

Holistic Treatment of Surface Water Runoff

The scale of the Gilston Area Strategic Landscape Masterplan presents the opportunity to treat surface water in a holistic way. The Blue Infrastructure strategy aims not only to collect and retain water across the site, it also uses the attenuation of water to create habitat and add amenity value to the landscape. To achieve this, the collection and attenuation of water needs to be considered from source to stream.

The below diagram indicatively shows how water has been considered from the collection in the village (which falls outside of the scope of the SLMP) to the eventual discharge to the existing Brook. This also illustrates how water might be used to create amenity value within the landscape and how different habitat typologies might be created alongside this.

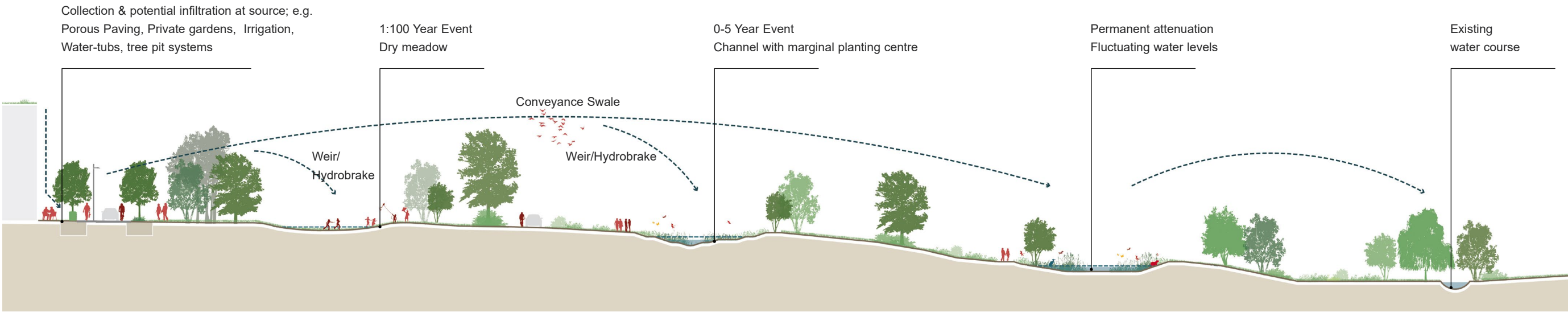
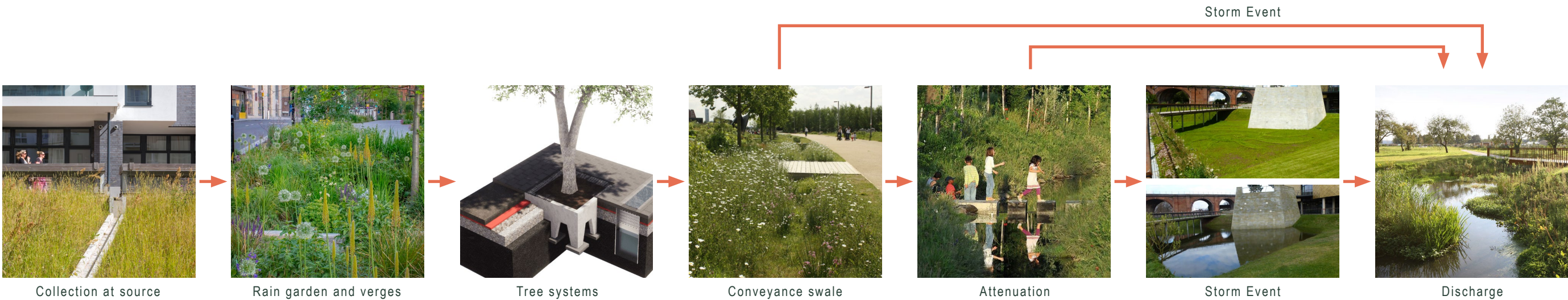


Fig.101 Illustrative Concept Section - Water Collection and Attenuation from Source to Stream



Watercourses

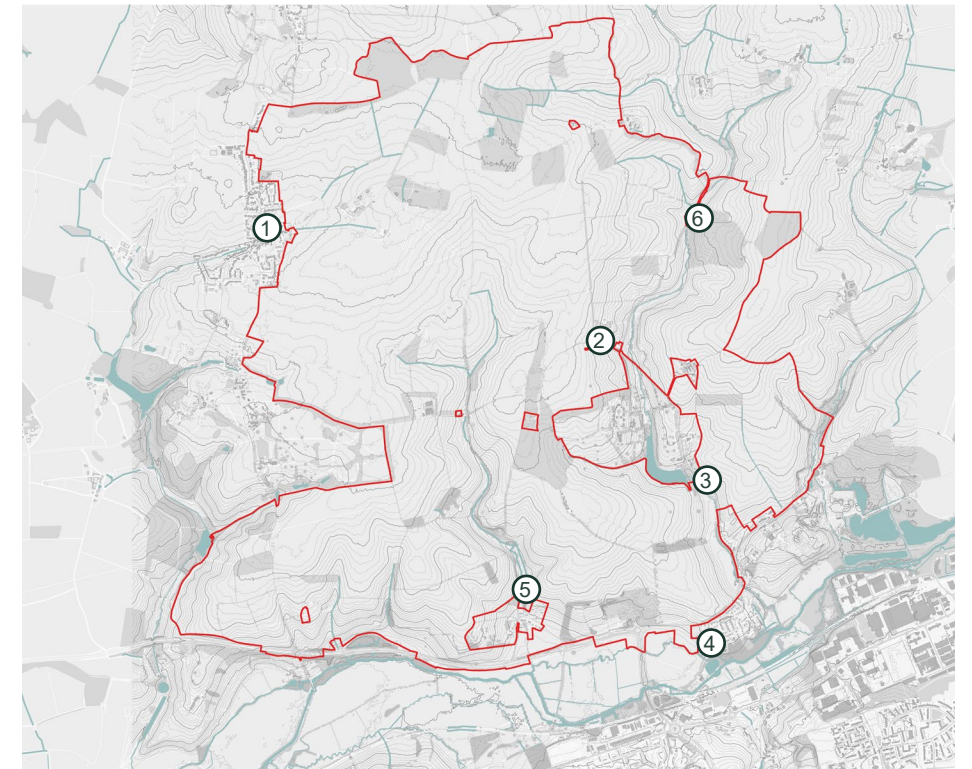
Following from the work of the Villages 1-6 and Village 7 OPP's, the SLMP will define the principles for ecological buffers to watercourses, as developed through consultation with the LLFA:

- The SLMP to set the general principles for the buffer zones, with Village Masterplans complying with these principles
- The OPP Development Specification establishes a 20m buffer to each side of the centre-line of the watercourse, as defined on the Parameter Plans. The Development Specification sets out what is allowable within the buffers.
- The Environment Agency require an 8m buffer from the top of the bank or landward toe of any defence surrounding a Main River.
- An Ordinary Watercourse, defined as a watercourse that does not form part of a main river, is required by the LLFA to have a 3m maintenance easement. Any works that occurs within 8m of an Ordinary Watercourse requires an Ordinary Watercourse Consent.
- STC crossings are considered exceptional circumstances where structures may encroach within the buffer.
- Where SuDS are promoted as a biodiversity enhancement, this is considered appropriate within the 20m/8m buffer zones.

Key

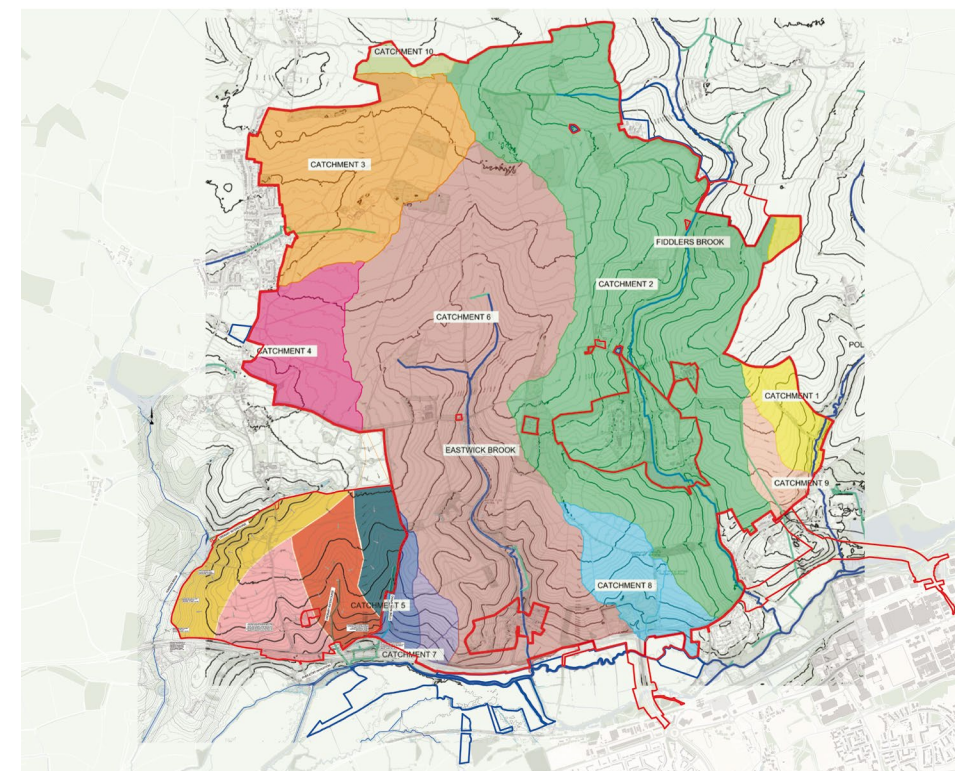
- SLMP Study Area
- ① Flooding Hunsdon
- ② Flooding area adjacent to St Mary's Church - Gilston
- ③ Flooding around Channock's Farm - Raised During Working Group Session 2
- ④ Flooding of Burntmill Lane
- ⑤ Eastwick
- ⑥ Golden Brook

NOTE: Some of the flooding that has been identified through consultation is outside of Places for People ownership. It will not be possible to address these issues



Key

- | | |
|-------------|----------------|
| Catchment 1 | Catchment 10 |
| Catchment 2 | Catchment 1 V7 |
| Catchment 3 | Catchment 2 V7 |
| Catchment 4 | Catchment 3 V7 |
| Catchment 5 | Catchment 4 V7 |
| Catchment 6 | |
| Catchment 7 | |
| Catchment 8 | |
| Catchment 9 | |



Planning Conditions

A Planning Condition of the OPP approvals requires a scheme design and management of the buffer zones.

A separate Planning Condition associated with the Water Framework Directive mitigation and enhancement strategy, will also need to be approved before development commences

SuDS as Multi-functional Spaces

The SuDS Strategy offers great opportunity for enhanced amenity value and creation of varied habitats

Attenuation basins should be integrated into the landscape and public realm and not be overly engineered / deep basins requiring fence protection. Basins should be designed with safely contoured banks to RoSPA guidelines and as set out in the CIRIA SuDS Manual 2015 illustrated and authored in part by Grant Associates.

The illustrations on the opposite page are Grant Associates illustrations of this principle for swales and retention basins taken from the SuDS Manual



Fig.102 Attenuation basins and conveyance channels creating added value and habitat within the landscape and urban realm

5.4 Public Open Space

Public Open Space

As background, the EHDC Open Space, Sport & Recreation (OSSR) SPD 2020 was adopted after the Village 1-6 and Village 7 OPAs were submitted in 2019.

The OSSR SPD 2020 considers the provision of the following categories of outdoor sport, play, open space and recreation provision:

- Parks & Public Gardens
- Amenity Green Space
- Natural & Semi-natural Green Space
- Children's Play and Provision for Young People
- Allotments
- Sport: Tennis, Bowls, Athletics, Football, Cricket, Rugby & Hockey

To address the updated policy position prior to determination of the applications, following consultation with Sport England and EHDC planning officers, and alongside wider consultation on the outline applications, application revisions were made. This ensured that the provision of open space and green infrastructure provision met the OSSR SPD requirements. This is recorded within the Landscape and Open Space Strategy (LOSS) and Landscape & Green Infrastructure Report Design Update (November 2020) for V1-6 and the Open Space, Landscape and Public Realm Strategy Assessment (OSLPRA) for V7 (September 2022). The permissions for V1-6 and V7 therefore appropriately address outdoor sport, play, open space and recreation provision.

The V1-6 and V7 Development Specifications contain requirements that apply strategically across the Gilston Area, and which therefore the SLMP is required to address (Section 4.4 of V1-6 Development Specification and para 3.17 to 3.19 of V7 Development Specification). (Village and Neighbourhood provision will be addressed through future Village Masterplans and RMAs.)

The SLMP develops the Development Specification requirements into a site specific strategy including incorporating further feedback from the LPA and Sport England as part of masterplan preparation.

In summary the SLMP is required to develop the proposals for the following provision:

Strategic Open Space: The provision in Eastwick Wood Park and Hunsdon Airfield Park country parks; Gilston Park, Home Wood, Gilston Fields and Hunsdon Community Park community parks, Eastwick Valley and Golden Brook/Fiddlers' Brook strategic green corridors, as well as other landscape and amenity green space within the SLMP area at least meets the requirements for each type of open space provision required.

Strategic Play: Two destination playspaces associated with Eastwick Wood Park/Hunsdon Airfield Park and Gilston Park/Home Wood.

Allotments: a total of 6.35ha of allotment space for V1-6, and 1.14ha for V7, with provision of allotments to be attributed to each of the villages, rather than the a single community facility as previously proposed.

Sport: A move away from generic requirements to a more demand-led approach. This includes specific sports provision requirements for the Gilston Area, such as the provision of a football hub in V7, a new cricket facility adjacent to V4, as well as a hockey pitch, bowls greens, and a tennis club, as described on the following pages.

The layout of public open space will be set out/defined under future RMAs associated with the Strategic Landscape Masterplan, (unless strategic facilities are alternatively subsequently provided for in Village Masterplans and associated RMAs).

Further details on Public Open Space, including Design Requirements, can be found in Part B, Chapter 5.4 - Activity & Use



PUBLIC OPEN SPACE STRATEGY

Key

Combined Application Boundaries for the Gilston Area

SLMP | VMP*

- Sports
- Sports - School
- Community Growing Facilities - Allotment or Orchard
- Strategic Landscape Areas
- School
- Existing Woodlands
- PL1 - Destination Play
- PL2 - Village Play - Indicative
- PL3 - Neighbourhood Play - Indicative
- Village 5 Leisure Centre* - Indicative subject to VMP

*Village provisions are shown indicatively only to demonstrate strategic site wide provision. All village provisions are subject to Village Masterplans and subsequent RMAs



Fig.104 Public Open Space

0 250 500 1000m



Developing a Framework

5.5 Play Strategy

Play Strategy

This section considers the opportunities for play within landscape building on the Play Strategies set out within the OPP Landscape and Green Infrastructure Report 2019 and OSPRLS for the Village 7 OPP. The play strategy has been developed broadly based on Field in Trust Guidelines and then adapted as a bespoke and site-specific play strategy as required for new developments by the EHDC Young People's Play Strategy 2007-2012 (YPPS).

As part of a bespoke strategy the proposals explored opportunities to integrate play into the public open space provision, extending the play experience by locating the play areas in parks and natural spaces where play and associated play activities might take place. This includes opportunities for incorporating play as an integral part of strategies for safe streets, as key activities within semi-natural open space such as the Woodland Parks, and as opportunities for spontaneous play in stimulating environments such as the Strategic Green Corridor landscapes.

In addition to play for young children, play and recreation spaces for older children and teenagers are an important part of the strategy, ensuring there are suitable places for older children to enjoy active, quiet and social recreation

The strategy has been developed with a layered approach to hierarchy of play and distribution for accessibility across the site. This enables the provision of play to be easy to reach, with a journey to access them that is as valuable to the experience as the play space itself.

As outlined within the OPP Parameter Plans and Development Specifications, play within the Strategic Landscape Masterplan Character Areas is complemented by Village Play and Neighbourhood Play spaces within each Village.

Further details on Pubic Open Space, including Design Requirements, can be found in Part B, Chapter 5.4.5 - Play



Fig.105 Examples of Community Play, Village Play and Green links and Semi-Natural Open Spaces as natural play (Timberplay/Richter Spielgerate)



PLAY STRATEGY

Key

Combined Application Boundaries for the Gilston Area

SLMP | VMP*

- Sports
- Sports - School
- Community Growing Facilities - Allotment or Orchard
- Strategic Landscape Areas
- School
- Existing Woodlands
- PL1 - Destination Play
- PL2 - Village Play - Indicative
- PL3 - Neighbourhood Play - Indicative
- Village 5 Leisure Centre* - Indicative subject to VMP

*Village provisions are shown indicatively only to demonstrate strategic site wide provision. All village provisions are subject to Village Masterplans and subsequent RMAs



Fig.106 Public Open Space

5.6 Sports and Leisure

Sports and Leisure

The following sports facility and pitch strategy has been agreed with EHDC and Sport England. This is further supported by large areas of amenity and semi-natural open space suitable for recreation and free sporting activities such as walking, running, cycling, riding and ball games.

- The Village 1 and Village 5 Education and Mixed Use Zones will each accommodate one floodlit artificial grass pitch (up to the size of a senior community football pitch) which will be located on a school site, or co-located with a school site. Each pitch will have sole or priority use for the school during school hours and will be accessible for community use outside school hours. Each pitch will have access to changing facilities either in an appropriately designed part of a school building or as a standalone facility;
- At least one community-sized sports hall will be provided within a Secondary School site or community centre. If built as part of a school, this court will have sole or priority use for the school during school hours and will be accessible for community use outside school hours;
- The Village Development will provide two six-rink bowls facilities, consolidated on a single site with a minimum area of 0.4ha and provided with club house and ancillary facilities, in an accessible location such as Gilston Park;
- The Village Development will provide eight senior tennis courts either as part of a tennis club with a minimum area of 0.75ha or as appropriately managed community-access facilities within the landscape/open space, in an accessible location;
- A cricket club will be provided within Gilston Fields and this will include a minimum of two senior community grass pitches provided with club house and ancillary facilities;
- An artificial cricket wicket will be provided on a Secondary School Site. This will have sole or priority use for the school during school hours and will be accessible for community use outside school hours;
- One further cricket square will be provided in Gilston Park
- An artificial surface hockey pitch (up to the size of senior community hockey pitch) will be provided as part of the Village 5 Education and Mixed Use Zone. This facility will have appropriate access and management arrangements to serve both the school and the community. This pitch will have access to changing facilities either in an appropriately designed part of a school or leisure centre building, or as a standalone facility;

- The Village Development will provide a mixture of mini, junior and grass football pitches in suitable locations within the Strategic Green Infrastructure and or village playing fields.
- The Football Hub at Village 7 comprises 1 x Adult sized Grass Pitch with shelters / dug-outs, 1 x Adult sized Grass Pitch (U18) (with 2 no u9/U10 pitches within) and x2 Adult sized Artificial Grass Pitches and 1x U15/U16 Grass Pitch (with 2 no. U7/U8 pitches within). There is also x1 Adult sized Grass Pitch comprised in the Village 7 Village Playing Field.

This will total 20 grass football pitches across the site. 15 grass pitches across the Village 1-6 with 5 grass pitches at Village 07 development, not including those on school sites. Their number, size and location will be confirmed through the Strategic Landscape Masterplan Part B and/or Villages Masterplans, having regard to the facilities provided in the football hub within Village 7. Artificial surfaced pitches on school sites will be expected to have community access agreements and will count towards community need;

The Village Development will include signage, toilets and other suitable ancillary services to support the sport and recreational use for the Strategic Green Infrastructure (including the cycling and walking trails), the location, scale and type of which to be confirmed through the Strategic Landscape Masterplan Part B.

Further details on Public Open Space, including Design Requirements, can be found in Part B, Chapter 5.4.4 - Sport and Recreation



Fig.107 Artist's impression of sports pitches in Gilston Park



SPORT AND SCHOOL AMENITIES STRATEGY

Key

- Combined Application Boundaries for the Gilston Area
- Countryside Parks and Community Parks
- Proposed Sports
- Proposed Sports - School
- Proposed School Site

NOTE: Sport pitch locations shown indicatively. Refer to Regulatory Plans and Part B for further details regarding sport pitch locations

NOTE: Village provisions are shown indicatively only to demonstrate strategic site wide provision and are subject to Village Masterplans and subsequent RMAs

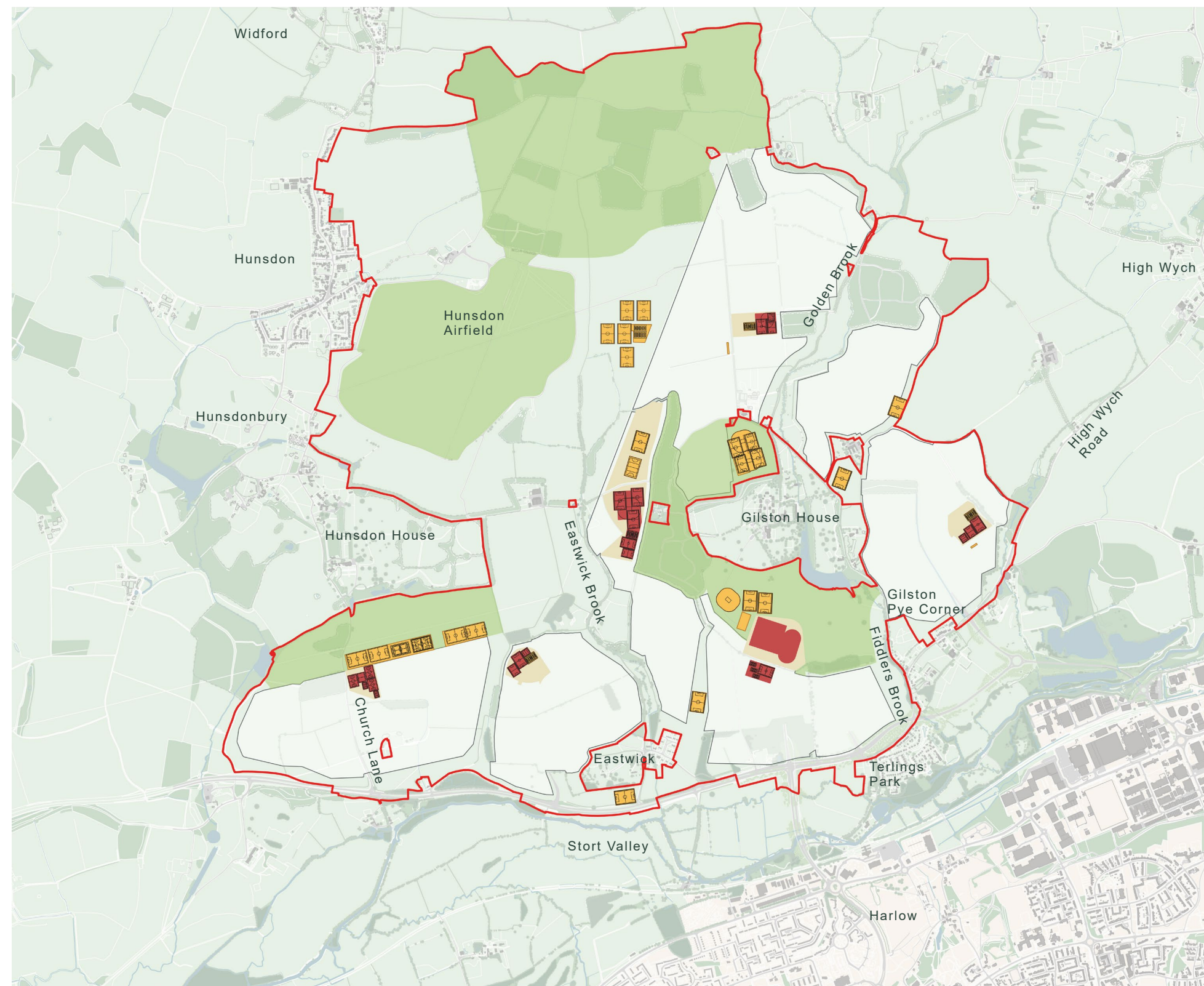


Fig.108 Schools and Amenities

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5.7 Schools, Sports and Amenities

Schools and Amenities

The proposed school sites have potential to share amenities for community use outside of school hours.

The Village 1 and Village 5 Education and Mixed Use Zones will each accommodate one floodlit artificial grass pitch (up to the size of a senior community football pitch) which will be located on a school site, or co-located with a school site. Each pitch will have sole or priority use for the school during school hours and will be accessible for community use outside school hours. Each pitch will have access to changing facilities either in an appropriately designed part of a school building or as a standalone facility;

The visual impact of lighting of All Weather Pitches is an important consideration in choosing their siting and mitigation.

The Village 5 site includes a secondary school and separate leisure centre and swimming pool.



Fig.109 Illustrative V5 school and sports pitch layout by Grimshaw Architects and Grant Associates

5.8 Ecology and Biodiversity

Ecology and Biodiversity

The Gilston Park Estate site is known to support protected and notable fauna including great crested newts, bats, badgers, reptiles, otters and birds, fish and invertebrates of conservation importance.

A biodiversity strategy has been devised for the area which aims to protect and enhance areas of highest ecological value, including the ancient woodlands to the north of the Site and species-rich grasslands; and enhance the ecological function and biodiversity across the site through the provision of a coherent network of wildlife habitats.

These aims are achieved through the retention, enhancement and extension of features of ecological value on the site, such as ecologically important hedgerows and waterways. The biodiversity strategy also needs to integrate ecology into the development at all scales and ensure that the area's ecological character infuses the design of the built environment. This will enable people to experience nature as part of their daily lives.

Protection, Enhancement and Creation of Habitat

The Biodiversity Strategy aims to

- Protect & enhance the most ecological valuable areas of the Site
- Create new habitats
- Connect habitats
- Deliver Biodiversity Net Gain
- Connect people with nature
- Establish Ecological Connections to Villages

This will be achieved through the

- Creation of Eastwick Wood Park, protecting & enhancing existing woodland & linking it through appropriate planting.
- Creation of Hunsdon Airfield Park
- Creation of Strategic green corridors protecting & enhancing existing valuable grassland & creating new area of species rich grasslands
- Hunsdon Airfield Park, enhancement of agricultural land for farmland birds.

- Local Parks within the Villages will be created to retain valuable ecological features such as Veteran trees & hedgerows.
- The enhancement & creation of habitats will be supported through the production of detailed management plans.
- Enhancements within Hunsdon Green Corridor

OPP Commitments

In addition the OPP Development Specification and accompanying Parameter Plans set out ecological commitments including the following:

- Buffers to existing vegetation - preventing built development within close proximity of existing vegetation
- Ecological buffers - protecting four ecologically sensitive areas
- Setting targets of 10% Biodiversity Net Gain. *Refer to following page.*

Buffer Zones

The adjacent sections illustrate the principles for creating buffer zones to existing habitat features, as set out with OPP Development Specification and Parameter Plans.

Watercourse buffers

20m buffer to the main stem of Fiddler's Brook, Golden Brook, Eastwick Brook and Pole hole, and 3m strip either side within Village 7.

Buffer zones to watercourses are to be measured from the centre-line of the watercourse, based on topographical survey.

Where SuDS are promoted as a biodiversity enhancement, this is considered appropriate within the 20m/3m buffer zones

Area	Habitat Enhancement/Creation
Eastwick Wood Park	Woodland: broad-leaved plantation
	Woodland: broad-leaved parkland
	Grassland: semi-improved neutral grassland
	Grassland: marsh/marshy grassland
	Hedgerow: species rich
	Wetland: standing water
Hunsdon Airfield Park	Other: arable
	Hedgerow: species rich
Cock Robin Corridor	Hedgerow: species rich
Eastwick Valley Corridor	Hedgerow: species rich
	Woodland: semi-natural broad-leaved
	Woodland: scrub
	Hedgerow: species rich
	Grassland: semi-improved neutral grassland
	Grassland: fen
Eastwick Hall Corridor	Woodland: semi-natural broad-leaved
	Hedgerow: species rich
	Grassland: semi-improved neutral grassland
	Wetland: standing water
Golden Brook Riparian Corridor	Grassland: semi-improved neutral grassland
	Hedgerow: species rich
	Wetland: running water
Channoeks Farm Corridor	Hedgerow: species rich
	Grassland: semi-improved neutral grassland
Fiddler's Brook	Woodland: semi-natural broad-leaved
	Woodland: scrub
	Grassland: semi-improved neutral grassland
	Hedgerow: species rich
Woodlands outside of Eastwick Wood Park	Woodland: semi-natural broad-leaved
	Woodland: broad-leaved parkland
	Woodland: mixed plantation

Fig.110 Ecology and Biodiversity habitat enhancements/creation

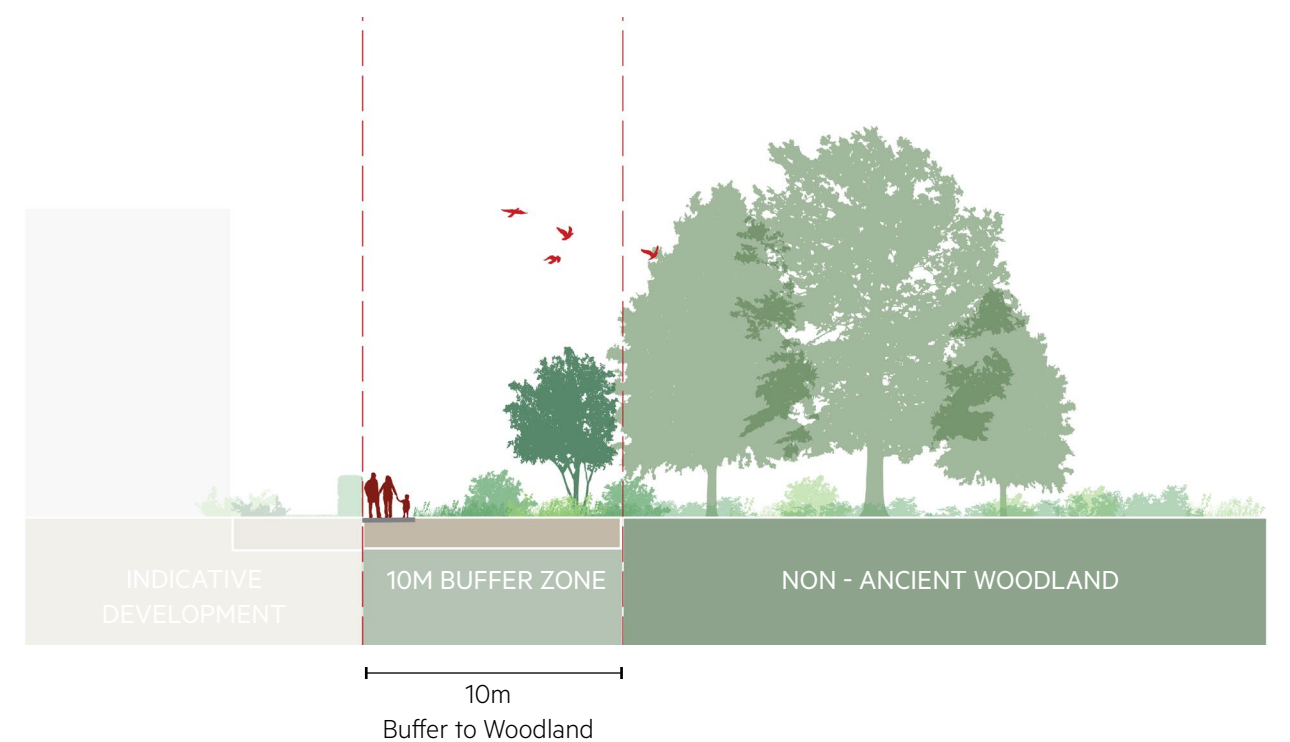
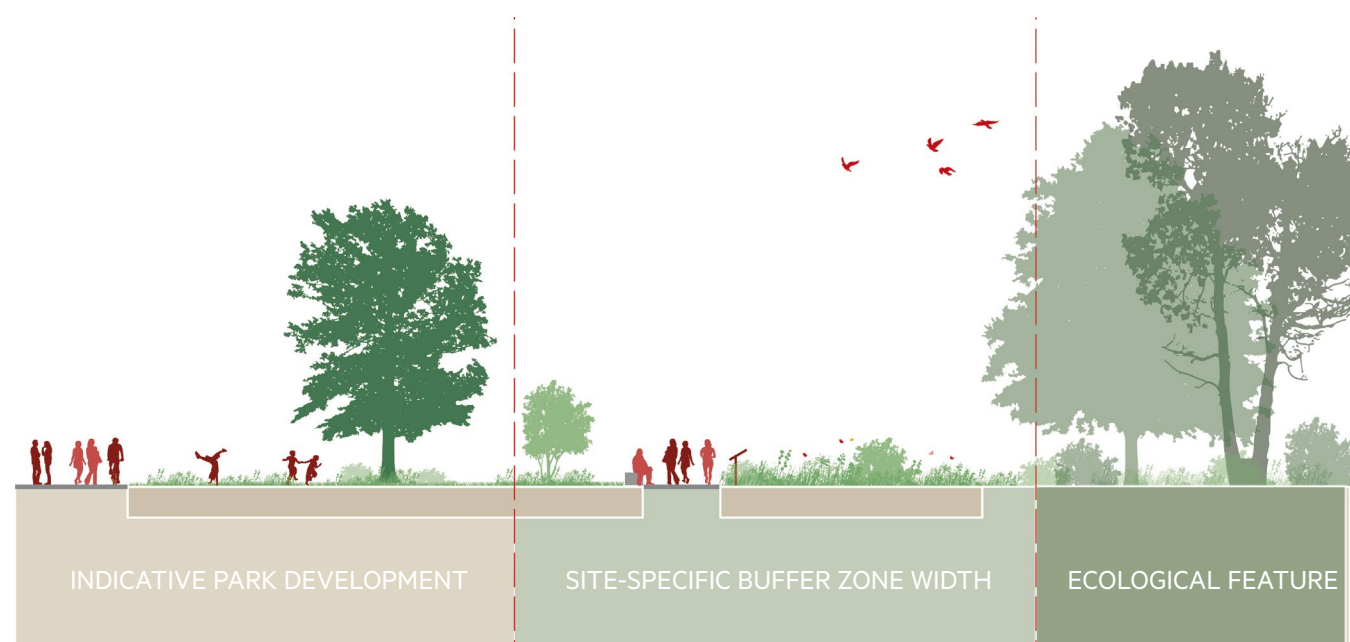
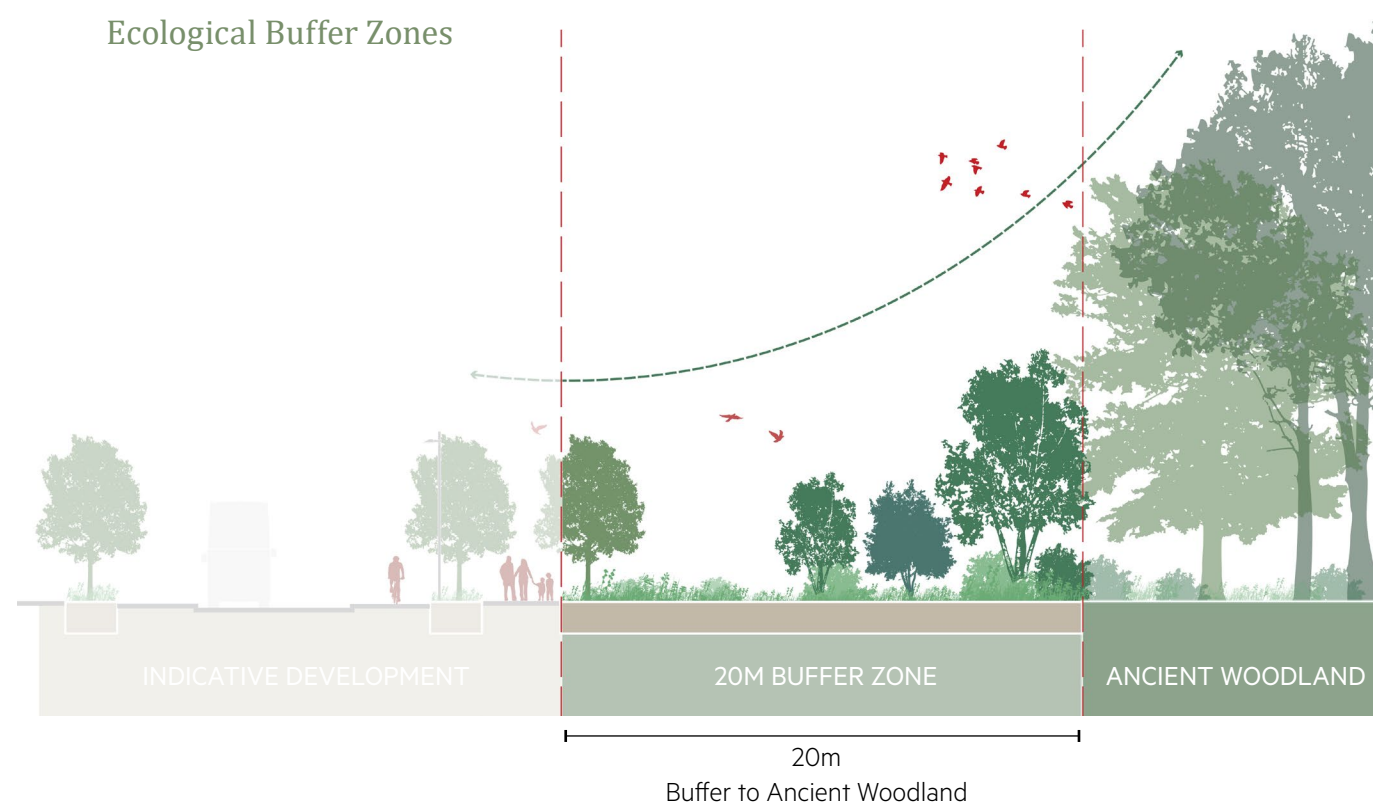


Fig.111 Ecological Buffer Zones

5.8 Ecology and Biodiversity

ECOLOGY AND BIODIVERSITY STRATEGY

Biodiversity Net Gain

The proposals identified in the biodiversity strategy will ensure that the Gilston Park Estate development will deliver Biodiversity Net Gain across the site.

The OPP Development Specifications for Villages 1-6 and Village 7 each set out the commitment to maximise biodiversity benefit (including within the villages) and achieve a minimum biodiversity net gain of 10% or more for the Development as a whole.

Key

- Combined Application Boundaries for the Gilston Area
- SLMP Area
- SLMP Character Areas
- Linked Protected & Enhanced Habitats
- Habitat locations of principal importance for biodiversity

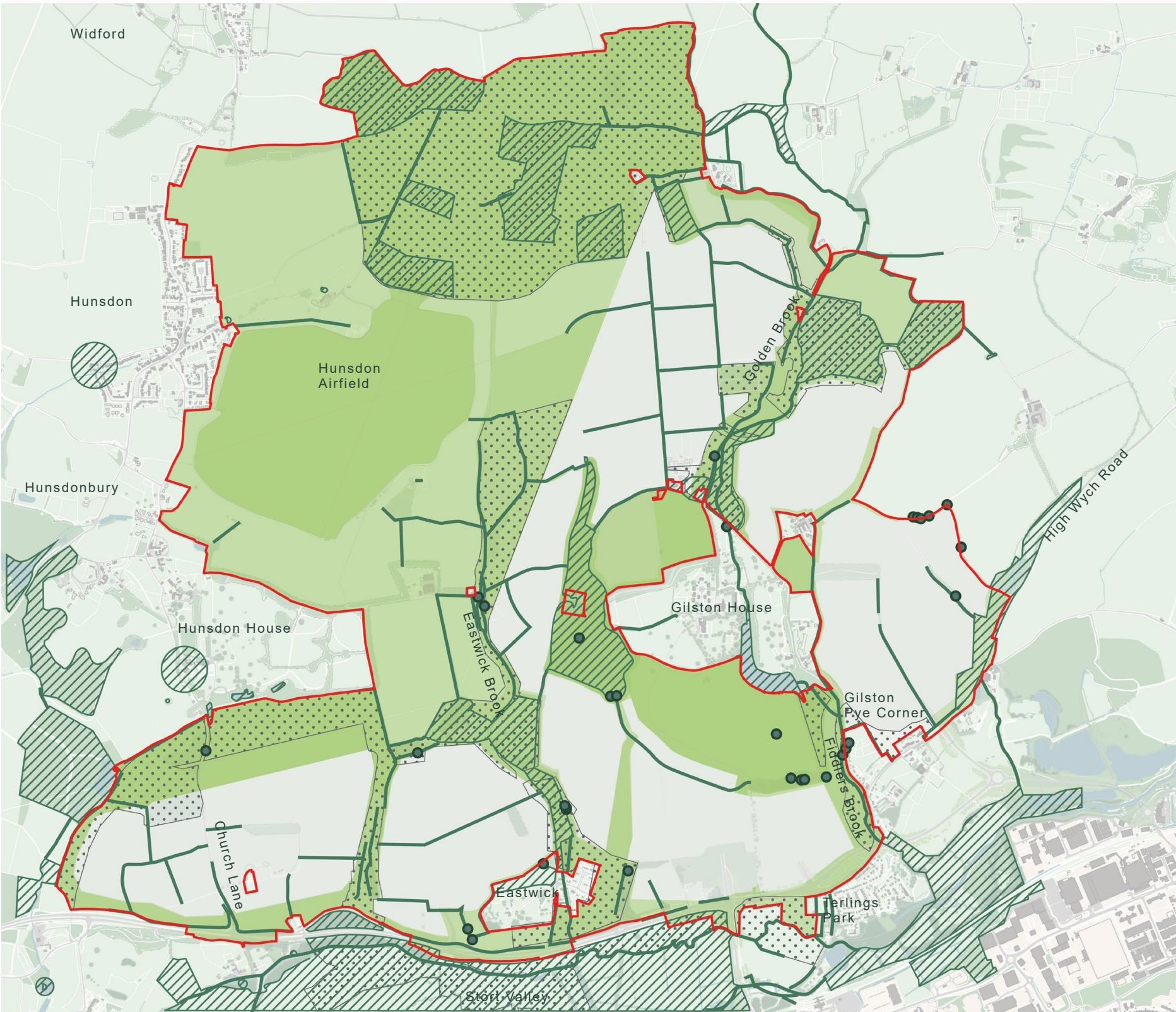


Fig.112 Ecology & Biodiversity Strategy

5.9 Access and Movement

Access and Movement

Key landscape connections are proposed as part of the Open Space Strategy. Most of these green corridors are existing habitat connections, tree lines, or hedgerows that will be enhanced as landscape connections. They will articulate the green infrastructure within the new development and the wider area.

The landscape corridors also provide attractive environments for the network of existing PROW and footpaths that will be retained, adapted and greatly increased in number as shown on the following pages of this document. Key commuter and leisure routes have been identified to ensure routes are convenient and of comfortably accessible gradients (maximum gradient 1:21)

The OPP establishes key landscape connection and green corridors along existing site features. These Landscape Areas are shown in Parameter Plan 2 of the OPP and include:

- Village 01 corridor (Gilston Park)
- Village 01 corridor (Lime & Chestnut Avenue)
- Village 01 corridor (Southern edge)
- Village 02 corridor (Rectory Plantation ditch)
- Village 02 corridor (Holloway)
- Village 02 corridor (Boundary hedge)
- Village 03 corridor (Boundary hedge)
- Village 04: Western Boundary edges
- Village 04: Airfield Park Connector
- Village 06 corridor (Central hedge)
- Cock-Robin Lane reinstatement

Further details on Active Travel, including Design Requirements, can be found in Part B, Chapter 5.1 - Access & Movement



Fig.113 Photos and illustrations of existing landscape features. Village 01 Avenue and Village 02 Holloway

5.9 Access and Movement

Public Rights of Way and Footpath Enhancements

The adjacent diagram identifies the network of existing and proposed Public Rights of Way and footpath enhancements

Key

-  Combined Application Boundaries for the Gilston Area
-  PROW - Footpath
-  PROW - Bridleway
-  PROW - Byway and Byway Open to All Traffic
-  Proposed and Potential Enhancements (indicative)
-  Existing Woodland
-  Strategic Parks
-  Strategic Green Corridors
-  Villages

E&G: Eastwick and Gilston

W: Widford

H: Hunsdon

HW: High Wych

NOTE: Exact routes through village developable areas to be confirmed at village masterplan stage.

PROWs are shown for reference only. Refer to Definitive Maps for definitive alignments, typologies and naming. PROWs are subject to separate statutory process.

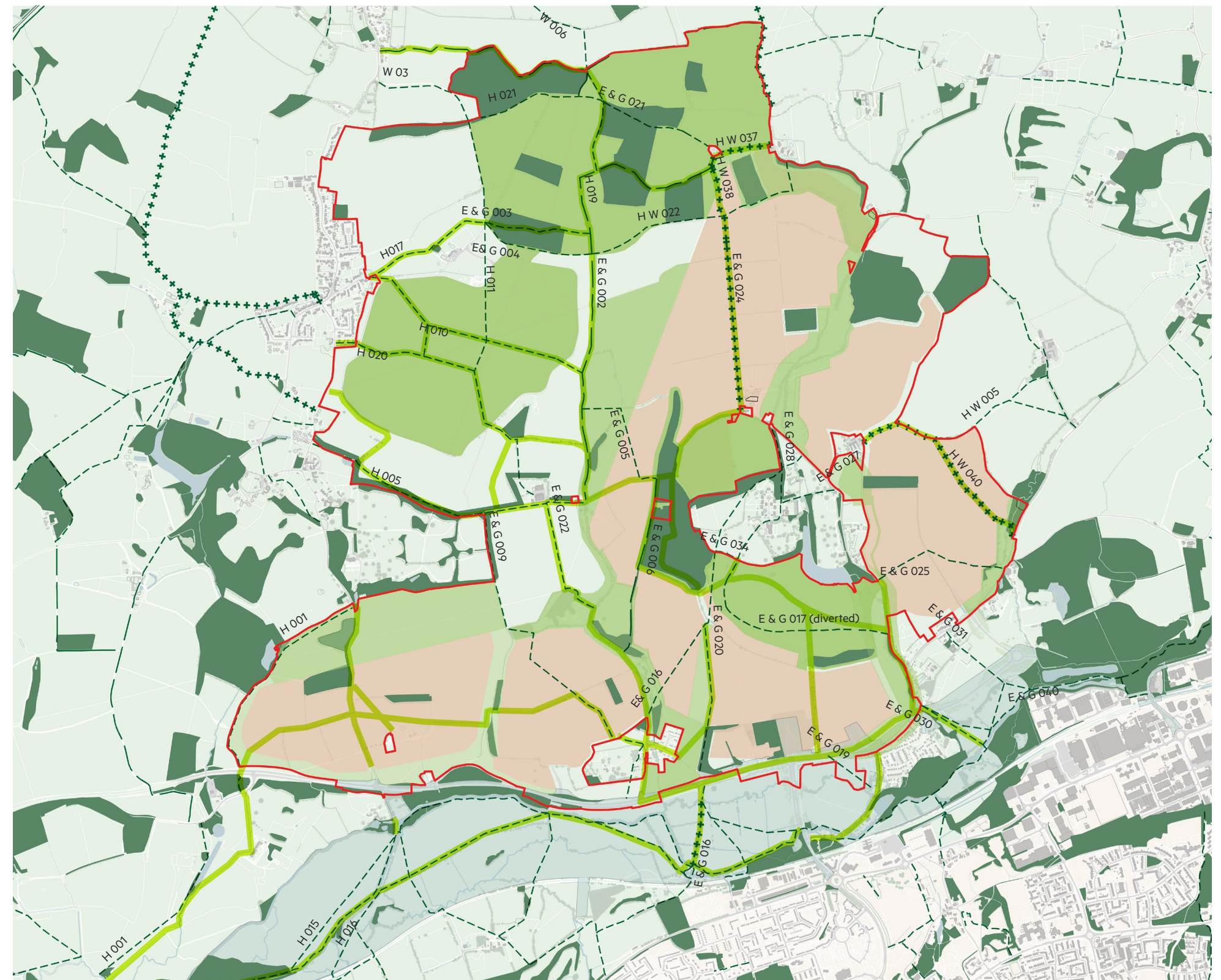


Fig.114 Existing & Proposed Active Travel Routes

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5.10 Heritage Asset Trail

Heritage Asset Trail

The OPP Parameter Plans and Development Specification define protection of existing heritage assets on the site, through recording the position and status of listed buildings and scheduled ancient monuments, as well as defining the extent of Sensitive Development Areas. These constraints are to be reflected in the SLMP Regulatory Plan as key considerations for any future proposals.

The SLMP heritage proposals focus on the proposed creation of a heritage trail linking the Gilston Area to Harlow. This creates the opportunity to promote the site's heritage through a waymarked trail and interpretation signage. The trail uses the proposed networks of paths and cycle tracks linking to existing PROW and passes through the parks and green corridors of the development between the proposed villages.

The trail takes in the listed buildings and scheduled monuments linking to the different periods of habitation of the wider estate from Roman, medieval, Georgian, Victorian and WWII heritage.



Fig.115 Artist's impression of the Heritage Asset Trail

Further details on Heritage and the Heritage Trail, including Design Requirements, can be found in Part B, Chapter 5.3 - Heritage & Views



HERITAGE TRAIL STRATEGY

Key

- Gilston Area
- Existing Lanes
- Pedestrian & Cycle Commuter Routes - STC*
- Pedestrian & Cycle Commuter Routes* (alternative Roydon commuter link)
- Pedestrian & Cycle Leisure Routes*
- Pedestrian Leisure Routes*
- Railway Station
- Railway Track
- Existing Roads and Lanes
- Existing Woodland
- SLMP Areas (Strategic Parks & Strategic Green Corridors)
- Scheduled Ancient Monuments
- Heritage Trail
- Stort Valley
- Listed Building - Grade I
- Listed Building - Grade II*
- Listed Building - Grade II

*Alignment indicative and to be confirmed at Village Masterplan and RMA stages

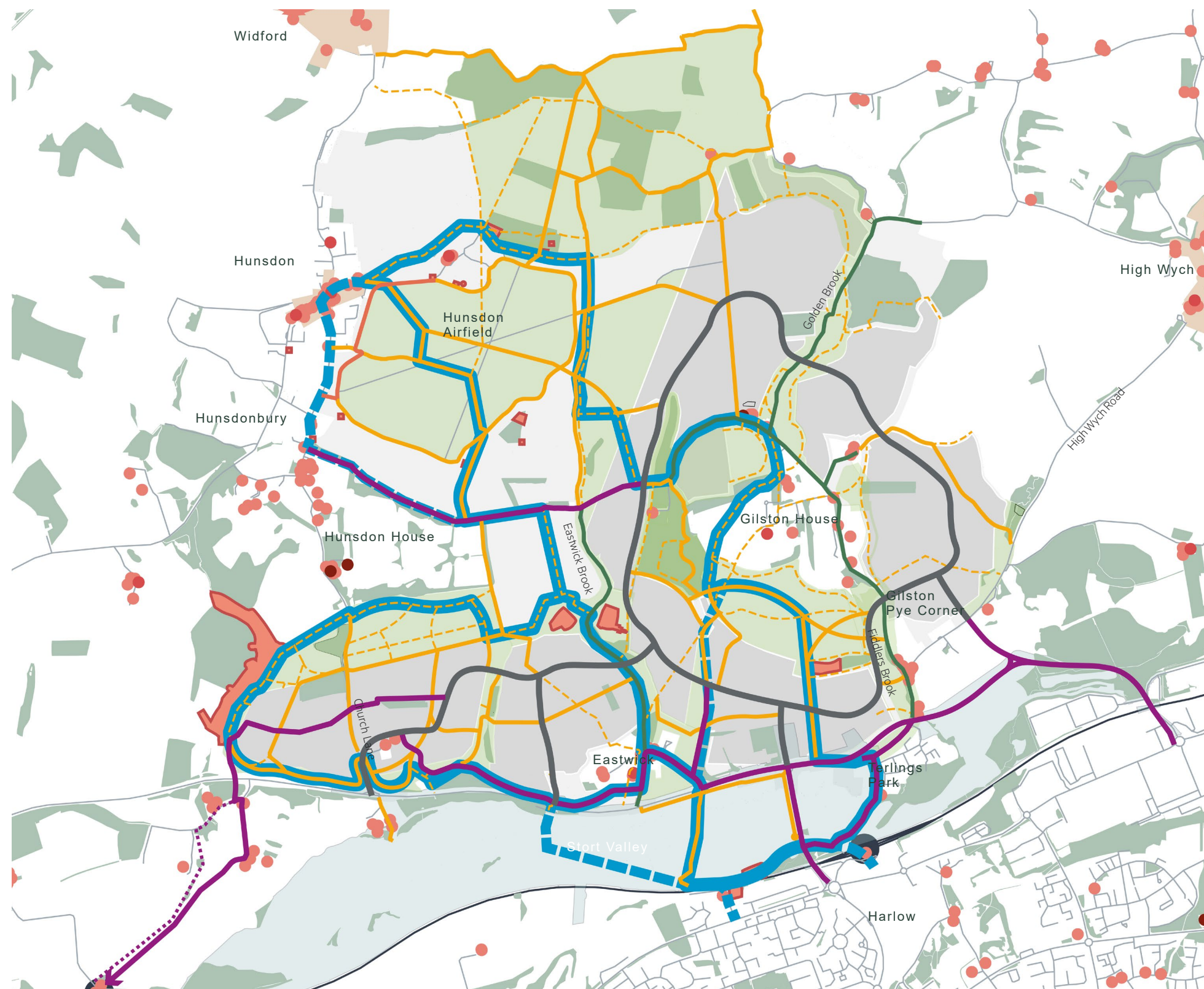


Fig.116 Heritage Asset Trail

5.11 Lighting

Lighting

As a key component of the public realm lighting design form an important element in the composition of landscape spaces, helping to shape character and use and provide a hierarchy which takes into account appropriate levels of lighting in regards to:

- Sensitive Visual Receptors and Dark Skies principles
- Ecology
- Public Safety
- Sustainability
- Landscape Character

The Lighting Strategy represented opposite presents the core layering of lighting, establishing a hierarchy to determine suitable locations and levels of lighting. Commuter routes on the STC will be lit and in key locations sensitive lighting principles such as solar-powered LED's, and motion-activated lighting will be considered to minimise landscape, ecological and heritage impacts. The hierarchy is represented below is used to define considerations as well as opportunities and those applicable to the Strategic Landscape Masterplan are represented in the diagram opposite.

- Main Roads
- Secondary Roads (indicative locations)
- Tertiary Roads (indicative locations)
- Public Footpaths
- Sports Fields
- Parks
- Existing Roads
- Heritage Sites
- Lighting Opportunities

Further details on Lighting, including Design Requirements, can be found in Part B, Chapter 5.5.5 - Lighting



Fig.117 Indicative section example of accent planting within gateway spaces such as Lime Avenue



Fig.118 Examples of contextual approach to lighting in response to safety, use, character, and landscape sensitivities



LIGHTING STRATEGY

KEY

- Dark corridors
- Dark corridor buffer (indicative)
- Zones with restricted lighting
- Unlit key routes through SLMP
- STC - through VDA - subject to VMPs*
- STC - Lighting to limit ecological impact
- Key Route - Sensitive Lighting to limit ecological impact
- Community Parks - Sensitive lighting
- Villages*
- Sport pitches - Unlit*
- Artificial sport pitches - Floodlighting*^
- Bat roosts - Datasearch
- Bat roosts - Survey (2005-2017)
- Suspected bat roosts in vicinity
- Gypsy, Travellers and Travelling Showpeople Sites (indicative)

*Village provisions are shown indicatively only to demonstrate strategic site wide provision. All village provisions are subject to Village Masterplans and subsequent RMAs

^Siting for x2 Floodlit AGP's in V7 should be at eastern end, unless otherwise demonstrated through full options testing and resolved at RMA stage.

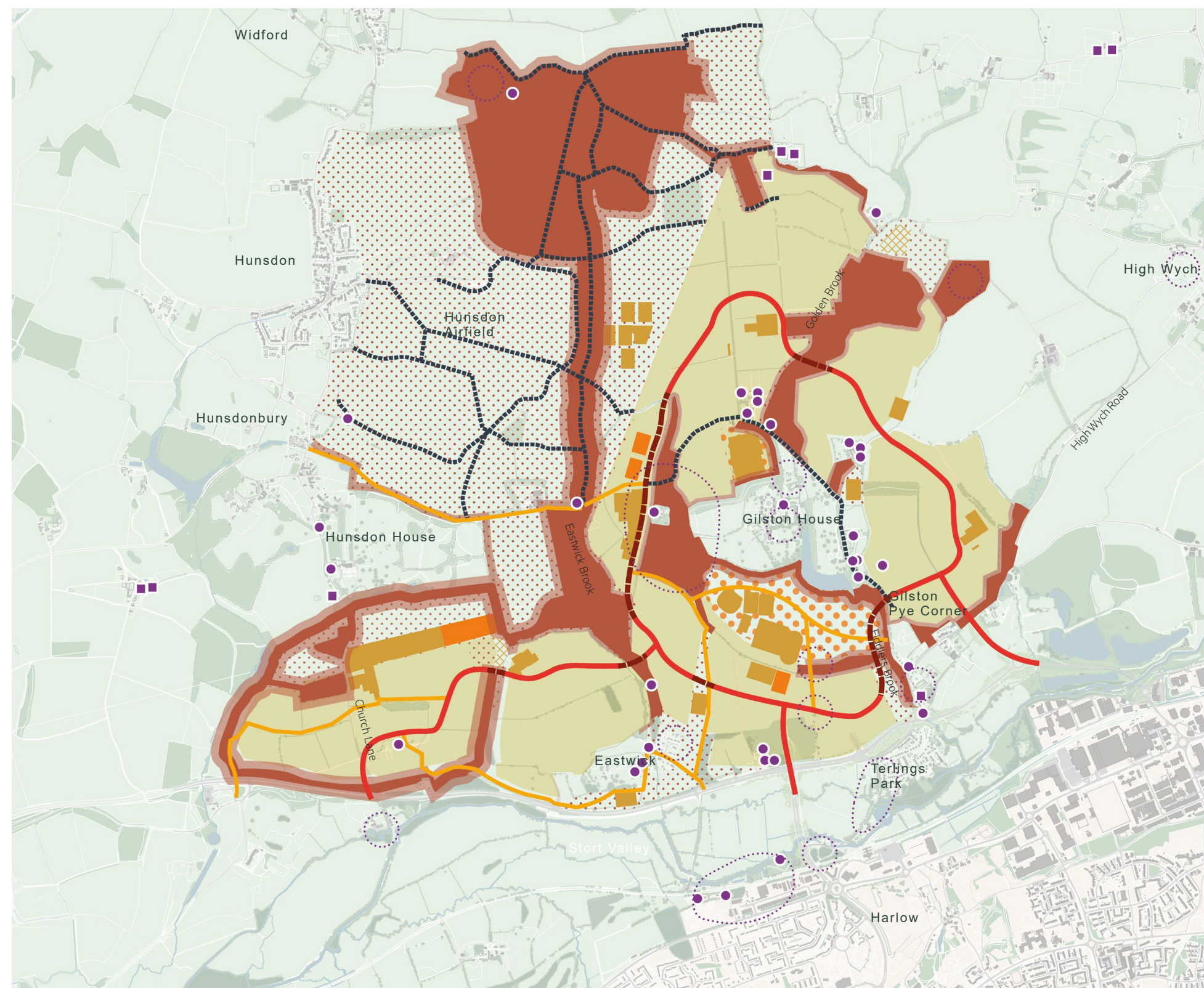


Fig.119 Lighting

Developing a Framework

5.12 Public Realm

Public Realm Materials

The majority of buildings and settlements within the masterplan boundary date from the latter half of the 19th Century and were constructed as part of a deliberately planned estate. Many of the estate buildings, which include farms, schools, almshouses, estate cottages and churches, are of a uniform nature sharing specific features and design details.

There is a subtle difference in the use of vernacular materials between settlements and buildings in the north of the estate with those in the south. To the north and east, puddingstone, knapped and whole flint stones, terracotta tiles, slates and thatch are evident. To the south, in Eastwick and the Stort Valley, whitewash, render, pebbledash, formal railings and finely detailed use of brick, including yellow stock brick, are more prevalent.

Design of the public realm throughout the SLMP will be appropriate and sensitive to this existing context, with colour palettes and materials selected to complement the existing vernacular materials.

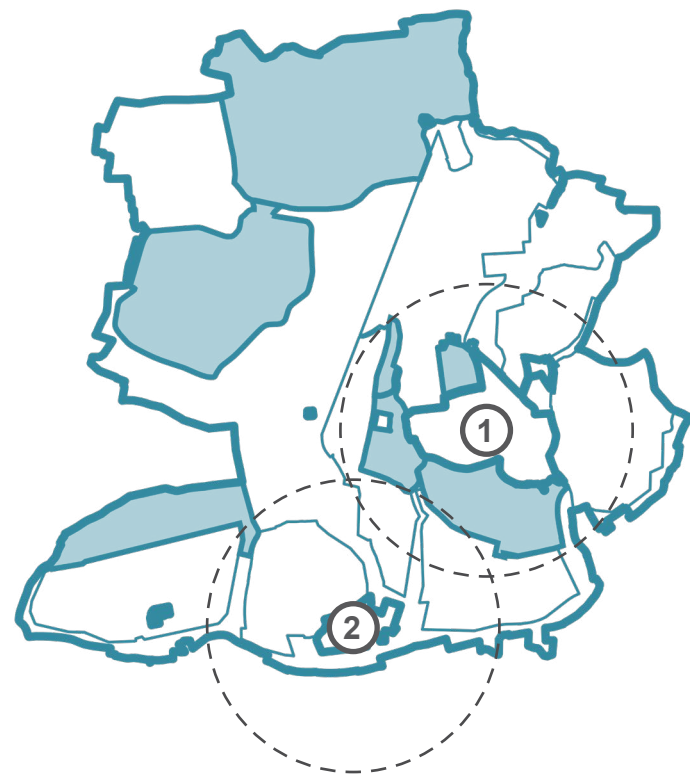


Fig.120 Study Area Plan



Fig.121 Local contextual materials



Fig.122 Precedents illustrating well designed and integrated areas of public realm including steps, crossings, parking, SuDS features, tree staking and landscape fencing

5.13 Soils

Sustainable Management of Soil Resource

Healthy soil will support a thriving and sustainable landscape for the Gilston Area. Based on Soil Association Guidance it is recommended that a SLMP Soil Management Strategy is developed.

Soil management should take account of the following target principles:

- Soil health monitoring. Making use of the agricultural knowledge of the site to explore detail of the specific soil conditions and potential needs for enhancement in consultation with a Soils Specialist
- Developing a site-wide strategy to increase amount of plant and animal matter going into the soil, through opportunities for extensive on-site composting as well as allowing plant material to decompose naturally in situ where appropriate to the location. Additionally diversification of agricultural practices may provide opportunities for animal matter to contribute to the health of site soils.
- Encouraging soil organisms which are a vital component of healthy soils and their ability to cope with climatic stress such as floods and droughts. Developing a strategy towards achieving chemical-free agricultural and horticultural practices.
- Using continuous plant cover to protect soils, preventing damage through exposure of bare soils. Examples of effective cover include green manure crops, striking temporary meadow planting or productive crops. Furthermore approaches such as putting arable land to permanent pasture will create long-term soil protection through ceasing to expose the soil to damaging compaction from machinery.
- Considering opportunities for agro-forestry techniques with less favourable farm-land considered for tree planting
- Recognising the role of soil in capturing and storing carbon and potential for Gilston to provide this eco-system service
- Protecting and maintaining soil resources and seeking to minimise loss of soils through the creation of the development.
- Promoting the importance of soil health within the development as a fundamental source of a thriving landscape, and encouraging residents to engage through composting schemes and engagement with food production. Promoting organic growing techniques on community allotment and orchard sites.



Fig.123 Illustration of healthy soils

5.14 Agricultural Land

Creating a Framework for sustainable land management

In addition to the Village Developable Areas, Open Space and Strategic Green Infrastructure proposed as part of the Gilston Area development, the land holding of the Gilston Park Estate includes areas of existing farmland which will remain as agricultural land, as identified within the Regulatory Plans, and for which specific strategies for ongoing land-management will be developed outside of the SLMP process.

Through the SLMP engagement process the concept of 'dynamic land management' has been strongly supported by the local authority and community as an approach to future land use of these areas.

Dynamic land management of the agricultural land across the estate may take into account the following objectives:

- Agricultural and environmental policy requirements and opportunities
- Circular economy and whole systems approach
- Providing a balance of land-use and enterprise
- Energy efficiency and resource management
- Water management
- Management of sensitive landscape and heritage features
- Opportunities for food production
- Opportunities for use and production of renewable energy
- Opportunities for biodiversity enhancement
- Waste Management
- Air quality, carbon sequestration and pollution
- Community engagement
- Employment and economic growth opportunities
- Health and wellbeing



Fig.124 Examples of diverse agricultural models

5.15 Landscape Features in Village Developable Areas

Landscape Features

The Gilston Area covers a vast area and includes many valuable existing green infrastructure assets, some of which are within Village Developable Area. Although those assets within VDA are excluded from the SLMP scope, they provide important context to the SLMP study and must be carefully considered when preparing proposals for the Village Masterplan and RMA stage as they form important landscape continuities and habitat connectivities.

Assets that should be considered include:

- Village 1:
 - Park Pale
 - Lime Avenue
- Village 2:
 - Rectory Plantation
 - Holloway
 - Watercourse from Rectory Plantation towards Eastwick Road
- Village 4:
 - Restricted byway (Eastwick & Gilston 024) and existing hedgerows
 - Great Penny's Farm Corridors (as identified in the OPP Parameter Plans) including the existing watercourse
- Village 6:
 - Existing woodland to the west of Eastwick Hall Lane
 - Existing hedgerow between Stone Basin Spring to Eastwick Hall Lane
- Village 7:
 - Existing blocks of woodland to the west of Church Lane
 - Existing woodland to east of Church Lane (north of Brickhouse Farm)
 - Woodland and hedgerow along Stone Basin Spring



Fig.125 Site photo Park Pale in Village 1 Developable Area



Fig.127 Site photo restricted byway and existing hedgerows in Village 4 Developable Area



Fig.126 Site photo Lime Avenue in Village 1 Developable Area

Part A

Landscape Masterplan and Character Area Studies

Chapter 6

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6.1 Landscape Masterplan

Overview

The previous chapters described the context, opportunities and considerations for the Strategic Landscape Masterplan, building on the parameters established in the OPP. This has informed the Framework set out in Chapter 5 of this document. The follow Chapter brings together the Opportunities, Considerations, the Framework and the parameters and commitments off the OPP to develop the latest illustrative masterplan, set out on the following pages.

The SLMP 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.

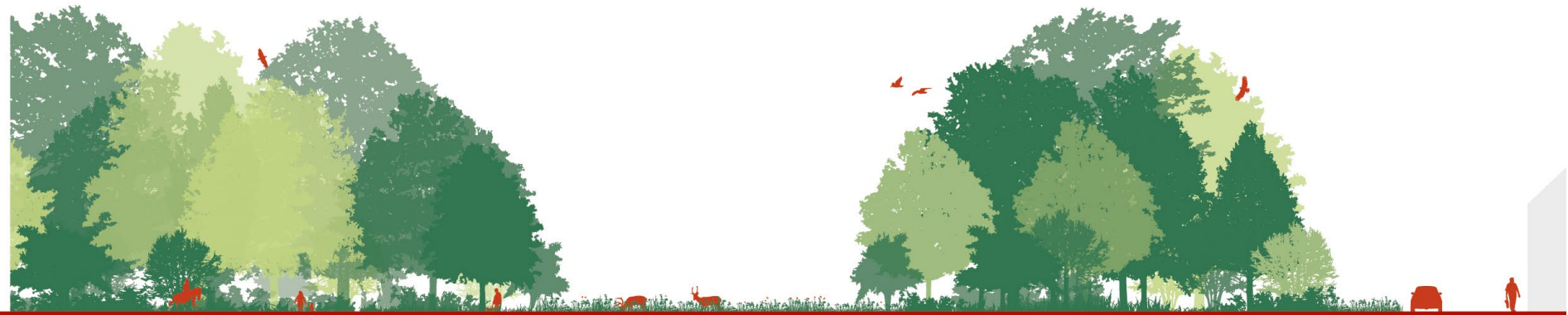
In addition the landscape spaces provide key landscape services as part of the core green infrastructure supporting the Gilston Area development, through management of surface water, air quality, and provision of walking and cycling routes which will enable the objectives of sustainable living.

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.

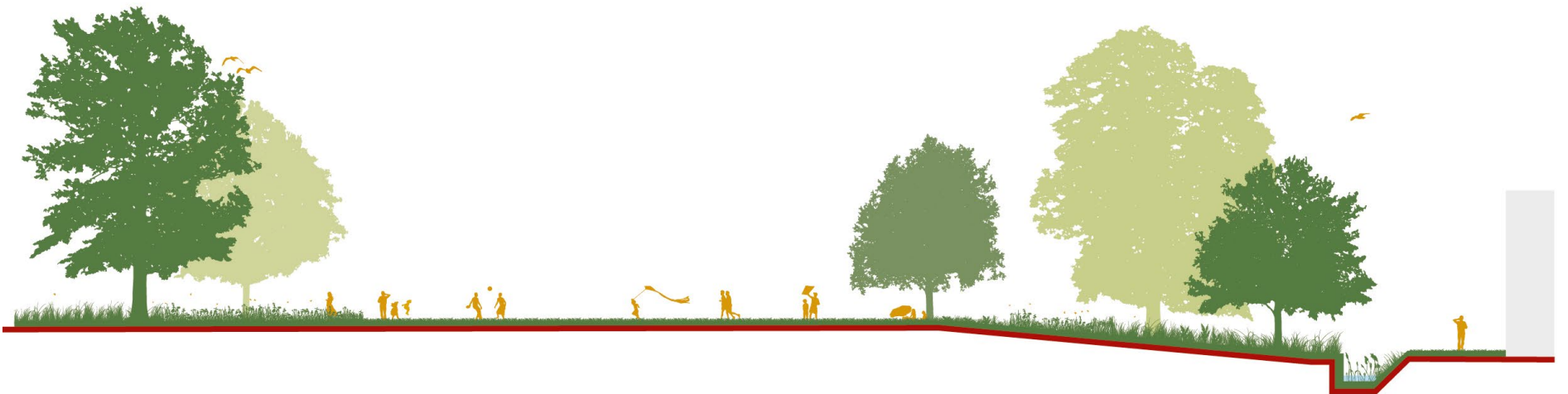
Considerable open space amenity is provided within the Landscape Masterplan, defined as the following Character Areas:

- Gilston Park
- Home Wood and Gibson's Shaw
- Gilston Fields
- Eastwick Wood Country Park
- Hunsdon Airfield Country Park
- Stort Valley Park
- Strategic Green Corridors (Eastwick Brook, Golden Brook, Fiddler's Brook and Pole Hole Brook)
- Hunsdon Green Corridor/ Community Park

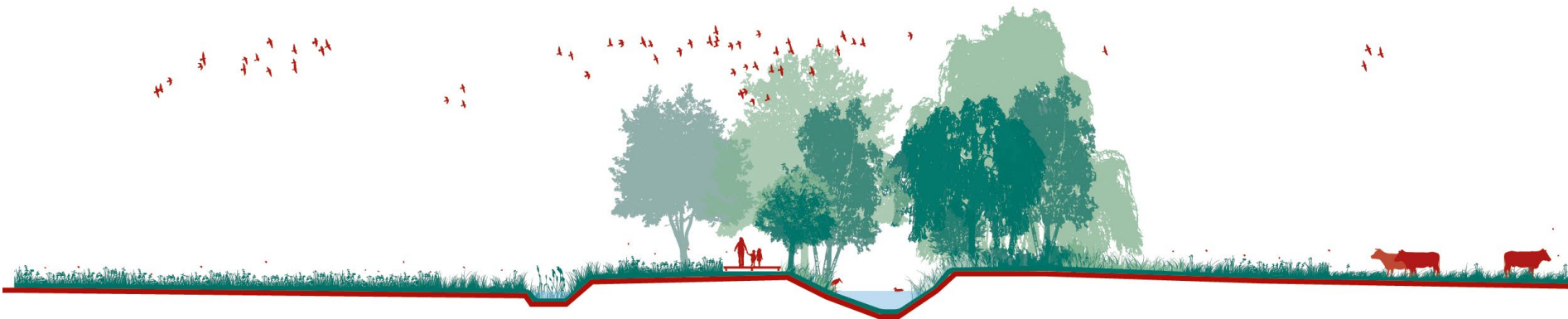
This chapter sets out the key design components for each of the Character Areas which are to be described within the Strategic Landscape Masterplan Design Codes.



WOODLAND PARK AND PLATEAU



PARKLAND



STORT VALLEY PARK

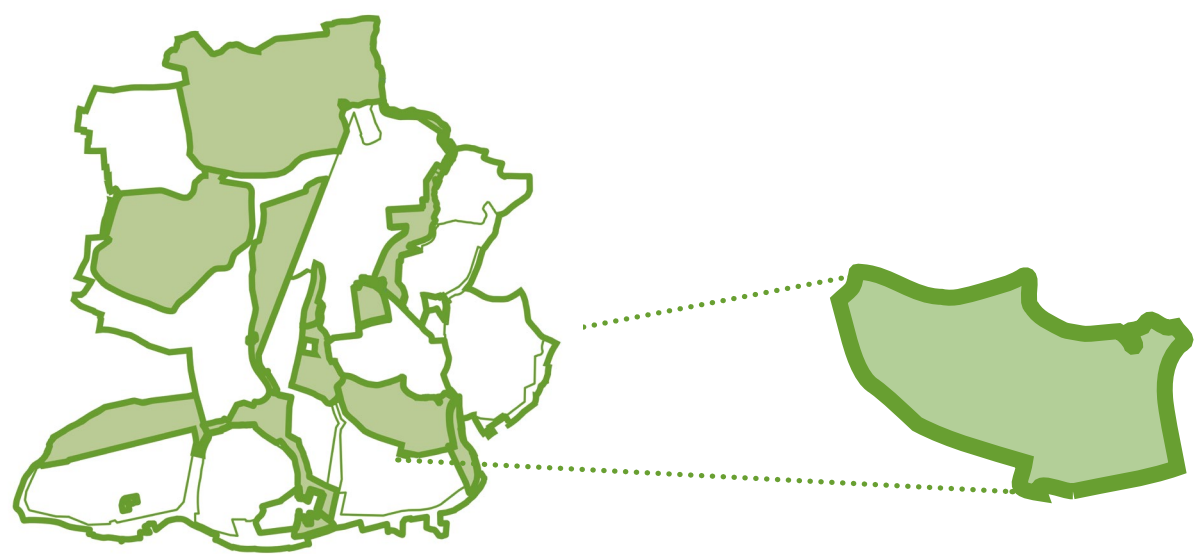
Fig.128 Illustrative concept sections illustrating the characters across the Gilston Area



Fig.129 Strategic Landscape Masterplan Illustrative Plan

Gilston Park

Gilston Park, located centrally within the study area, will form the heart of the future community. Providing school and community sports pitches, a destination playground and orchard all set within vast biodiverse grasslands and woodland pasture, Gilston Park will become a destination for surrounding villages.





6.2 Gilston Park

The future Gilston Park is located within the former Deer Park of Gilston House. The existing landscape character of this site is defined by arable fields punctuated by scattered veteran parkland trees. The fields sit on a broad plateau to the west and gently slope towards Gilston Lake (with views thereof) and the Fiddler's Brook Valley to the east. There are views from the open fields towards the Listed Gilston House and its grounds to the north. The site is framed on its southern boundary by the ancient woodland block of The Chase and a hedge-lined ditch (thought to be original the deer park pale). The Mount, a moated feature, classified as a Scheduled Monument, is also located within the woodland block of The Chase. To the west of the site a woodland edge is formed by Home Wood which comprises both plantation and ancient woodland.

Proposal

The proposed park is located at the heart of Gilston Park Estate and will form an important community asset providing recreational and sports facilities in a semi-natural landscape. A parkland setting will incorporate extensive areas of informal grassland, wildflower swards and scattered trees to create a lasting parkland legacy for the enjoyment of future generations. The character will be similar to a small-scale Hampstead Heath and similarly this landscape will absorb a range of amenity and cultural requirements as follows:

- Path network will connect park to surrounding urban villages, woodlands and valley parks
- Integrate existing public rights of way into the wider path network
- Reinstatement of the historic avenue
- Public sports facilities, including cricket and football fields
- Sports facilities for adjacent school
- Open areas of amenity grassland for informal ball games, exercise and kite flying etc
- Potential to include focal pavilion structures, punctuating key views of the avenue and lake
- Residential development to the southern edge of the park would have the benefit of bringing an active edge and passive surveillance to the park. The design and siting should respond to sensitive views from Gilston House and be integrated into a tree planted edge against the existing Park Pale hedgerow boundary. Low level 'barn' type Primary School buildings are an alternative
- Localised wetland habitat linked to sports pitch SuDS drainage

- The habitats created in the park, such as enhanced grassland areas, will make a significant contribution to site-wide green infrastructure providing routes for the dispersal and migration of species between the two tributary valleys of Eastwick Gould's Brook and Fiddler's Brook. The proposed mosaic of habitats will vary responding to the hill top, valley bottom and woodland edge locations
- A family of orientation and interpretation signage to describe the history of the deer park, the ancient monument of The Mount in The Chase Woodland and the wider habitat management



Fig.130 View of the existing agricultural fields and veteran trees



Fig.131 Gilston Park Vision Plan (illustrative)

6.2 Gilston Park

CONSIDERATIONS

The existing trees and surrounding woodland are a defining feature of Gilston Park. The required buffers to woodland, hedgerows, Special Wildlife Sites and Veteran Trees has been carefully considered in the development of the site.

Key considerations

- Retaining and enhancing if possible views of Gilston Park House from a route through the parkland linked to the Lime Avenue” and
- Exploiting potential views of Gilston Park House from the former parkland on the axis up from the Lime Avenue
- Paths respond to the site topography, both in geometry and to ensure universal accessibility
- Utilise existing broad plateau for provision of sports pitches. The diagram on the right shows how the existing topography will be manipulated to ensure the fields comply to the relevant standards with regards to gradients

Topography and Views

Gilston Park sits on a broad plateau to the west and gently slope towards Gilston Lake (with views thereof) and the Fiddler’s Brook Valley to the east. There are views from the open fields towards the Listed Gilston House and its grounds to the north.

Heritage

The historic maps on the adjacent page reveal the history of Gilston Park as the former Deer Park to Gilston House. Elements of the former Deer Park could be incorporated into the designs of Gilston Park, as annotated on the historic maps. This should include extending the avenue into the park, and reintroducing significant areas of tree planting in the south western area of the park, as illustrated in the illustrative landscape plan.



Fig.132 Views to Gilston House



Fig.133 Slope towards Gilston Park House boundary as viewed from Home Wood boundary

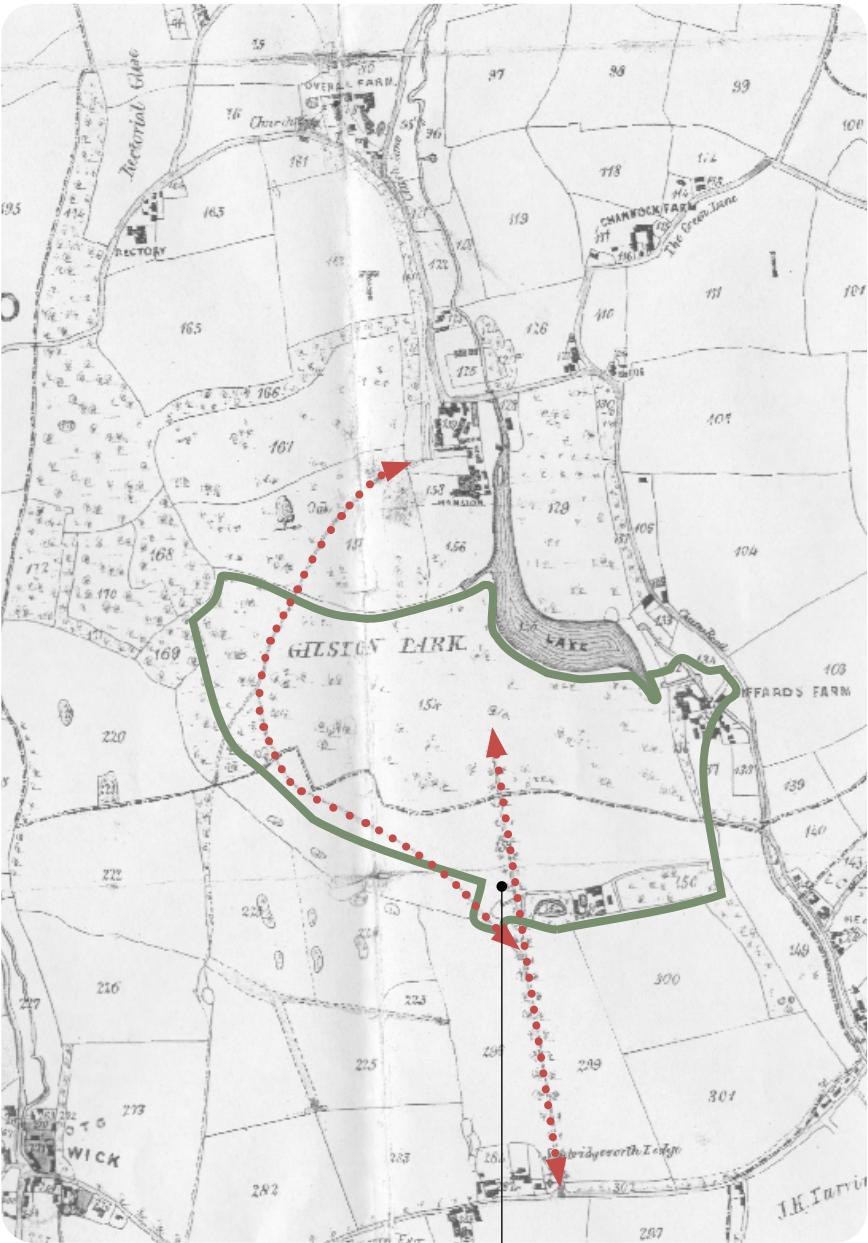


Fig.134 Views to Gilston House



Fig.135 View of the Park Pale to the south of Gilston Park

GILSTON PARK 1849



Avenue extended into park

GILSTON PARK 1884



Woodland extended into Gilston Park

Avenue extended into park

GILSTON PARK 1896



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Fig.136 Historic maps of Gilston Park and surrounding areas

6.2 Gilston Park

Gilston Park Considerations - Key

- PROW - Footpath
- 5m Buffer to Hedgerows
- 20m Ecological buffer to Golden Brook - Measured from centre line
- 20m Buffer to Ancient Woodlands
- Scheduled Monuments
- 20m Ecological Buffer
- Veteran Trees
- Key Views
- 1. Slopes to north and east (up to 1:12 gradient)
- 2. Sensitive integration of historical and ecological features (The Mount, the Chase and the Park Pale)
- 3. Integration of STC
- 4. Provision of sports pitches and associated facilities
- 5. Existing PROWs through existing community

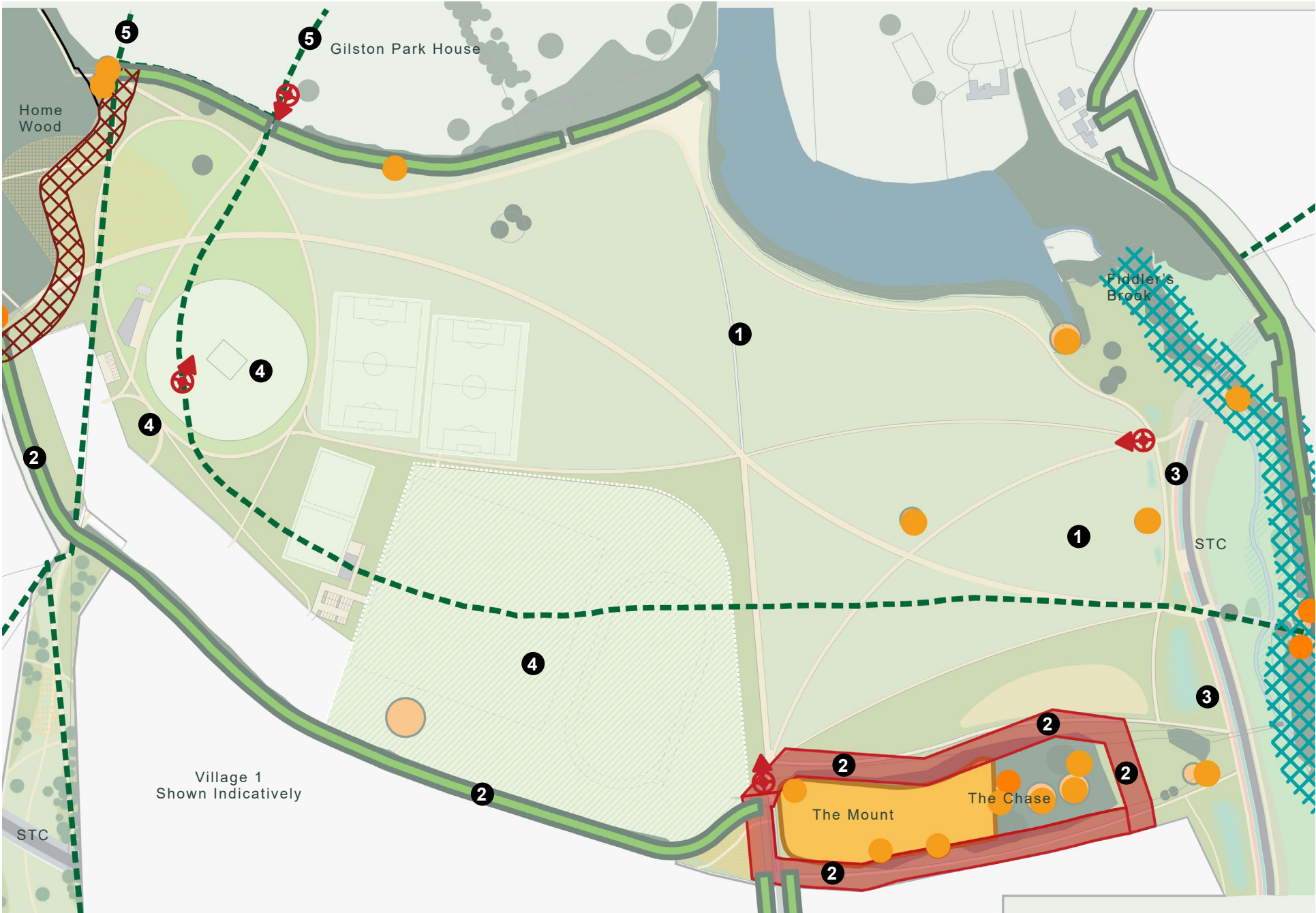


Fig.140 Gilston Park - Considerations (illustrative)