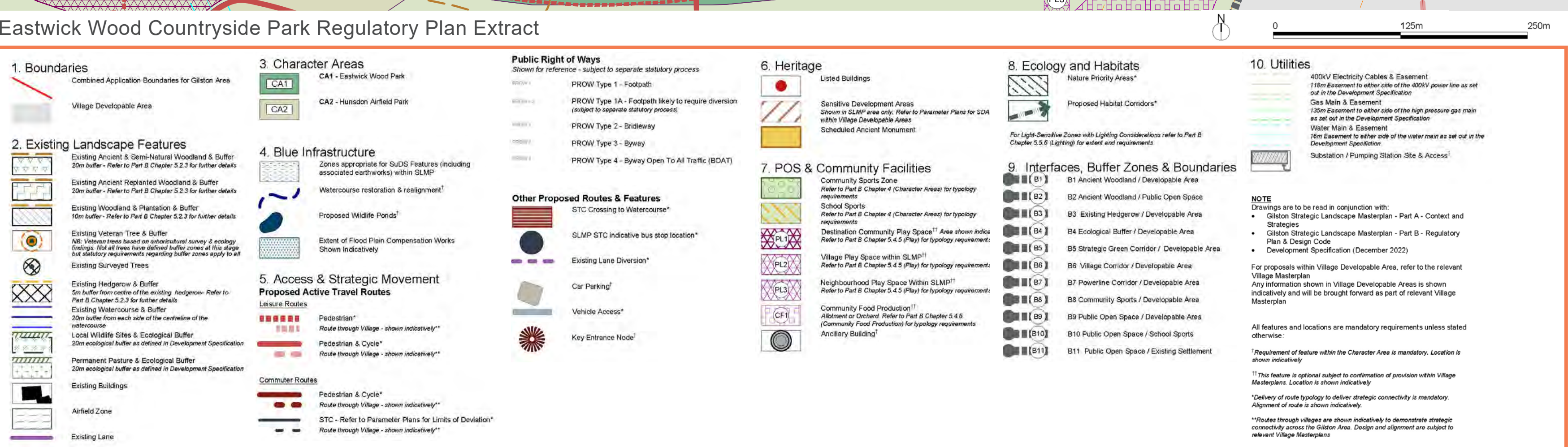
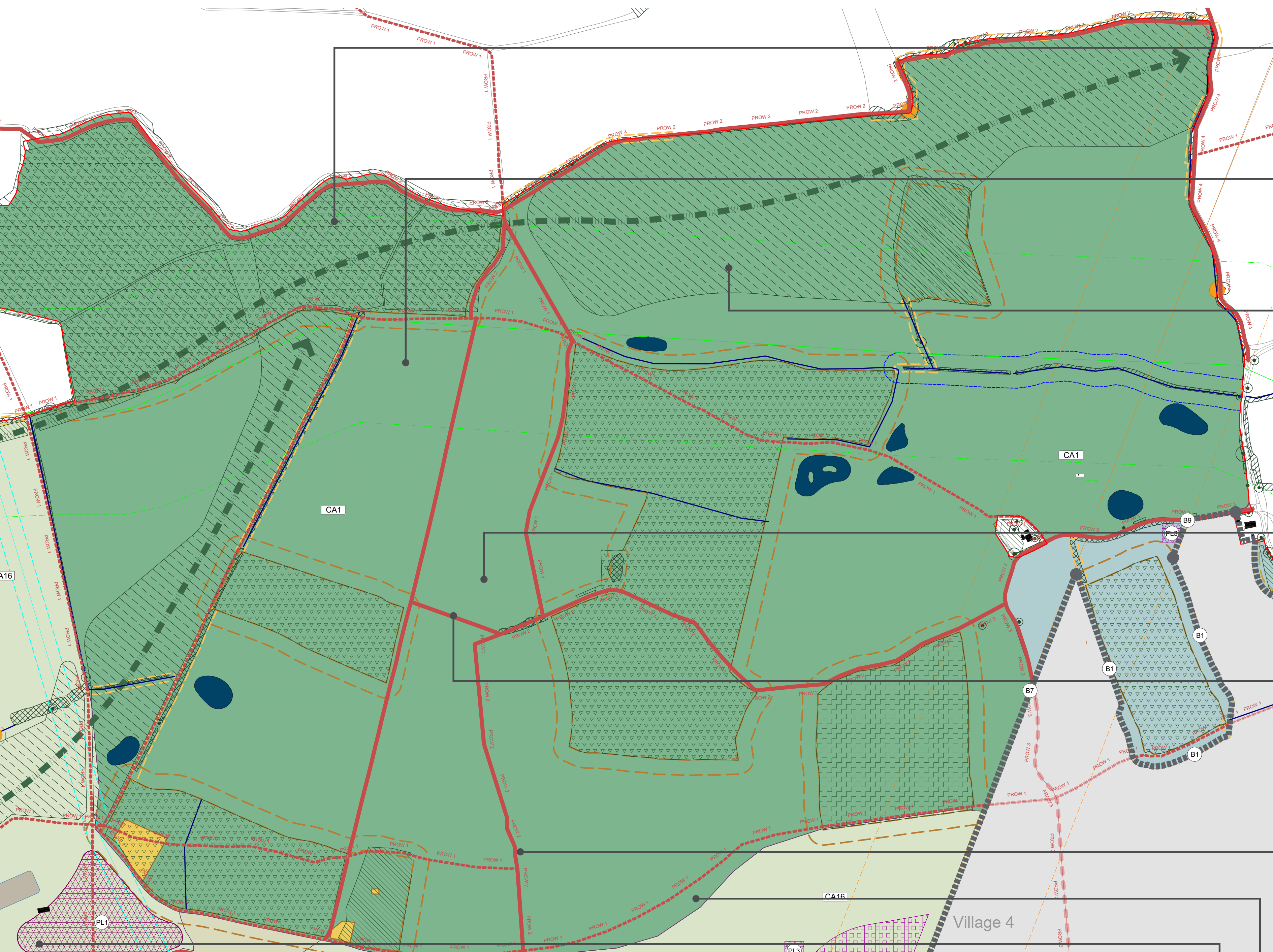


Design Requirement Examples

- A Destination Play Area must be provided. The provision may be located in Eastwick Wood Countryside Park, in Hunsdon Airfield Countryside Park, or between the two Countryside Parks. The location is to be finalised at RMA stage
- Vehicular access and parking to the visitor and interpretation centre must be carefully integrated into the countryside park proposals to prioritise active travel. Accessible parking must be provided
- The park must include a visitor and interpretation centre. This may be combined with Eastwick Wood Countryside Park, and may be located in between the character areas
- The opportunity for the ongoing operation of the Microlight aircraft flying club should be considered for integration within the park
- Agricultural use should be retained in a significant area of Hunsdon Airfield Park. Opportunities for sustainable forms of agriculture, that contribute to soil health, enhanced biodiversity value and increased carbon sequestration should be considered.
- Design proposals must respond to and celebrate the heritage of the former Hunsdon Airfield. This must include:
 - The open character of the airfield
 - Enhanced interpretation of the existing Hunsdon WWII airfield defences Scheduled Ancient Monuments
- An enhanced network of routes and paths must be created to encourage enjoyment of the countryside parks. This must include:
 - A cycle and pedestrian Leisure Route linking Hunsdon to the Gilston Area through the countryside park.
 - Existing network of tracks and trails to be upgraded where required
 - Outdoor recreation trails
- Design proposal should consider creation of new habitats, including:
 - Biodiverse wild-flower field margins,
 - Areas of meadow and pasture
 - SuDS features
 - Low-density tree planting

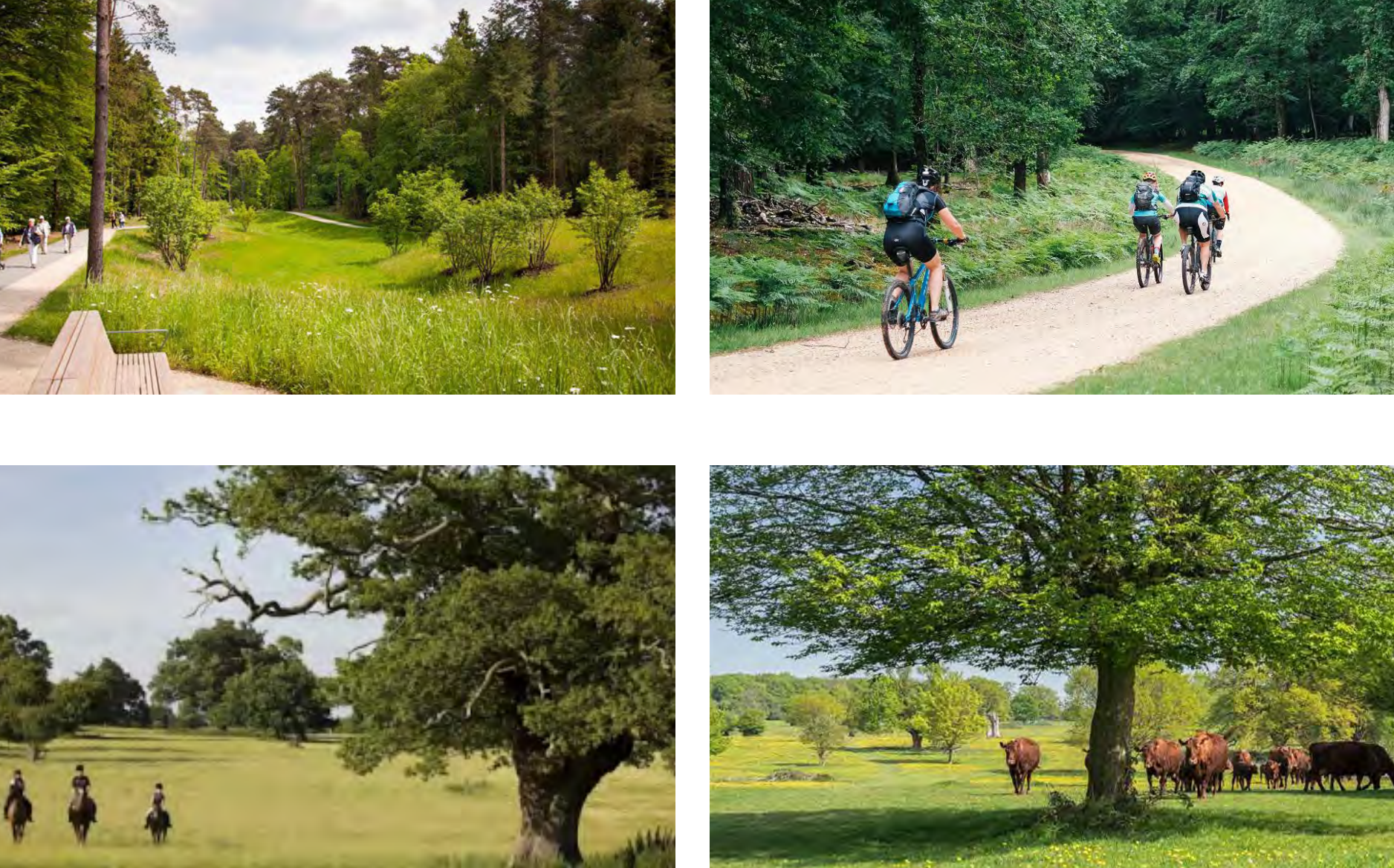
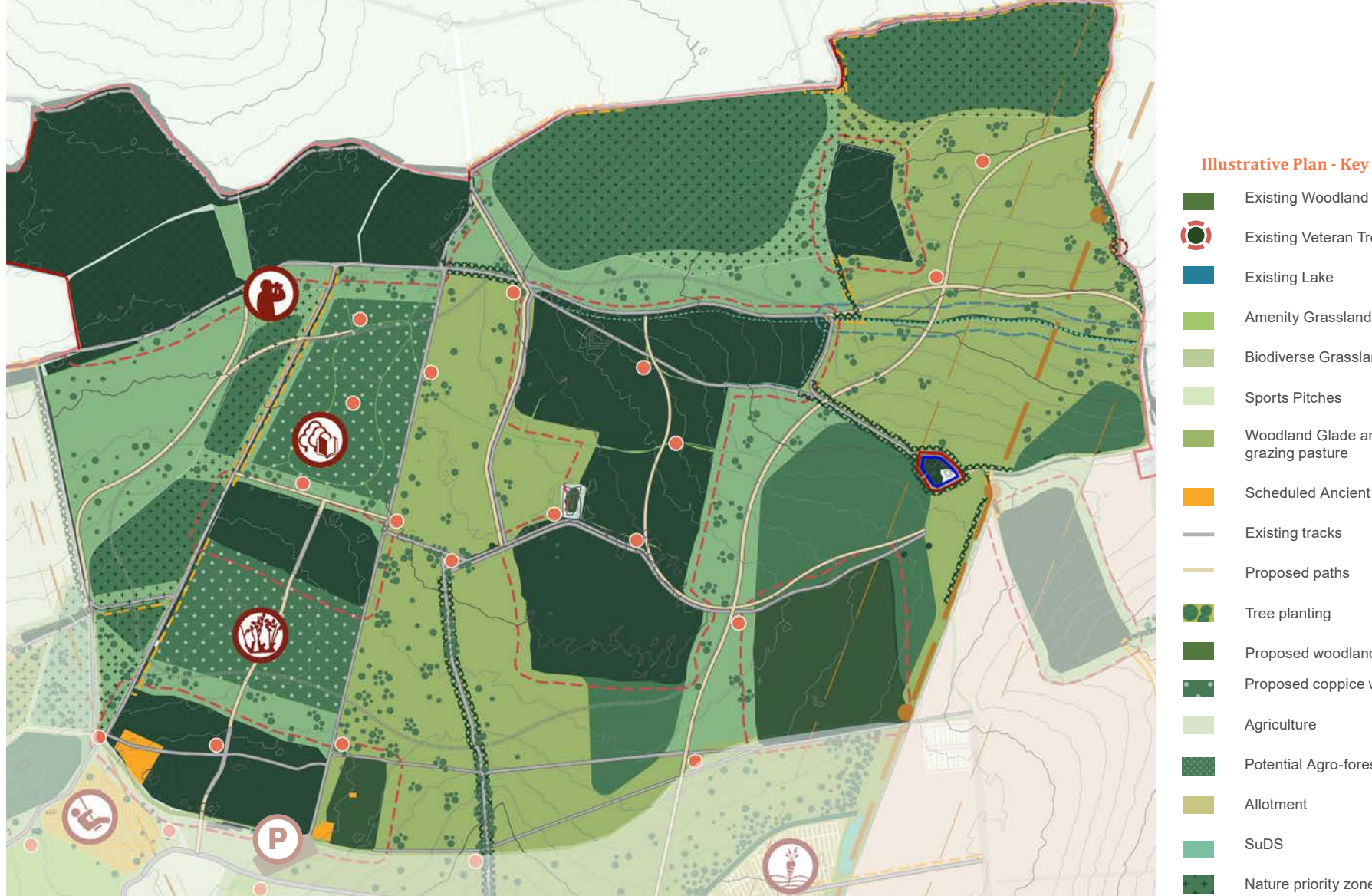


Eastwick Wood Countryside Park



Design Requirement Examples

- Existing Ancient Woodlands must be retained and protected. Ecological enhancements must be made within the 20m buffer zone to Ancient Woodlands
- New areas of woodland and woodland pasture must be created, linking and enhancing existing habitats and increasing diversity. Overall tree canopy cover to be increased.
- Nature priority zones must be created to provide ecological connectivity across Hunsdon Airfield and Eastwick Wood Countryside Parks. In these zones:
 - New ponds and associated aquatic and marginal aquatic habitats must be created.
 - SuDS basins must allow for and create new aquatic and marginal aquatic habitats
- Management of the Countryside Park should consider productive landscapes as a multi-functional strategy providing estate productivity together with ecological and biodiversity value. This may include coppice woodland, or agro-forestry including silvo-pasture.
- An enhanced network of routes and paths must be created to encourage enjoyment of the countryside parks. This should include:
 - Existing network of tracks, trails and PROWs to be upgraded where required
 - Additional paths of varying characters promoting access to the countryside park whilst limiting negative ecological impact on existing sensitive habitats.
 - Nature and heritage trails with signage and interpretation points explaining the habitats and associated landscape management techniques, and the heritage sites
- Outdoor recreation trails must be created throughout the countryside park. These trails must avoid sensitive habitat areas
- Lighting should not be provided within the Countryside Park to protect dark skies and foraging habitats for fauna.
- A Destination Play Area and a Visitor and Intrepretation Centre for the combined Countryside Parks must be provided as described in the Hunsdon Airfield Park information above



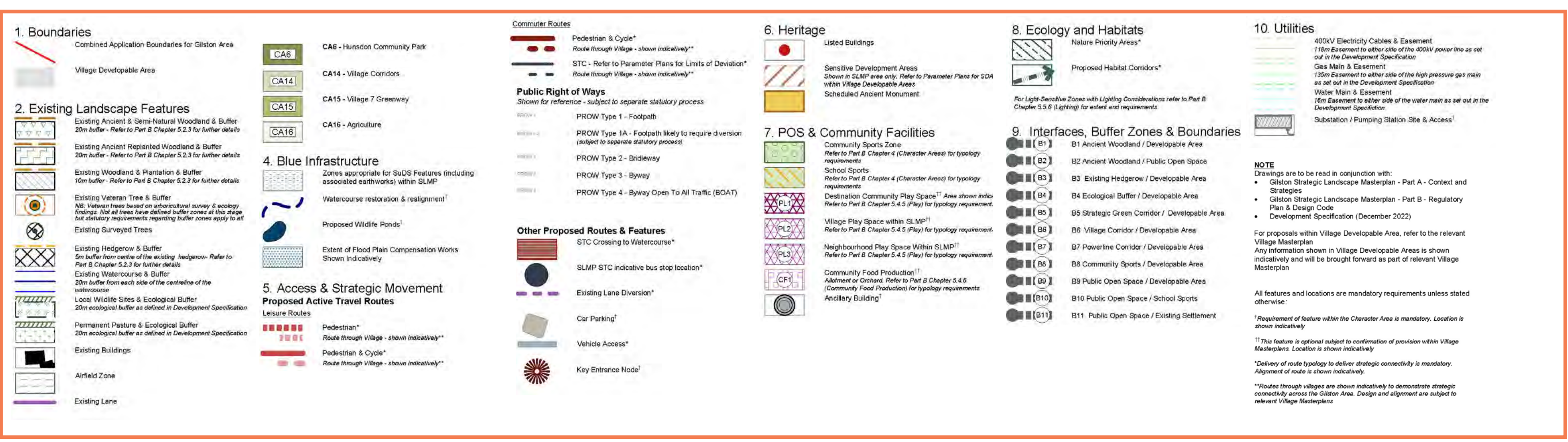
Gilston Park

Places for People grant associates Taylor Wimpey

Hunsdon Community Park



Village 7 Regulatory Plan Extract



Design Requirement Examples

Heritage interpretation must be provided concerning The Hunsdon Brook Fishponds and Hunsdon House as part of the Gilston Area Heritage Trail.

A heathland habitat of open grasses and scrub must be created beneath the power lines to deter recreational uses (such as kite flying) which would otherwise cause health and safety risks to users.

A Football Hub must be provided within the park. A network of proposed paths should centre around these proposed facilities. The facilities must be located on relatively flat area of land to avoid excessive earthworks and must include:

- 2 x Adult Artificial Grass Pitches (AGPs)
- 1 x Adult Grass Pitch with shelters/dug outs
- 1 x Adult Grass Pitch (with 2no U9/U10 pitches within)
- 1 x U15/U16 Grass pitch (with 2no U7/U8 pitches within)
- A network of proposed paths to centre around these proposed facilities

A Village Playing Field must be provided alongside the Football Hub, with the Community Park

East -west linear trees must be planted prior to installation of the Football Hub and pitches along the boundary with Hunsdon House grounds to mitigate the future visual impact of the Football Hub on this nearby heritage asset.

An Allotment site must be provided within the Hunsdon Community Park

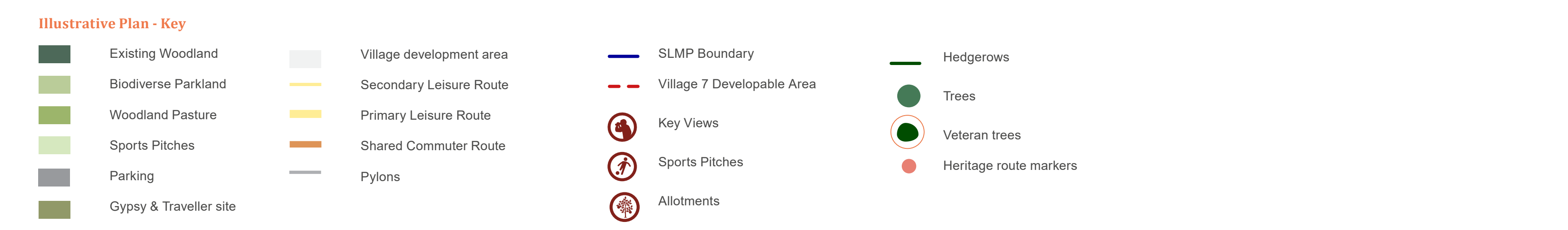
Existing woodland must be protected, with the appropriate buffer and celebrated.

The design proposals must deliver biodiversity net gain requirements by

- Providing areas of long rough grassland and wildflower meadow
- Increasing the tree canopy with tree planting of informal parkland character
- Strengthening and linking the existing woodland blocks with infill tree planting away from the electricity pylons



Hunsdon Community Park Illustrative Character Area Plan

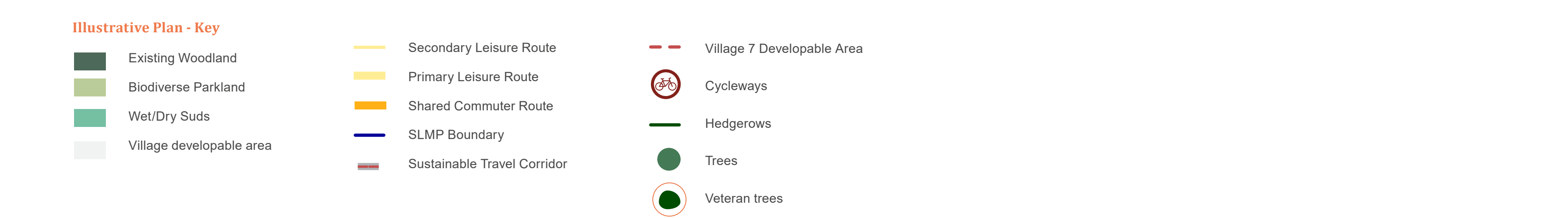


Hunsdon Community Park Precedent Images

Village 7 Greenway



Village 7 Greenway Illustrative Character Area Plan



Design Requirement Examples

Noise mitigation bund to be constructed from site won soils subject to construction phasing, before additional material is brought on site.

A temporary pedestrian/ cycle link from Village 7 to Village 1 must be provided through the village buffer south of Village 6.

The Greenway must include an elevated pedestrian and cycle path along the top of the noise mitigation bund.

Linear east-west tree planting along the southern slope of the noise bund should be planted early to help mitigate the visual impact of development.

Hunsdon Brook



Hunsdon Brook Illustrative Character Area Plan



Design Requirement Examples

Play on the way opportunities to be included alongside new footpaths.

Tree planting within the Hunsdon Brook corridor to be limited to single trees or small groups to retain visual connection west towards Hunsdon Brook from the edge of the Village 7 development and protect the integrity of the heritage setting of the Fishponds.

A pedestrian/cycle link shall be explored to provide a commuter route linking V7 to Roydon station - in addition to other routes in Harlow via the STC.

Stone Basin Spring



Stone Basin Spring Illustrative Character Area Plan



Design Requirement Examples

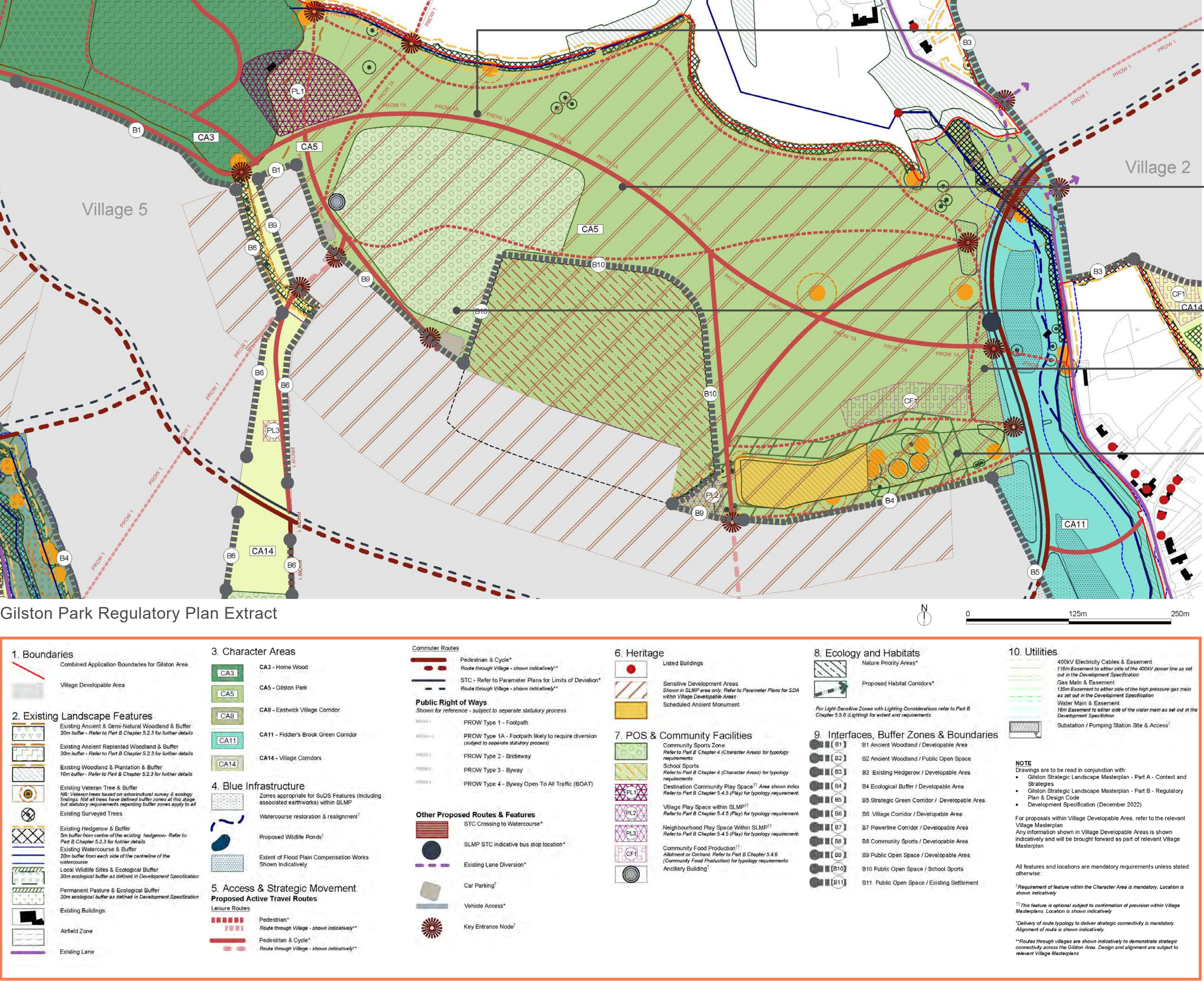
Provision for 8 no. Gypsy & Traveller Pitches (G&T)

An Access path minimum of 3 meters wide (Foot and Cycle path) must be provided north-south through Stone Basin Spring from the Hunsdon Community Park to the Greenway.

Provision for a Local Equipped Play Area for Village 7.

Play on the way opportunities to be included alongside new footpaths.

Gilston Park

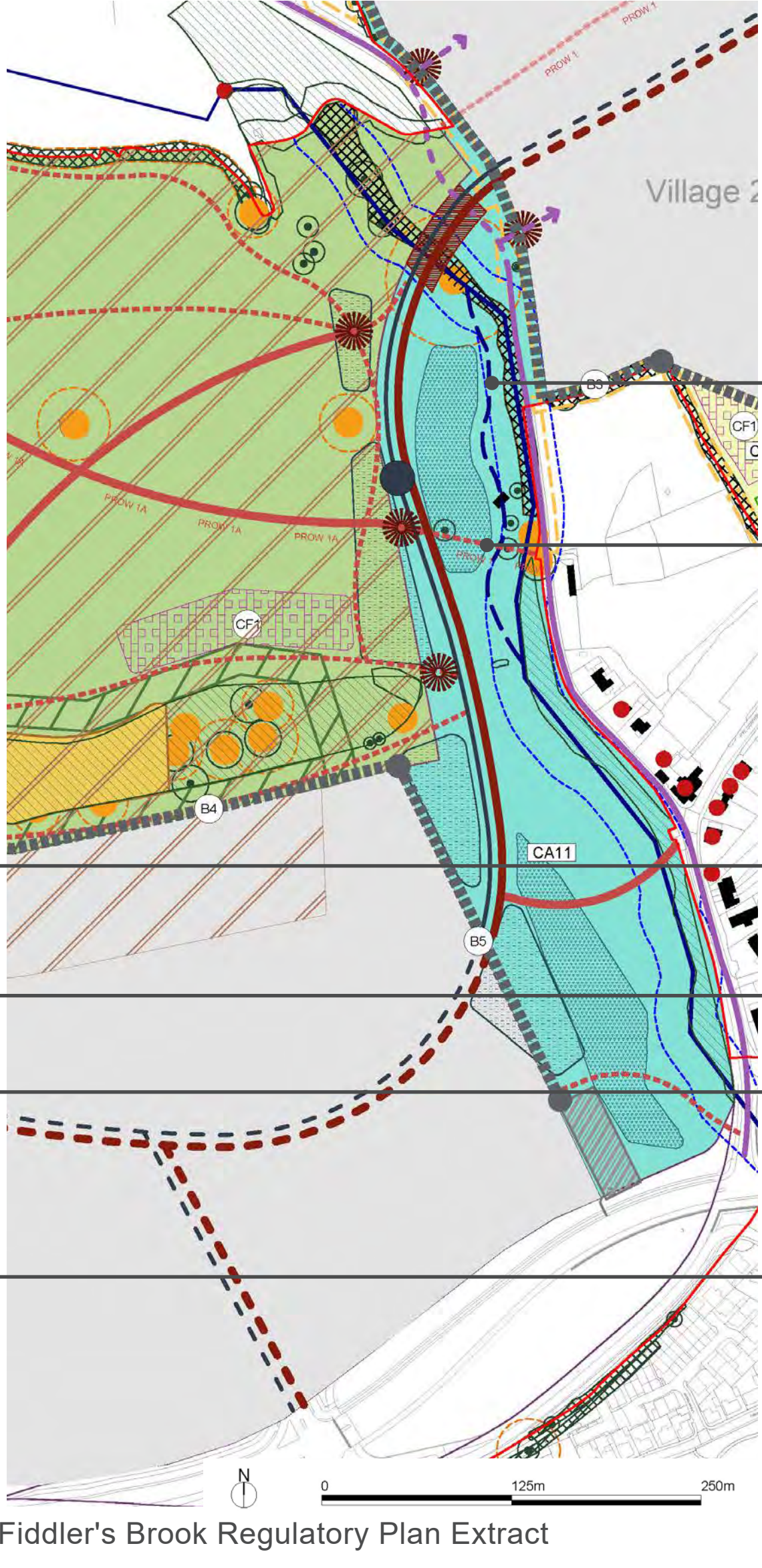
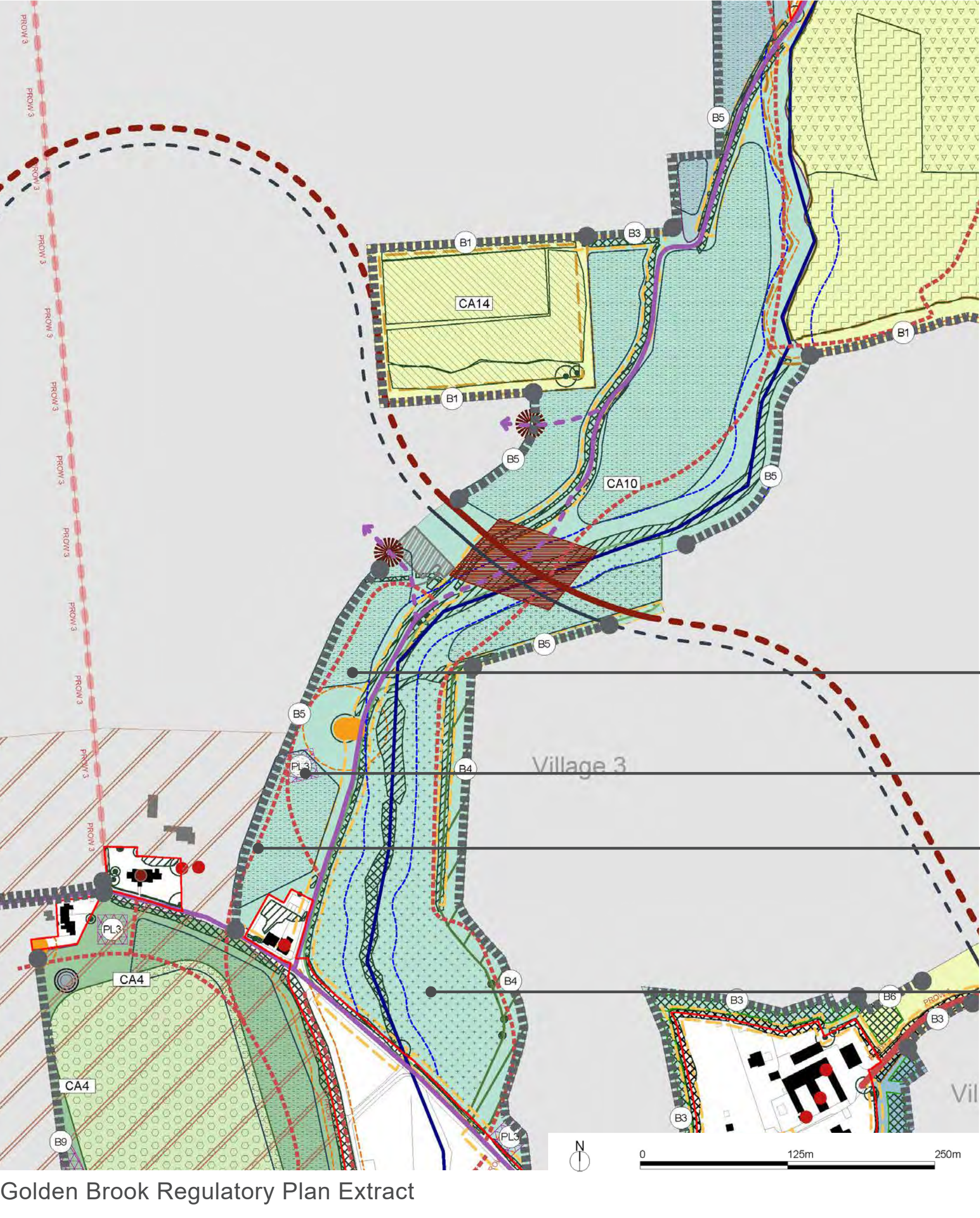


Design Requirement Examples

- A shared pedestrian and cyclist east-west leisure route linking the STC to Village 5 must be provided through the centre of the park, providing access from adjacent villages and providing activity through the centre of the park. Where feasible, this route should be designed to accessibility standards.
- Community sports facilities must form a focal point within the park. A network of proposed paths should centre around these proposed facilities.
- Community facilities must be provided within Gilston Park to provide nodes of activity in key areas. These must be easily accessible via the active travel routes proposed throughout the park.
 - 1 no. Destination Play area - to be located on the border between Gilston Park and the area of ancient replanted woodland in Home Wood
 - 1No. Neighbourhood Play (minimum 2000sqm)
 - 1No. Community Orchard as part of Village 1 provision. Must be located to be easily accessed by active travel from Village 1.
 - Outdoor Performance Area
- A sensitive landscape interface must be created on the boundary of Gilston Park and the STC which supports use as a primary active travel route
- Buffer Zones must be provided to Home Wood, The Chase and existing hedgerows in line with the Regulatory Plans
- Lime Avenue should be extended into the park, following historic precedents



Golden Brook & Fiddler's Brook Corridors



Fiddler's Brook Design Requirement Examples

- Opportunities for the improvements along the channelised part of Fiddler's Brook should be explored. Proposals should:
 - Realign the watercourse to reverse the channelisation
 - Enhance the riparian habitat by creating a series of inset berms and floodplain scrapes to promote lateral connectivity and encourage wetland habitats.
 - Introduce tree planting of riparian typology in strategic locations
- Enjoyment of the riparian habitat should be encouraged by providing routes and seating with views of Fiddler's Brook.
- A network of multi-functional SuDS features must be created throughout the riparian corridor. These must:
 - Sensitively integrated into the existing topography
 - Gentle gradients should be used where feasible to allow sensitive integration into existing levels
- A neighbourhood play space must be provided.
- A wide choice of active travel routes must be provided to provide access through the valley. This must include:
 - Links between Village 3 and Village 4
 - Links from Villages 3 and 4 to the existing lane for pedestrians and cyclists
 - Leisure routes through the valley, including routes that allow for enjoyment of the riparian habitats
- The sensitive permanent pasture habitat should be protected and enhanced. Access must be limited to avoid adverse human interference with this high diversity habitat. Fencing of an appropriate typology (e.g. Chestnut Pale/ plain wire fencing) may be used to avoid human access.



Gilston Park



Gilston Area Strategic Landscape Masterplan

Community Working Group - Session 04 (held July 2024) Results

GSLM605-GA-PR-0027_CWG4 Results

Rev 01, March 2025

INTRODUCTION

THIS REPORT SUMMARISES THE FOURTH 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 4 was held in two parts, on site in the afternoon (2pm-5pm) and at Eastwick Village Hall on Thursday 18 July 2024, from 6pm-9pm.

A public exhibition was held on Saturday 20 July 2024, 9am-6pm in Harlow and Hunsdon.



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
 - Site Visit, 18/07/2024
 - Presentation of Study & Design Code examples, 18/07/2024
 - **Public Consultation** - Harvey Centre, Harlow & Hundson Village Hall, 20/07/2024



Working Group Site Tour



Public Consultation in Hunsdon Village Hall

SUMMARY OF PREVIOUS CWGS

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



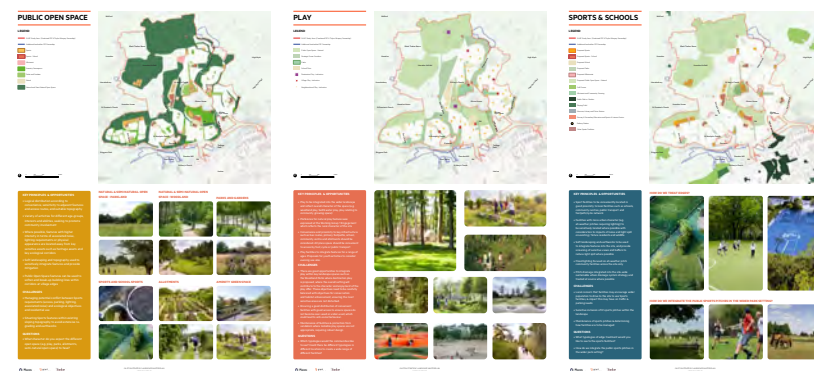
WORKSHOP 2 OVERVIEW - DISCUSSIONS & ACTIVITIES

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

GROUP 1

SESSION 1

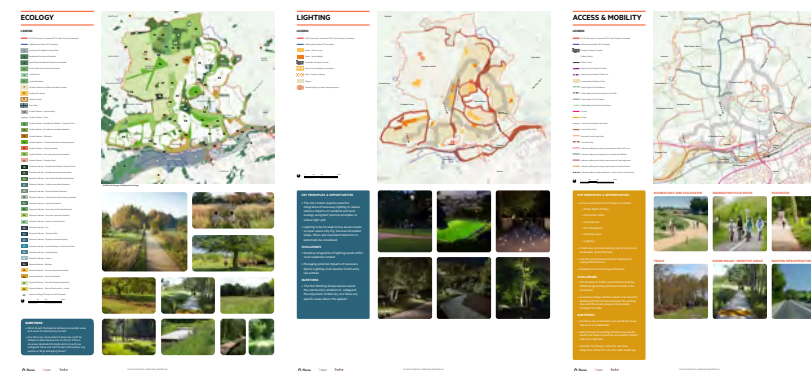
PUBLIC OPEN SPACE, SPORTS AND PLAY



GROUP 2

SESSION 1

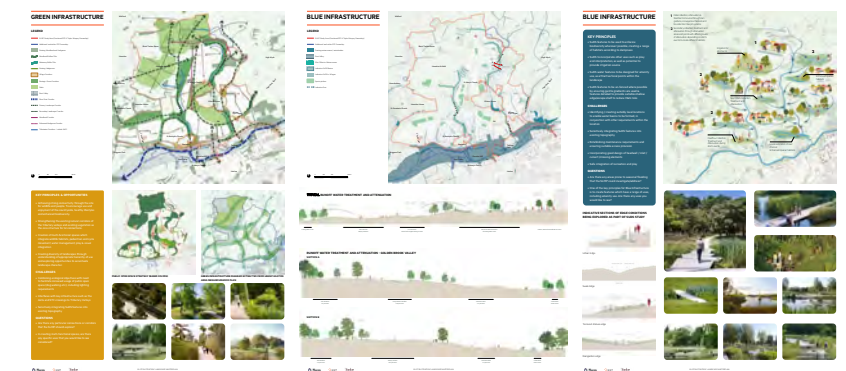
ECOLOGY, LIGHTING AND ACCESS



GROUP 3

SESSION 1

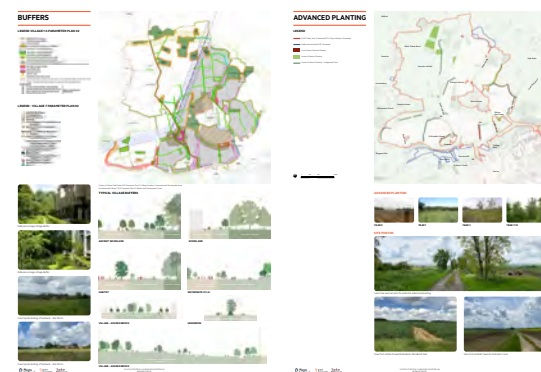
GREEN AND BLUE INFRASTRUCTURE



GROUP 1

SESSION 2

ADVANCED PLANTING AND BUFFERS



GROUP 2

SESSION 2

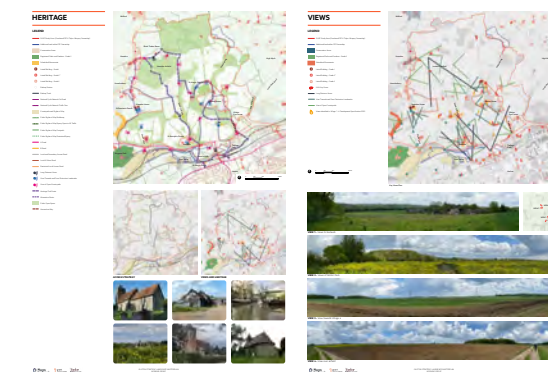
SPECIAL SITES (G&T&TS)



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



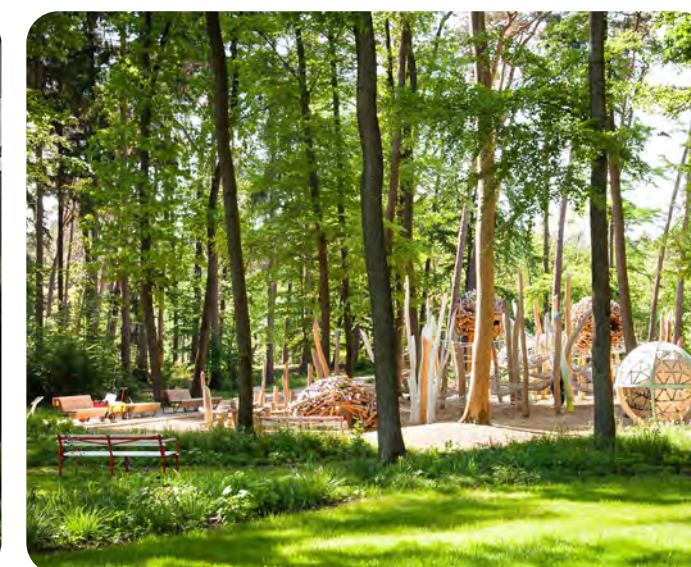
LOCALISED FLOODING OCCURS ON SITE. OPPORTUNITIES TO PROMOTE EFFICIENT FUTURE WATER USE & IMPROVE WATER QUALITY THROUGH NATURAL SYSTEMS SUCH AS REEDBEDS

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

WORKSHOP 3 KEY THEMES OVERVIEW

FROM COMMENTS MADE BY PARTICIPANTS

PRODUCTIVE LANDSCAPES



SPORTS, PLAY & PUBLIC OPEN SPACE USES



MOVEMENT & THE STC



FLOODING & BLUE INFRASTRUCTURE



WORKING GROUP 3 FEEDBACK

EXAMPLES OF HOW COMMENTS MADE DURING THE CW3 SESSION HAVE BEEN INCORPORATED TO THE SLMP PROPOSALS. FURTHER DETAILS ARE PROVIDED IN THE RELEVANT RESULT DOCUMENTS

YOU SAID

- What about water? More ponds are needed in the wood – Latton Woods given as an example

WE DID

- Ponds included in the regulatory plan in Eastwick Wood Countryside Park. A sustainable drainage strategy is being prepared for the SLMP area. This is required to be approved by EHDC.

YOU SAID

- Field to the east of Hunsdon – could this be looked at to help with flooding?

WE DID

- Team has liaised with Hertfordshire County Council, future potential measures not precluded

YOU SAID

- Would like other facilities delivered sooner such as the bowls facility moving from village 4 to village 1.

WE DID

- Bowls facilities have been moved to Gilston Park, allowing potential for early delivery of the bowls facility

YOU SAID

- Important to include girls space for play areas/sports.

WE DID

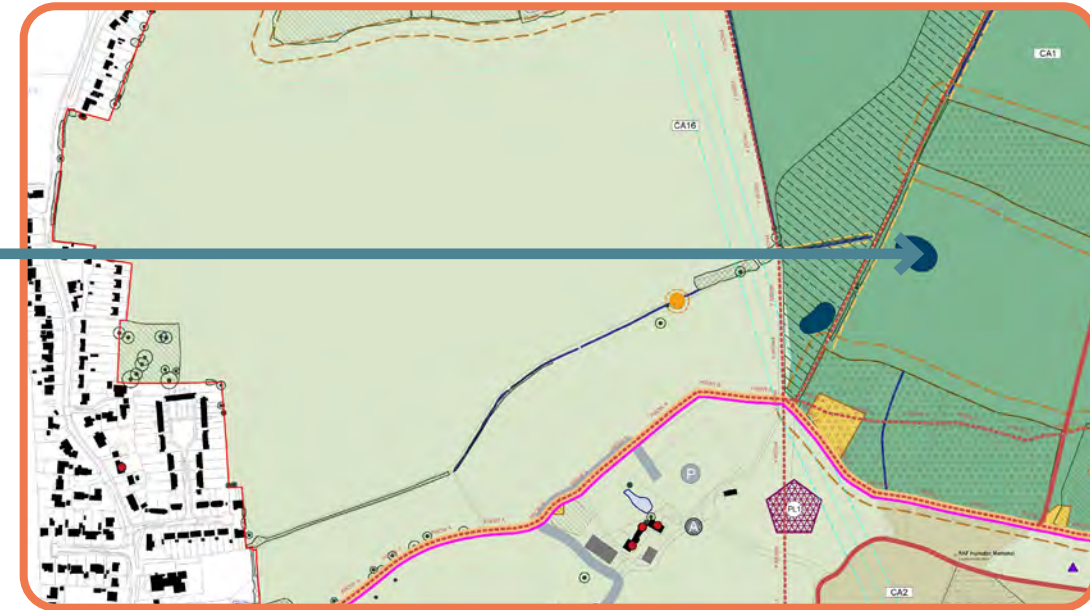
- Specific mention to inclusive landscape design, including space for girls, included in the design code

YOU SAID

- What is meant by play areas?

WE DID

- Detail of different play typologies included in the design code, and reflected on regulatory plans



Detailing the Landscape

5.4.3 Inclusive Public Open Spaces

Designing for Safety and Diversity in Gilston's Public Open Spaces

The central theme of the Gilston landscape is access to and enjoyment of the countryside and it is essential that this is provided to all residents and visitors to the area. Inclusive design principles ensure that everyone can access and enjoy the landscape and public realm independently, safely, conveniently and with dignity.

Successful proposals will give consideration to a wide range of potential impairments including hearing, sight, mobility, cognitive, mental health, and neurodiversity. It is also important to consider how proposals may impact on different people, in particular in relation to protected characteristics, as defined under the Equality Act which includes: age, gender reassignment, being married or in a civil partnership, being pregnant or maternity, disability, race, religion or belief, sex and sexual orientation.

In regards to public realm, focus on the needs of more vulnerable members of society can lead to improved design outcomes for all, ensuring a welcoming environment which ensures that causes of potential discomfort such as inaccessibility, conflicts with traffic, concealed or dead-end spaces, lack of seating places or amenities are designed out as an integral part of the design process. Viewing specific elements of the public realm, such as road design, from the perspective of more vulnerable users such as the elderly or young children provides a good sense-check towards ensuring spaces are appropriately designed, and the input of both Accessibility specialists and representatives of different communities can be a beneficial contribution.

Additionally, the landscape and public realm design should make consideration of different preferences for outdoor recreation. Social, active spaces should be balanced with quieter areas, routes should provide both longer-distance treks and shorter circuits. Space for young people in particular should consider the need for variety of facilities, including ensuring there are spaces designed specifically to encourage use by girls.

Design Requirements

The landscape and public realm design must be developed in accordance with BS8300-1 requirements as appropriate, including:

1. Accessible key routes, including the design of key-routes and access to buildings and facilities, steps and level changes, pedestrian crossings, road design, lighting, gates and barriers where possible.
 2. Furniture provision, including the frequency and design of benches and seating places and provision of shelters. Locations of benches to accommodate those who may require privacy (such as breastfeeding mothers or those with neurodiverse conditions) may also be considered.
 3. Appropriate parking provision for key facilities.
 4. Cycle infrastructure, ensuring that cycle parking facilities include provision for accessible bike types.
 5. Inclusive design of play spaces to ensure these can be accessed and enjoyed by children and carers of all abilities. This may include seeking accreditation for inclusive play spaces, where appropriate.
- Additionally, design must consider:
6. Accessibility and inclusivity in regards to signage and wayfinding, ensuring information is clearly presented, reduces potential for confusion and considers appropriate provision for information in alternative formats. Proposals must ensure accessible routes, WCAs and other facilities are indicated on signage and consider inclusion of meeting points and landmarks.
 7. Provision of WCAs within the landscape and public realm where possible including disabled WCAs and changing facilities. WCAs to be free, universally accessible, and gender and culturally appropriate.
 8. Provision of spaces to be designed following Make Space for Girls principles as a positive contribution to the public realm.
 9. Strategies for ensuring a joined-up approach to inclusive design across the Gilston Area, so that users benefit from conveniently positioned facilities. An example may be focusing the design of a particular play area on accessible and inclusive features where this is in close proximity to

WORKING GROUP 3 FEEDBACK

EXAMPLES OF HOW COMMENTS MADE DURING THE CW3 SESSION HAVE BEEN INCORPORATED TO THE SLMP PROPOSALS.
FURTHER DETAILS ARE PROVIDED IN THE RELEVANT RESULT DOCUMENTS

YOU SAID

- Home Wood might be too sensitive for adventure play

WE DID

- Destination play shown in replanted areas of Home Wood, and reg plan shows opportunity for part of the destination play allocation in Gilston Park. This creates flexibility for RMA stage



YOU SAID

- General preference for sports pitches to be closer to the villages

WE DID

- Sports pitches that used to be located on the Airfield have been relocated to the boundary with Village 4



YOU SAID

- Planting should be carried out as early as possible to establish buffers early on

WE DID

- 1.2ha of early planting has been carried out to date around Channoeks Farm and Pye Corner



YOU SAID

- Equestrian routes through Gilston Area are important

WE DID

- Equestrian routes providing connectivity through the area are being tested and if possible will be included on the Regulatory Plan

YOU SAID

- Flooding issues around Fiddler's Brook were raised

WE DID

- Proposals to realign Fiddler's Brook included in Design Code and Regulatory Plan. This will reduce flooding and enhance habitats in this area

ENGAGEMENT FEEDBACK

YOU SAID... WE DID

YOU SAID

Has the SLMP given weight to the emerging Local Nature Recovery Strategy?

Including consideration of habitats for existing species, including Barn Owls.

Has there been consideration to developing “green skills” through the plans?

The connection to Harlow Town Station seems poorly conceived.

Treatment, design and setting of PROWs needs to reflect their place and usage.

WE DID

The LNRS is an emerging policy. The SLMP will protect existing and create new habitats as set out in the Design Code.

Nature priority zones have been proposed and have been included in the regulatory plans to ensure high quality habitat connections are created throughout the Gilston Area.

Design Code design requirements for Eastwick Wood Countryside Park include encouraging the management of the parks as a productive landscape. This includes suggestion of “green skills” (e.g. coppicing, agro-forestry and silvopasture).

The strategic connection to Harlow Town Station is primarily over the Central Stort Crossing which is the most direct route and required by policy GA2. It incorporates a pedestrian and cycle bridge over Eastwick Road which will also be delivered under that permission. The other connection via Burnt Mill Lane is an enhancement of an existing route which will be part delivered as a planning obligation on the outline permission, and part through the CSC permission.

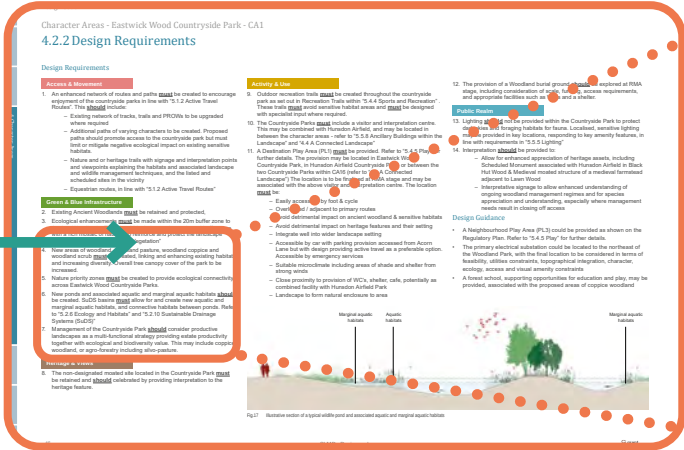
Study has looked at existing PROWs and working with HCC which has identified key routes for enhancement. The PROW network is incorporated into the SLMP Active Travel Strategy and this takes into account potential need to widen/resurface routes to accommodate increased use.



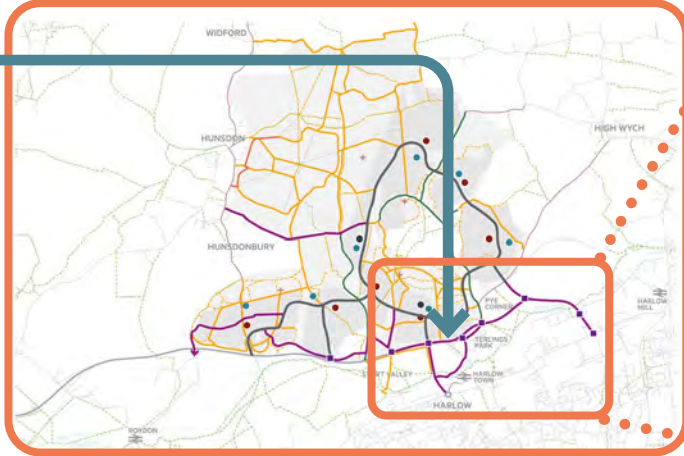
Nature Priority Zones Design Requirements

The Regulatory Plans identify Nature Priority Zones within the SLMP landscape. The primary aim is to create high quality ecological connectivity by creating a rich mosaic of habitats. To be coordinated with project ecologist at RMA stage. Within these areas the designs:

1. **Must** be designed to respond to the specific ecological conditions and enhancement opportunities of the location identified as appropriate by the project ecologist
2. **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.
3. **Should** consider appropriate boundary treatments to manage access needs and habitat protection, including, where appropriate, signage to enable understanding of the objectives for land-use and management for the area



3. Ecological enhancements **must** be made within the 20m buffer zone to Ancient Woodlands. This **should** include creating a planted buffer zone with a rich mosaic of habitats to reinforce and protect the landscape feature. Refer to “5.2.5 Existing Vegetation”
4. New areas of woodland, woodland pasture, woodland coppice and woodland scrub **must** be created, linking and enhancing existing habitats and increasing diversity. Overall tree canopy cover of the park to be increased.
5. Nature priority zones **must** be created to provide ecological connectivity across Eastwick Wood Countryside Parks.
6. New ponds and associated aquatic and marginal aquatic habitats **should** be created. SuDS basins **must** allow for and create new aquatic and marginal aquatic habitats, and connective habitats between ponds. Refer to “5.2.6 Ecology and Habitats” and “5.2.10 Sustainable Drainage Systems (SuDS)”
7. Management of the Countryside Park **should** consider productive landscapes as a multi-functional strategy providing estate productivity together with ecological and biodiversity value. This may include coppice woodland, or agro-forestry including silvo-pasture.



YOU SAID... WE DID

YOU SAID

Does the SLMP take into account climate change and the trees that will thrive in the proposed landscape?

What do you want to see from new public open spaces?

- Children's play areas.
- Play areas for toddlers.
- Adventure playground.
- Spaces for Special Education Needs

Does the SLMP and travel plan accord with the emerging Local Cycling and Walking Infrastructure Plan (LCWIP)?

How do you use public open spaces or how do you interact with nature?

- Bridleways

WE DID

The SLMP Design Code sets out Design Requirements to ensure the plant and tree species proposed are resilient to climate change and to ensure the selected species are appropriate for the proposed location.

The SLMP Design Code and Regulatory Plans set out provision of and design requirements for a range of different play typologies, including 'Destination Community Play Spaces' and 'Neighbourhood Play Spaces within SLMP'.

The overall design requirements for play spaces in the SLMP set the requirement to provide facilities appealing to children with special educational needs

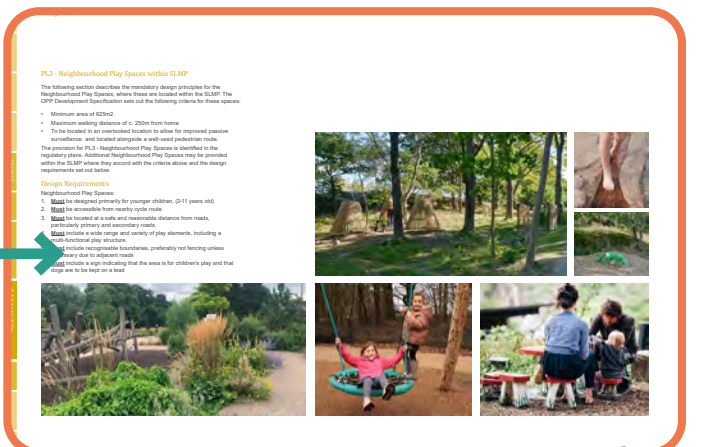
The LCWIP is an emerging plan. Our active travel strategies have been developed through extensive consultation with EHDC and HCC

Following feedback from several engagement sessions, Bridleways and Equestrian Routes have been incorporated into the regulatory plans, and design requirements for these routes have been included in the design code.



Design Requirements

1. All planting proposals **must** consider the changing climate to ensure planting is climate resilient
2. All planting proposals **must** consider biosecurity and contribute to the overall Biodiversity Net Gain commitments of the development. Proposals must ensure vegetation has sufficient diversity and resilience
3. All planting proposals **must** respect sensitive habitats in surrounding areas and must ensure they create no adverse impacts
4. All planting proposals **must** ensure all species proposed are appropriate for the location proposed
5. Maintenance requirements **must** be considered when planting proposals are developed.
6. Planting proposals **must** create a wide variety of habitats across the study area
7. Planting proposals **should** incorporate textural, sensory and seasonal interest and respond to heritage influences



PUBLIC CONSULTATION FEEDBACK

What do you want to see from new public open spaces?

- Children’s play areas.
- Traffic is a big issue.
- Play areas for toddlers.
- Botanical gardens.
- Mix of landscapes, wild paths, play and dogs.
- More cycle paths.
- Green spaces with places to sit.
- Spaces for special educational needs.
- Safe access.
- Adventure playground.
- Restricted/limited parking.
- Water features.
- Minimal human intervention.

How do you use public open spaces or how do you interact with nature?

- Bridleways.
- Forest.
- Already using green space.
- Walking through nature reserves.
- Bats, deer, birds and owls.
- Picnics or sitting quietly.
- Walking.
- Walking the dogs.
- Walking and cycling.
- Running and jogging.
- Woodland walks.

CONSIDERATIONS

- The Gilston Area will provide a wide range of landscapes, green spaces and public open spaces with opportunities for walking and cycling, seating areas, and opportunities for outdoor play and recreation. This is recorded in the Design Code, including in :
 - 4 Character Areas
 - 5.1 Access & Movement
 - 5.4 Activity & Use
- The SLMP does not propose botanical gardens or water features. However, the design code does not preclude these features from being proposed at the RMA stages that follow
- The OPP establishes that 60% of trips originating in Villages 1-7 will be made by sustainable modes of transport, which will contribute to minimising traffic and need for parking.
- The SLMP establishes a network of strategic active travel routes that will encourage and provides opportuntiiies for walking, cycling, running and jogging in a wide range of landscape settings
- The SLMP will protect existing and create new habitats as set out in the Design Code. Nature priority zones have been proposed and have been included in the regulatory plans to ensure high quality habitat connections are created throughout the Gilston Area. Refer to 5.2.6 Ecology and Habitats

