





# 6.2 Gilston Park

## ACCESS

### Circulation

A network of paths will add to the existing Public Rights of Way paths and connect the park with its surrounding urban villages, woodlands and valley parks. A circuitous path following the boundary of the park responds to the site topography, benefiting from views across Gilston Lake and providing the opportunity for walking, running and trim trail itineraries on hoggins type paths where appropriate.

## PUBLIC RIGHTS OF WAYS

### Public Rights of Way

Two existing Public Rights of Way paths cross the site. To accommodate the required sports facilities within Gilston Park, the public right of way will be diverted to retain their connectivity and integrate them into the wider path network.

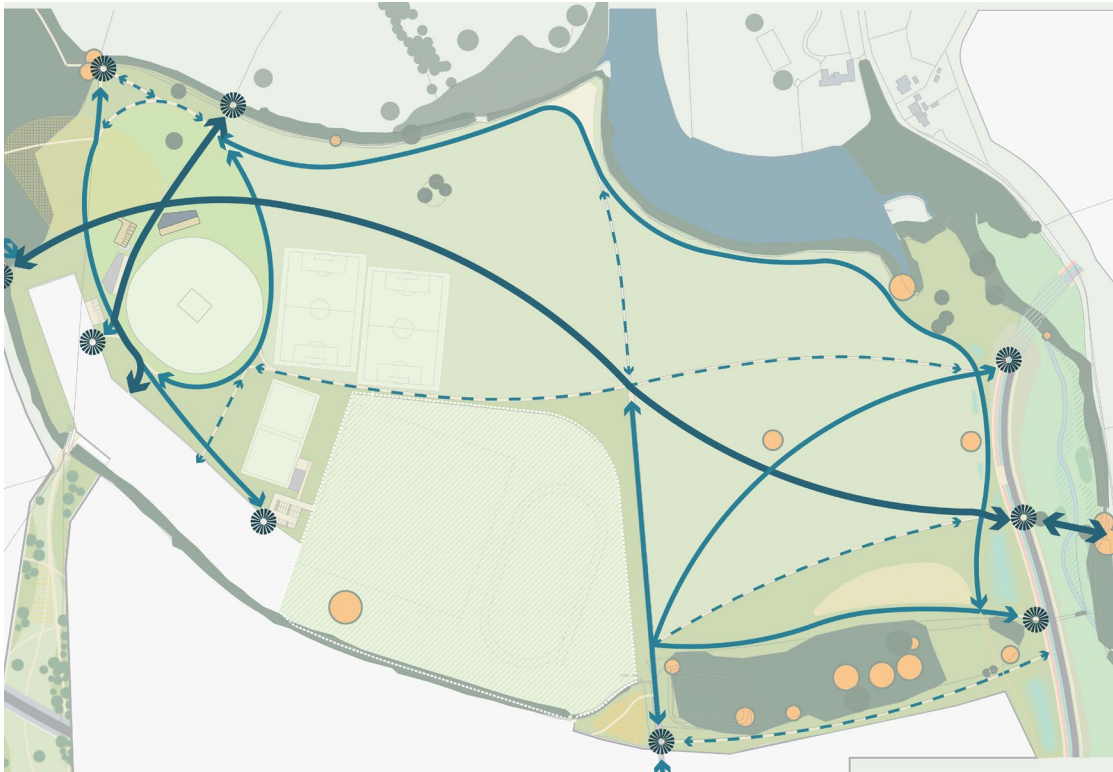
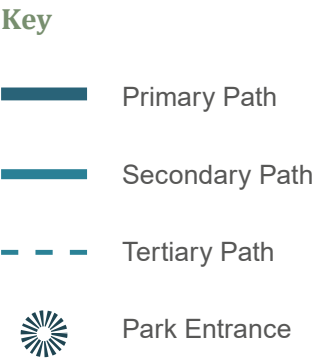


Fig.142 Gilston Park - Proposed Routes (indicative)

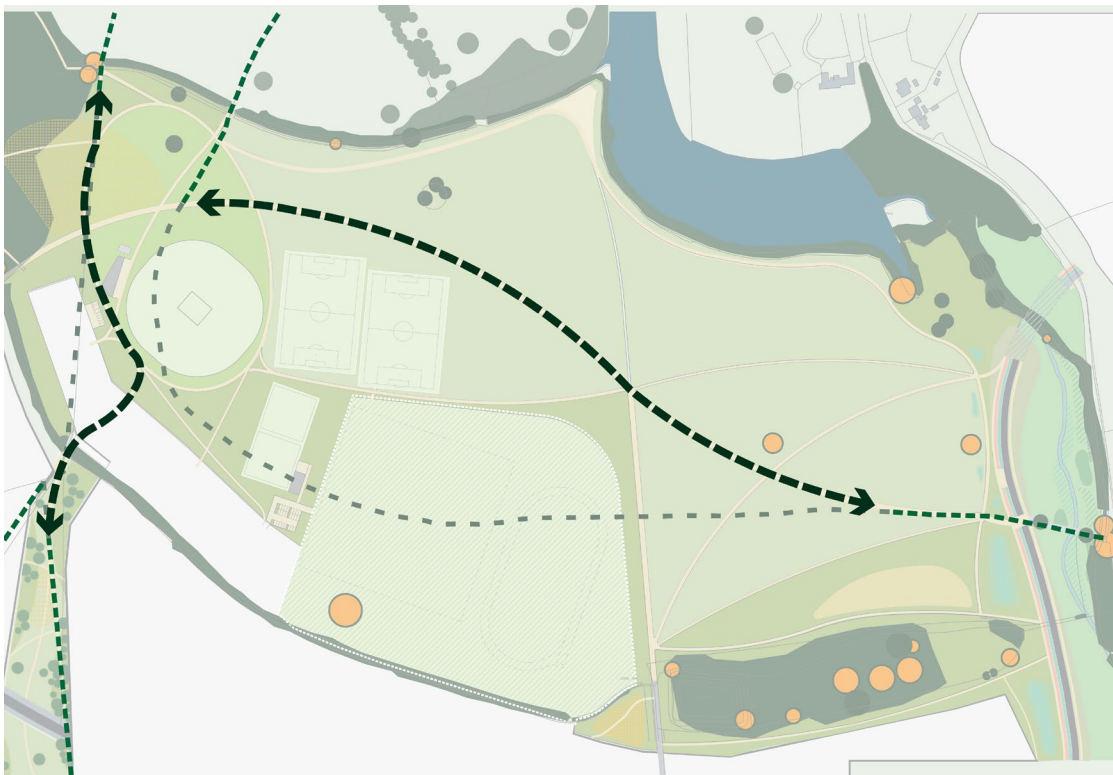


Fig.143 Gilston Park - PROW Diversion (indicative)



# ACTIVITY AND PLAY

## Activities and Play

A Village Playground is proposed near to the southern edge of the park, providing play provision for Village 1. A Destination Play area is proposed on the Gilston Park/Home Wood boundary. In Home Wood, this play area is to be located within the ancient replanted woodland. The Park will also include open areas of amenity grassland for informal ball games, exercise and kite flying etc.

Several sports facilities have been integrated into the park. This includes a cricket pitch, two public football pitches and the sports pitches associated with the adjacent school.

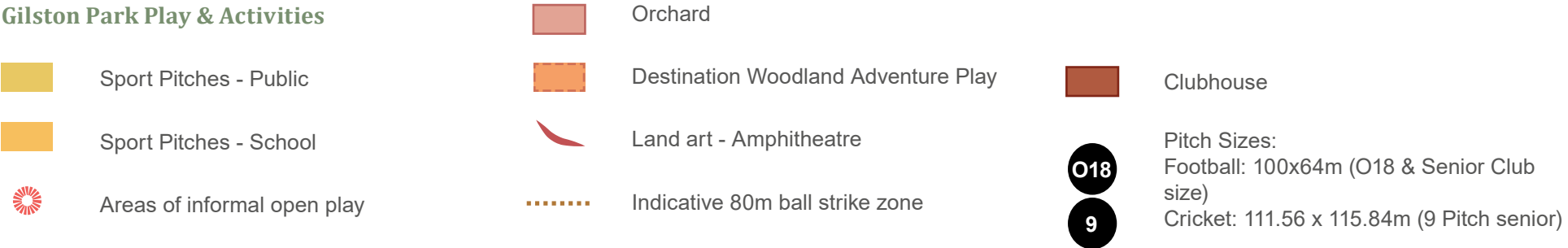


Fig.144 Gilston Park Reference images



Fig.145 Gilston Park - Activity & Play (indicative)

### Gilston Park Play & Activities





## 6.2 Gilston Park

### GILSTON PARK MASTERPLAN

#### Masterplan Framework

The adjacent plan sets out the key components of the masterplan for Gilston Park.

 The park layout takes reference from the historic avenue of the Gilston Park Estate, using this as a key axis to bring people into the park from Village 1. This route then intersects with a diverted PROW which sweeps across the park from east to west, linking Pye Corner and users of the STC with Home Wood.

 Sports activities are located on the flatter area of land and integrated into the park through use of sensitive topography sculpting and informal tree planting. Drainage from the Sports pitches is directed through to vegetated SuDS features which gradually clean and slow the movement of water going towards discharge at Fiddler's Brook.

 Play is incorporated near to the new pavilion and woodland edge, providing a natural setting for children to explore.

 The Chase Ancient Monument is to be highlighted through interpretative signage and protected as a woodland habitat through buffer planting. Ecological buffers are also incorporated to protect the existing hedgerow to the south and north, Home Wood Ancient Woodland to the east.

 The coordinated design brings together the interfaces with Village 1 and the STC Corridor as key frontages into the parkland setting.

 The park is further connected to Village 1 through the incorporation of a community allotment, which gives opportunity for food production, social interaction and education.

 The tree and planting framework establishes a structure of diverse planting which can provide both early transformation, through the use of meadow management, and long-term structure and character through the planting of large-species trees.

 Refer to OPP Development Specification for further details regarding the OPP commitments



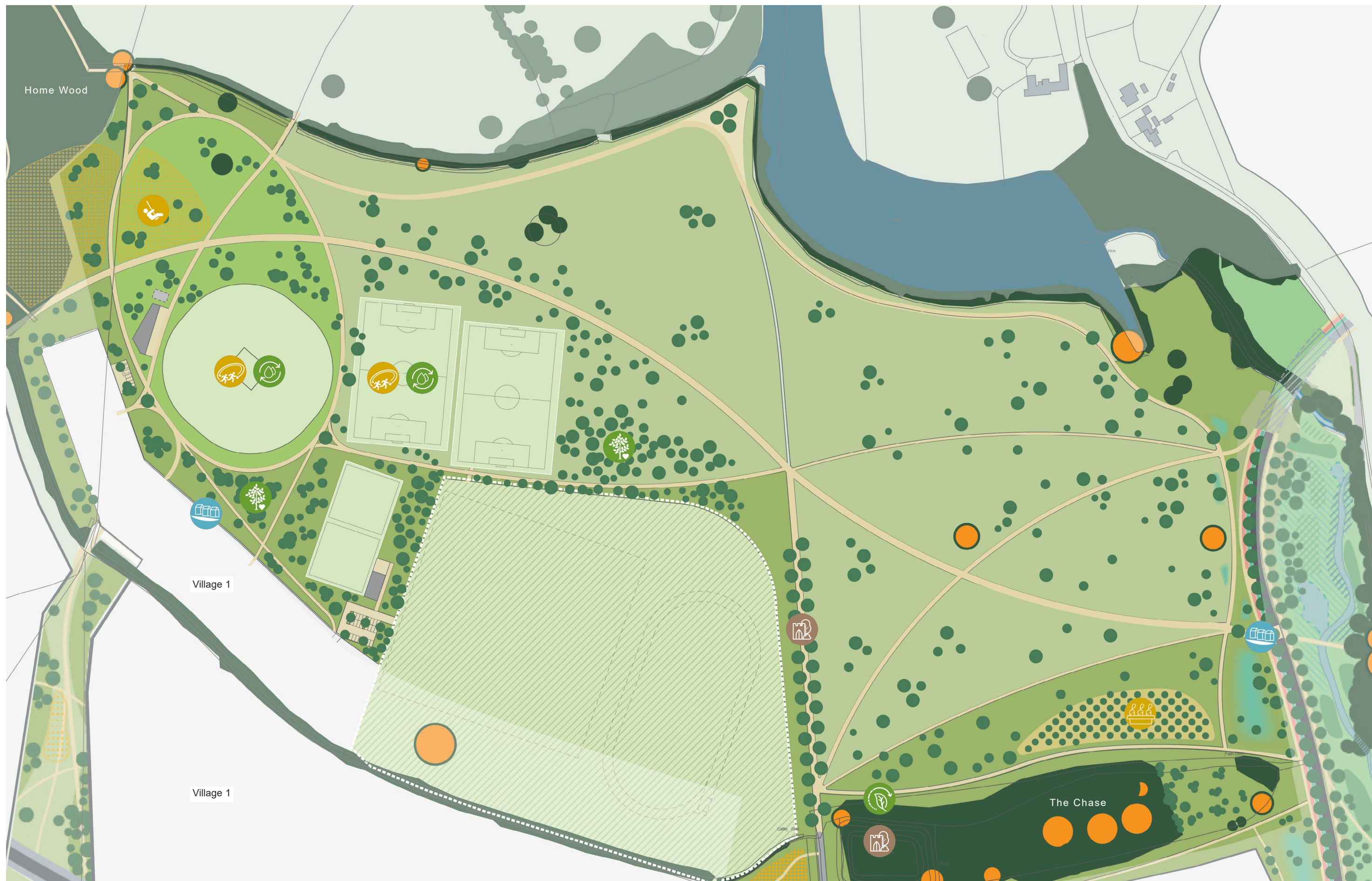
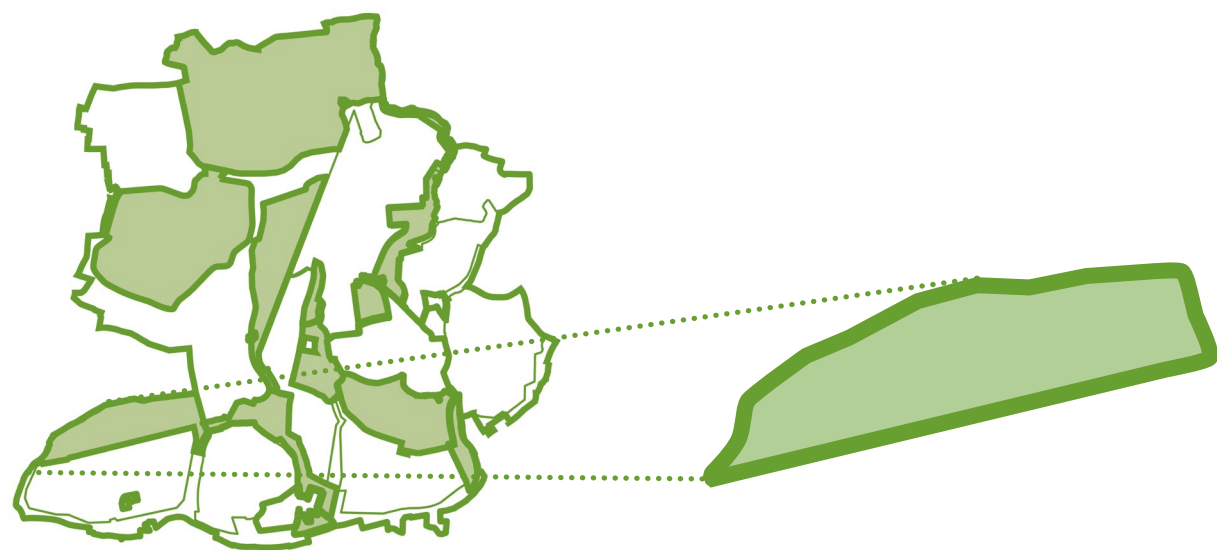


Fig.146 Gilston Park Illustrative Landscape Plan



# Hunsdon Community Park

Hunsdon Community Park will form the northern edge of Village 7, with Hunsdon House village, Hunsdon House and Grade 1 listed St. Dunstan's Church lying to the north. The Football Hub, providing key amenities, will be the main active use within the park within the eastern part of the park, whilst overall, a variety of routes will provide interaction with nature.









Landscape Masterplan & Character Area Studies

## 6.3 Hunsdon Community Park

Existing Characteristics and Features

- Plateau of relatively flat landscape at the topographical high point of Village 7
- Extensive views south over the Stort Valley and towards Harlow
- Adjacency and glimpsed views to Hunsdon House to the north of the site
- Views towards St Dunstan Church and its spire to the north of the site
- Areas of established mixed woodland
- Currently predominantly agricultural use with a regular field pattern
- Electricity pylons run east-west across the area

Key Considerations:

Topography:

The majority of this area is formed by a flat upland plateau. The western extents of Hunsdon Community Park gently slope towards Hunsdon Brook creating a valley landform.

Vegetation:

This area has an open yet wooded character formed by wooded horizons. The northern boundary is formed by a strong line of historic hedgerows with several parkland trees lying beyond in the grounds of Hunsdon House. A broad-leaved woodland is present to the west of Church Lane. The western boundary is defined by Lord's Woods, parts of which are designated as an Ancient and Semi-Natural Woodland.

Heritage and Views:

The Parish church of St Dunstan and Hunsdon House, both Grade I listed buildings, lie approx. 200m to the north of Hunsdon Community Park. Other Grade II listed building are present clustered around St. Dunstan Church.

Hunsdon House and lands fell into royal ownership in 1478, and extensive works were undertaken by Henry VII to improve the house and parkland. It is believed that this area, became part of the "New Park" and an area to the west was managed into fishponds (now a Scheduled Monument).

The Gilston Area Neighbourhood Plan (GANP) identifies a series of locally cherished views. These include:

- D - Views to and from the Churches of St. Mary's, St. Botolph's and St. Dunstan and churchyards
- E - Views to and from Gilston Park House and to Hunsdon House and their gardens
- L - Open views towards Hunsdon Brook Fishponds

Utilities:

Overhead 400kv power cables extend across this area in a roughly east-west alignment and is a prominent feature in the landscape.



Fig.147 The flat upland plateau features groups of trees, ancient woodland and copses which form wooded horizons



Fig.148 View towards St Dunstan's Church from the western boundary



Fig.149 View from the plateau across the Stort Valley to the south towards Harlow

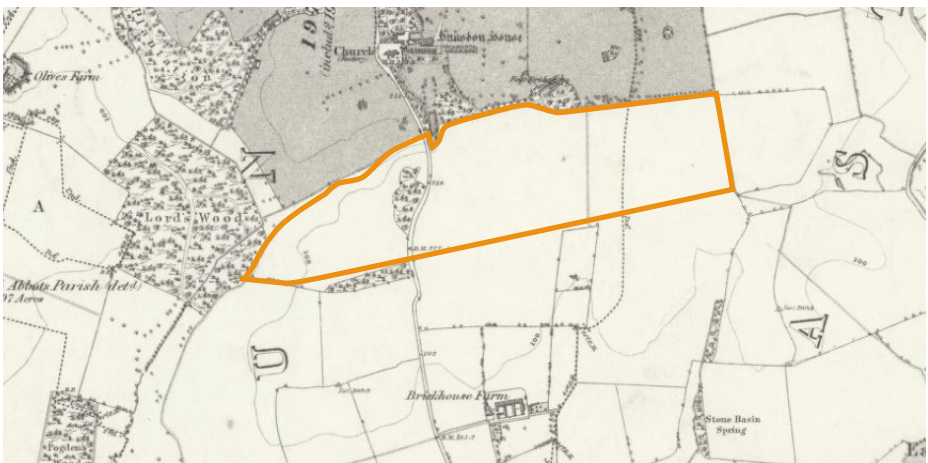


Fig.150 Historic map of Hunsdon Community Park area, 1881-1883

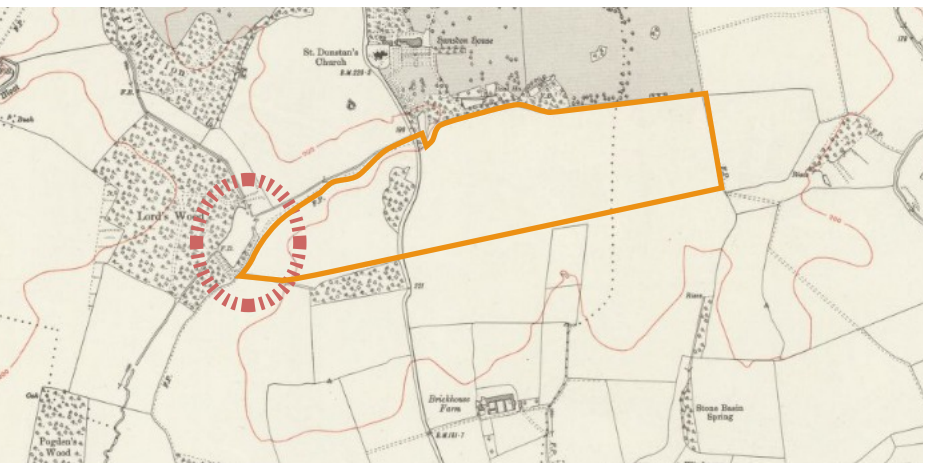


Fig.151 Historic map of Hunsdon Community Park area with Hunsdon Brook Fishponds, 1923





Fig.152 Hunsdon Community Park - Considerations (indicative)

### Hunsdon Community Park Considerations - Key

|  |                                                                                 |  |                                                   |
|--|---------------------------------------------------------------------------------|--|---------------------------------------------------|
|  | SLMP Boundary                                                                   |  | Scheduled Monument                                |
|  | PROW - Footpath                                                                 |  | Veteran Trees                                     |
|  | 5m Buffer to Hedgerows                                                          |  | Key Views                                         |
|  | 20m Ecological buffer to main stem of Hunsdon Brook - Measured from centre line |  | Cherished Views (Gilston Area Neighbourhood Plan) |
|  | 10m Buffer to Existing Woodlands                                                |  | Listed Building - Grade I                         |
|  | 20m Buffer to Ancient Woodlands                                                 |  | Listed Building - Grade II                        |
|  |                                                                                 |  | Overhead Power Line                               |

### Geophysical Considerations

|  |                      |
|--|----------------------|
|  | Archaeology Probable |
|  | Archaeology Probable |
|  | Historical Feature   |
|  | Modern Feature       |
|  | Geological Feature   |



# 6.3 Hunsdon Community Park

## ACCESS

### Public Rights of Way

Hunsdon 001, a PRow, extends along the northern and north-western boundary to the west of Church Lane connecting to the A414 further south. The route of the PRow within Hunsdon Community Park will be retained and enhanced to provide a surface pedestrian and cycleway. A further PRow (Eastwick & Gilston 009) is present, outside of the Hunsdon Community Park, located to the north-east. The proposals will provide a connection between these two PRow.

### Circulation

Hunsdon Community Park will have a network of paths, which will include a combination of shared pedestrian and cycle leisure routes (secondary routes), pedestrian only routes (tertiary routes) and a number of informal routes (not shown on plan), in addition to the existing PRow.

The park will be access via multiple entrance points, including several other informal entrances, to provide easy accessibility and permeability to the park.

The existing enhanced PRow (Hunsdon 001) and the connection to PRow (Eastwick & Gilston 009) will also form part of the Heritage Trail, including interpretative signage for users to understand the various heritage assets in the vicinity of the park. This route will also provide key views, from the upland plateau across the Stort Valley.

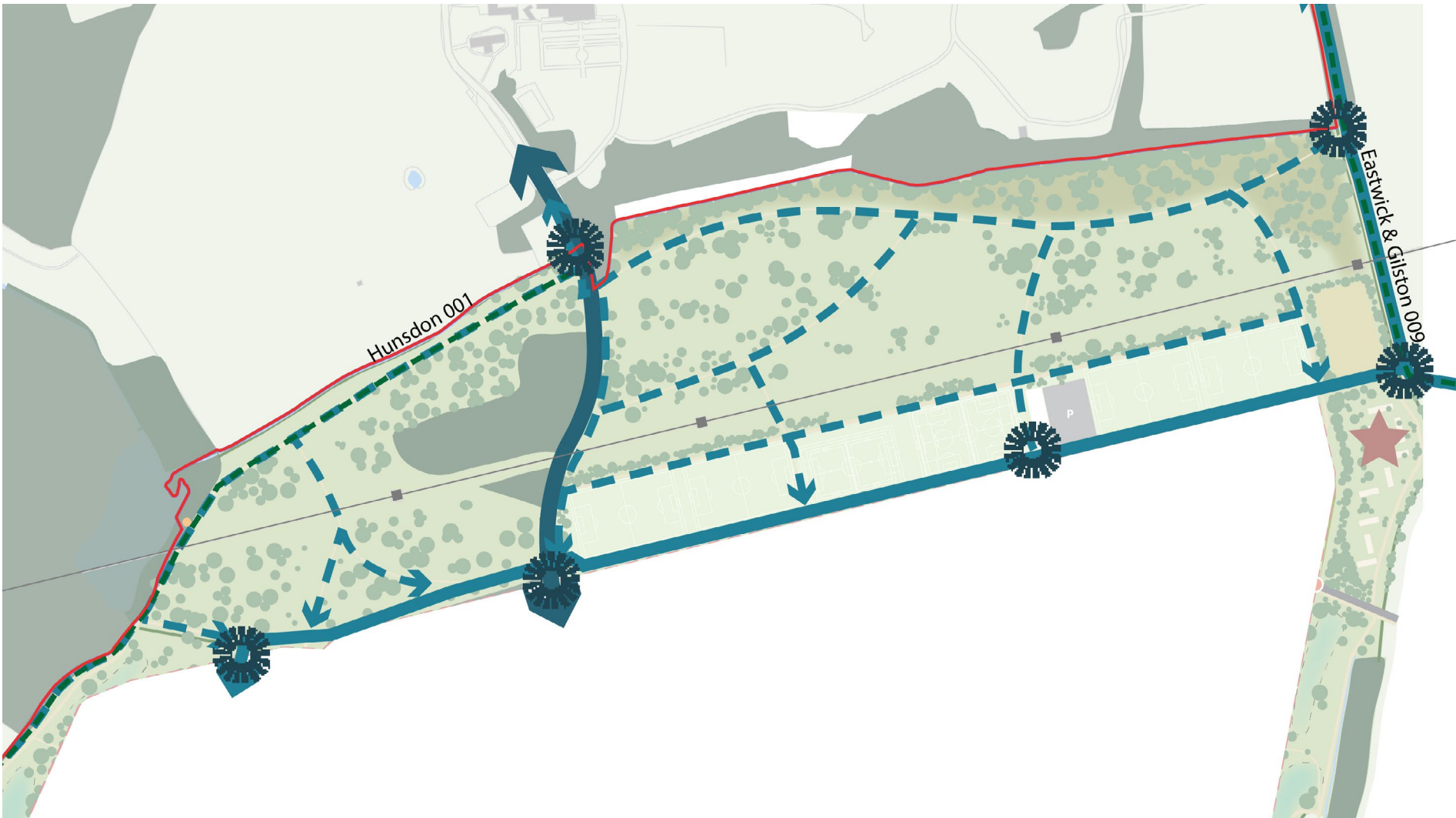


Fig.153 Hunsdon Community Park - Proposed Routes & PRow Diversion

### Key

- |  |                      |  |                          |
|--|----------------------|--|--------------------------|
|  | SLMP Boundary        |  | Park Entrance            |
|  | Existing Church Lane |  | PRow Footpath - Enhanced |
|  | Secondary Path       |  | Overhead Power Line      |
|  | Tertiary Path        |  |                          |



# ACTIVITY AND PLAY

## Sports Facilities

A Football Hub will be provided within the park. The facilities will include a Football Hub building and the following pitches

- 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 Village Playing Field will also be provided alongside the Football Hub and will include a Sports Pavilion.

The sports pitches are oriented on an east-west axis. This orientation has resulted in the need to adhere to guidance from National Grid Guidance 'A Sense of Place'. This east-west orientation was agreed in consultation with National Grid, Sports England, Football Foundation and East Hertfordshire District Council through the outline planning process during 2020 and 2021. The DAS addendum supporting the OPA demonstrates the consultation process.

Further assessment work has been undertaken at this masterplan stage to consider the matter of floodlit AGP siting (See Appendix C of Part B). In doing so, the floodlighting impacts have been assessed. This work has reaffirmed that a deliverable solution can be resolved in siting the floodlit AGP's within the Football Hub site. It will also provide a useful starting point for determination of floodlit AGP siting as supported by full options testing at RMA stage with the benefit of the full details of development as fully assessed and available at that stage. At this masterplan stage a preference has been identified for siting of the AGP's at the eastern end of the Football Hub site, with principles established to guide the siting of the floodlit pitches at RMA stage set out in Hunsdon Community Park Design Requirements - Activity & Use in Part B.

## Allotments

An allotment site will be provided at the eastern extents of the park in close proximity to the Village 7 development edge.

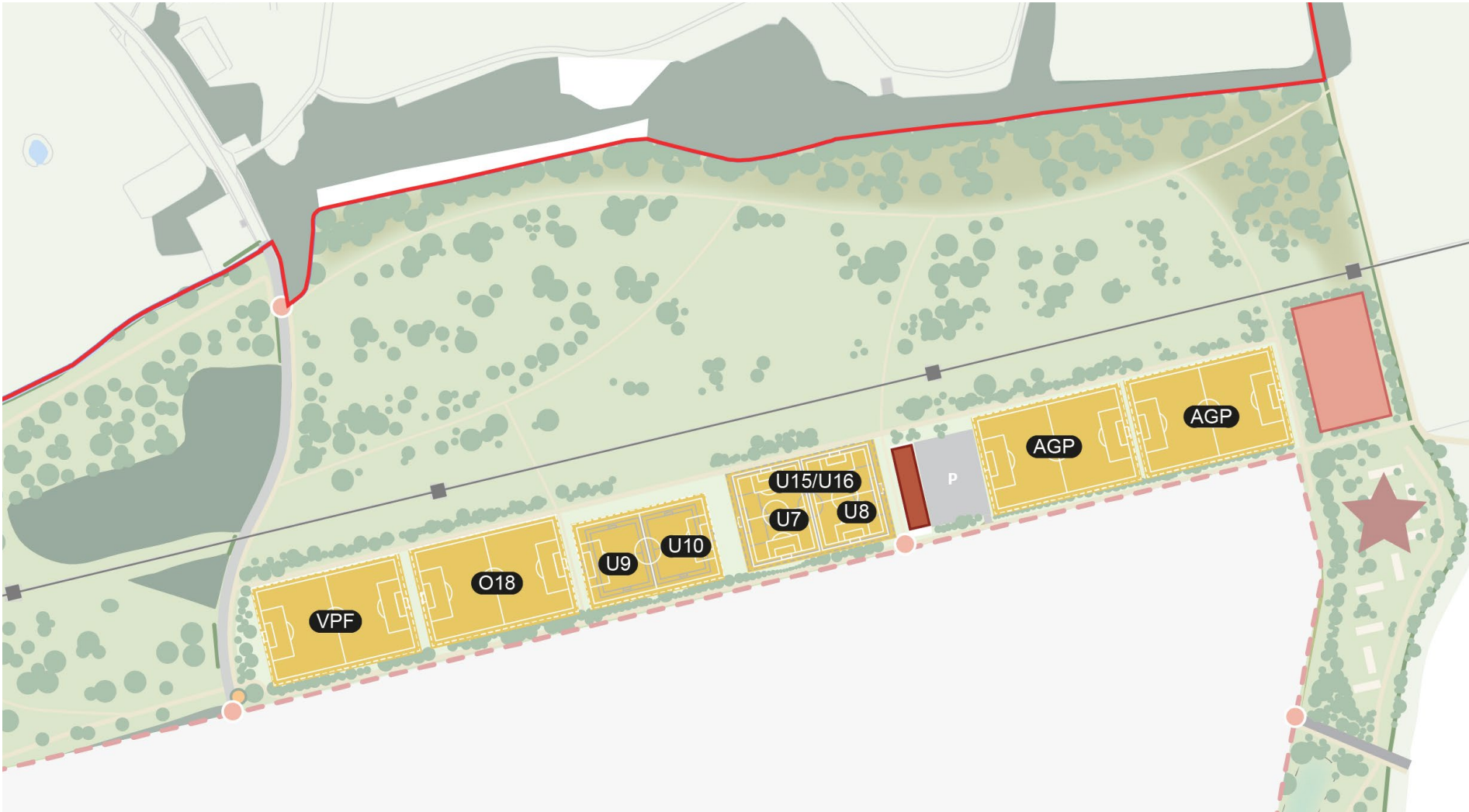
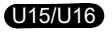


Fig.154 Hunsdon Community Park - Activity & Play

### Key

|                                                                                       |                                   |                                                                                       |                                                     |
|---------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | SLMP Boundary                     |  | Artificial Grass Pitch*                             |
|  | Sport Pitches - Public            |  | Adult Grass Pitch                                   |
|  | Football Hub and Sports Pavillion |  | Village Playing Field                               |
|  | Allotments                        |  | Adult Grass Pitch (with 2no U9/U10 pitches within)  |
|  | Overhead Power Line               |  | U15/U16 Grass pitch (with 2no U7/U8 pitches within) |

\*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



## 6.3 Hunsdon Community Park

### HUNSDON COMMUNITY PARK MASTERPLAN

#### Masterplan Framework

The adjacent plan sets out the key components of the masterplan for Hunsdon Community Park. These include:

-  The existing PRoW will be retained and enhanced, and a new route will connect to the PRoW to the east. A further network of path will ensure easy access to the park from various locations.
-  The Hunsdon Brook Fishponds Scheduled Monument, Grade I listed buildings – Hunsdon House and St Dunstan Church, will be highlighted through interpretative signage. Lord’s Wood, an Ancient Woodland, will be protected through the use of buffers.
-  GANP Northern Cherished View L: The views seen towards Hunsdon Brook Fishponds and St Dunstan Church will be retained and celebrated through interpretive signage. Views towards Hunsdon House and the middle-distance view towards tree vegetation of Lord’s Wood (surrounding Hunsdon Brook Fishponds) seen from Southern Cherished View L will also be retained and integrated into the design of the park.
-  Sports activities are located on the flatter area of land and south of the power line. The position of these is in line with National Grid guidance. The two Artificial Grass Pitches will be floodlit. The sports facilities will be integrated into the landscape using sensitive tree planting, which will assist in light spill mitigation and provide a clear separation between the grounds of Hunsdon House and the Village 7 developable area.
-  The sports facilities will be accompanied by a Sports Pavilion and a Football Hub building with appropriate car and cycle parking facilities providing a key entrance point to the park from Village 7.
-  The allotment site within the park will provide opportunities for food production, social interaction and further interaction with Village 7.
-  Semi-mature and mature trees including evergreen species will be included along the Village 7 boundary to soften the influence of the sports facilities within the park on the residential edge
-  The activities within the park are arranged to maintain safe distance from the overhead power cables that stretch across the park in an east-west alignment.
-  Existing hedgerows, veteran trees and woodland will be retained and protected through the use of buffers. To deter activities such as kite flying for safety reasons, the park will have a heathland character with woodland along the northern edge. This will tie in with the existing character of being open whilst wooded. The woodland will integrate the park into the surrounding wooded context of the grounds at Hunsdon House.





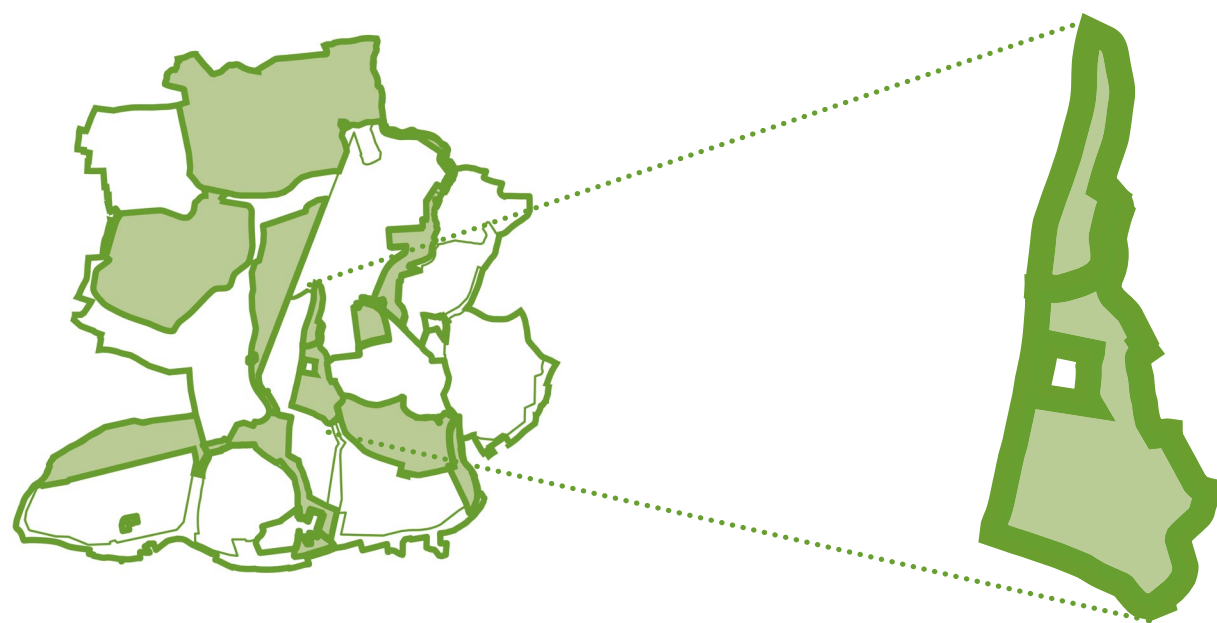
Fig.155 Hunsdon Community Park - Illustrative Plan





# Home Wood and Gibson's Shaw

Home Wood and Gibson's Shaw are great environmental assets to the wider Gilston Area. Containing ancient and ancient replanted woodland, this character area will carefully balance human and ecological uses and requirements and will connect the future community with woodland habitats.









# 6.4 Home Wood & Gibson’s Shaw

## Existing Character and Features

Home Wood and Gibson's Shaw contain a mix of Ancient Woodland and Ancient Replanted Woodland. A network of existing paths and tracks run through Home Wood, linking it to the existing lane around Gilston Fields.

The OPP Development Specification and Parameter Plans identify Home Wood as a Community Park, to include a new and upgraded network of path and a destination play area.

## Key considerations

-  • Ensure community uses are centered around the Ancient Replanted Woodland in order to maintain and protect the more sensitive areas of Ancient Woodland.
-  • Build on the existing network of paths and tracks and design the path network in a way that sensitively manages human access through the area. This might involve discouraging human access into more sensitive areas of woodland.
-  • Sensitively manage the existing woodland blocks
-  • Refer to OPP Development Specification for further details regarding the OPP commitments



Fig.156 Existing channel in Home Wood



Fig.157 Existing Tracks in Home Wood



Fig.158 Existing Tracks in Home Wood



-  Existing Woodland
  -  Ancient Woodland
  -  Ancient Replanted Woodland
  -  Existing Veteran Trees
  -  Woodland Glade
  -  Destination Play
  -  Existing track
  -  Proposed route
  -  Tree planting
  -  Proposed clearing in woodland to create higher diversity of habitats-indicative, subject to input from project ecologist at RMA stage
- Destinations:
-  Key nodes - to include seating areas, interpretation, and cycle parking
  -  Destination Play

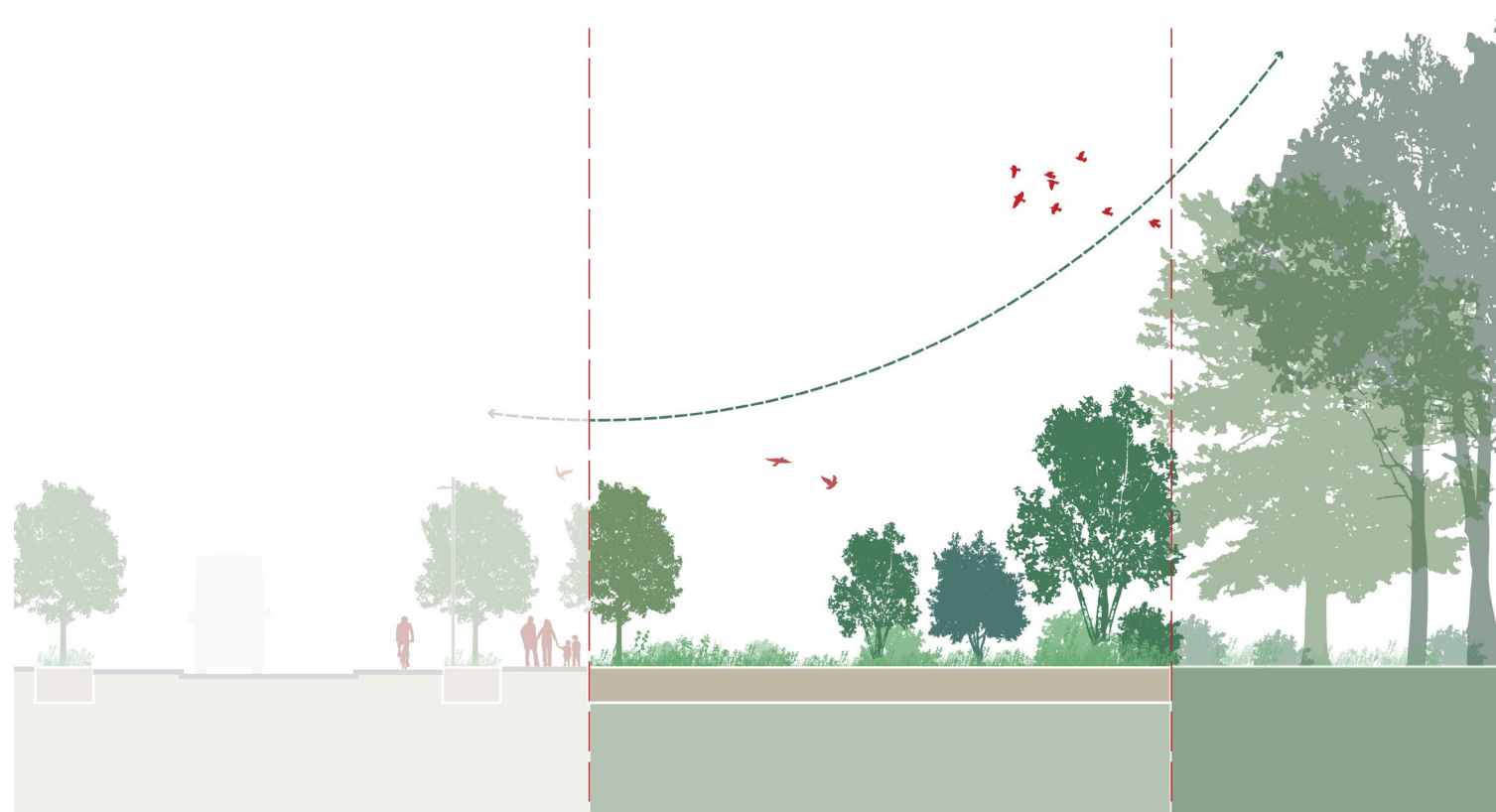


Fig.159 Home Wood - Typical Illustrative Section showing ecological enhancements within the 20m buffer

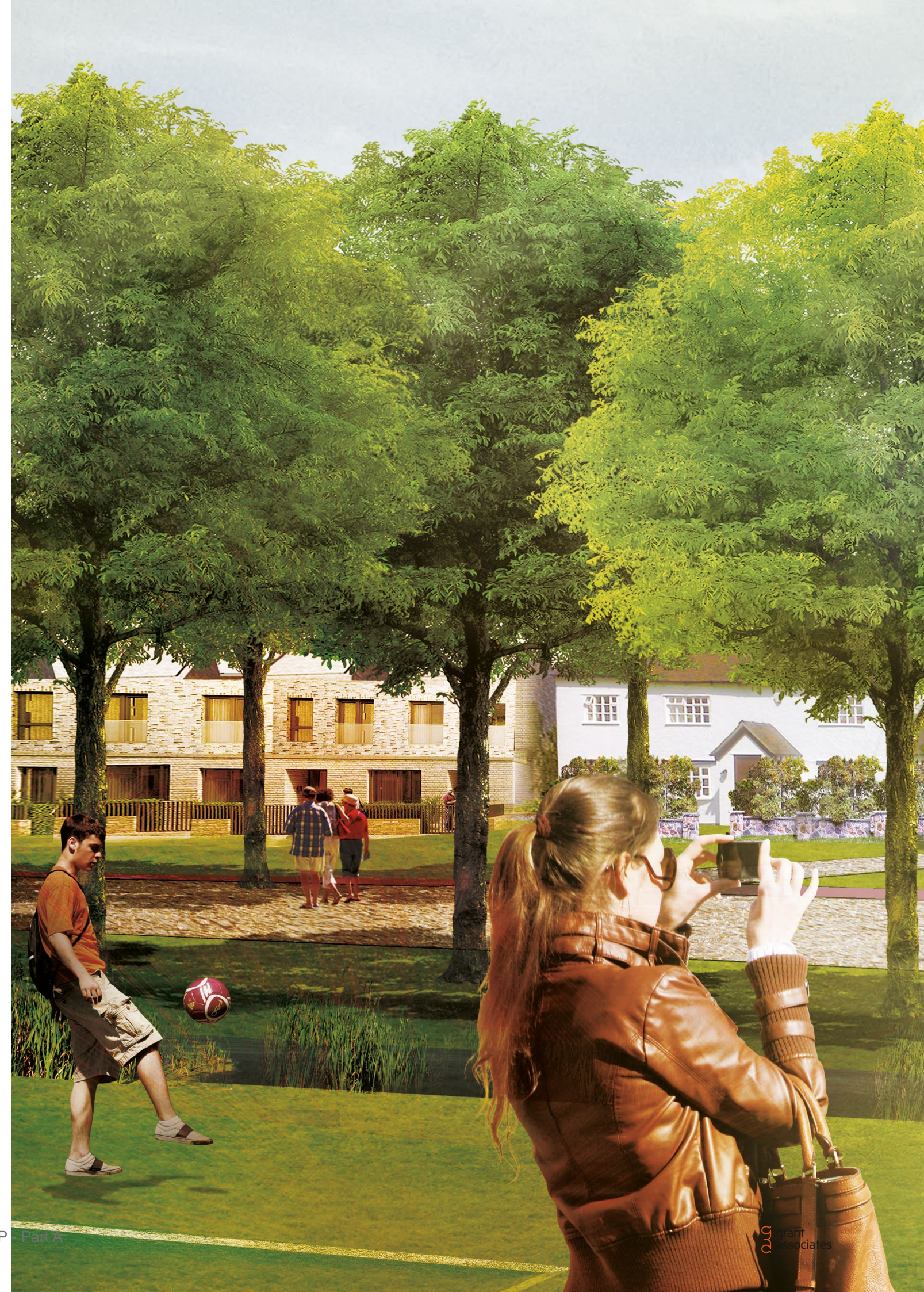
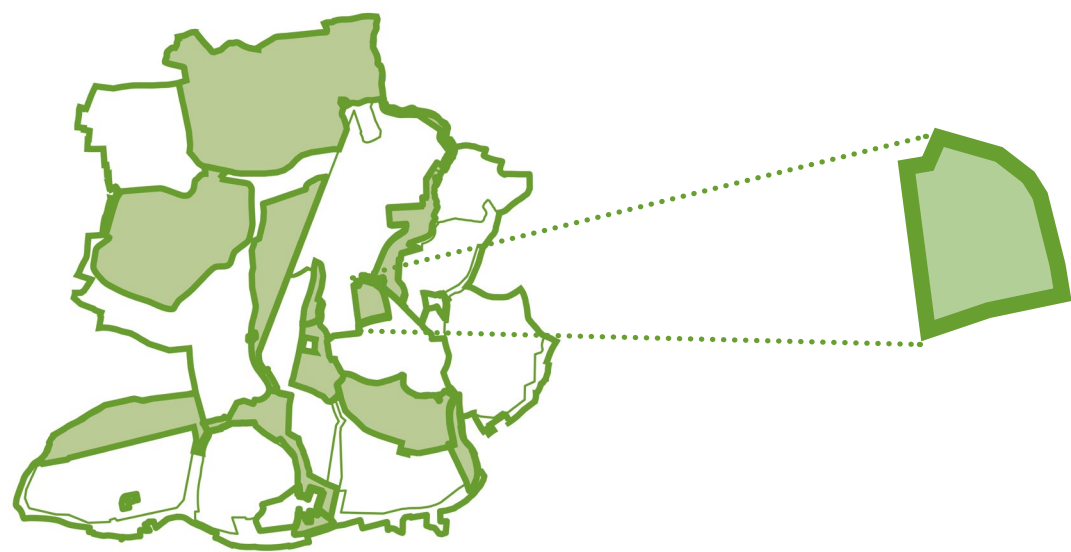


Fig.160 Home Wood - Illustrative Plan



# Gilston Fields

Gilston Fields will be framed by views of St Mary's Church and the existing tree lined lane abutting the park. The proposed cricket fields and club house, which will include community facilities, will be the focal point of the park.









# 6.5 Gilston Fields

## Existing Character and Features

The existing fields that make up the Gilston Field character area are agricultural in use. There is a fall of about 11-14m from the west of the park towards the lower area in the east, abutting the existing lane. The area is framed by tree planting, with existing woodland blocks to the south, avenue tree planting along the east and hedgerow planting along the lane in the north.

## Key considerations

- Retain views to key landmarks including St Mary's Church
  - Retain open views of the fields from St Mary's Church
  - Perimeter vegetation provides structure, character and biodiversity benefits and necessary amendments to the levels must retain these natural assets, including a veteran tree to the centre of the field
  - An existing property sits within the Gilston Fields area and will need to be sensitively integrated into it
  - The gently sloping existing topography creates a harmonious character and proposals to incorporate sports facilities which require leveling of the landscape must be sensitively integrated
- 0 Refer to OPP Development Specification for further details regarding the OPP commitments



Fig.161 Views of the existing lane, looking towards Home Wood



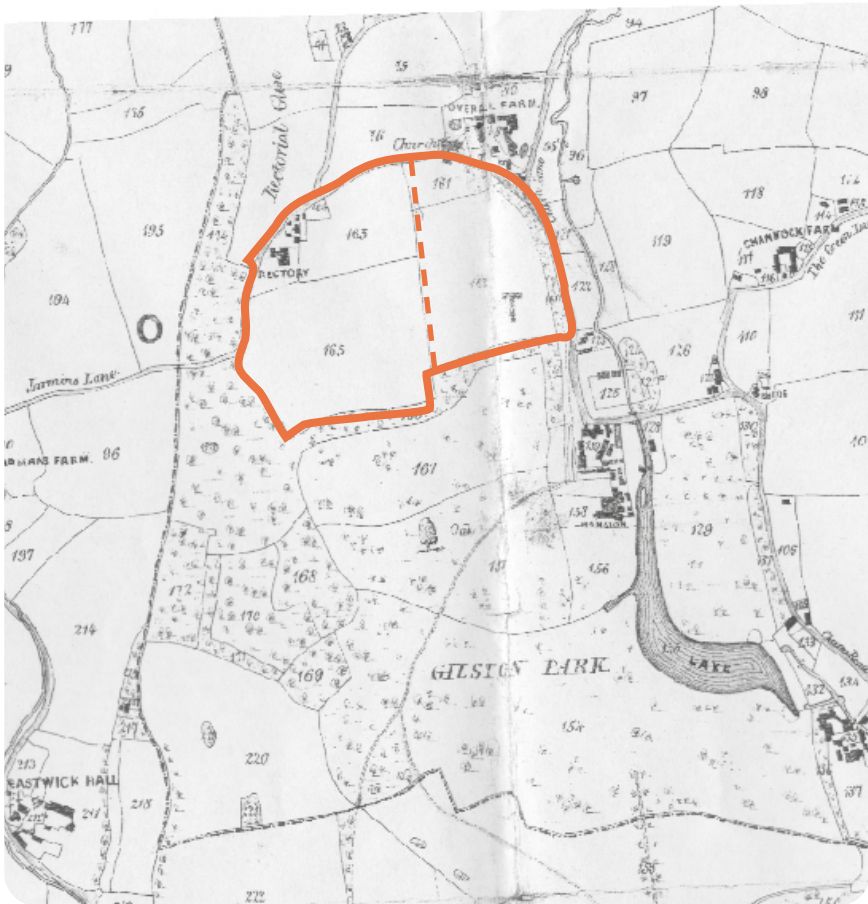
Fig.162 View from St Mary Church across Gilston Fields



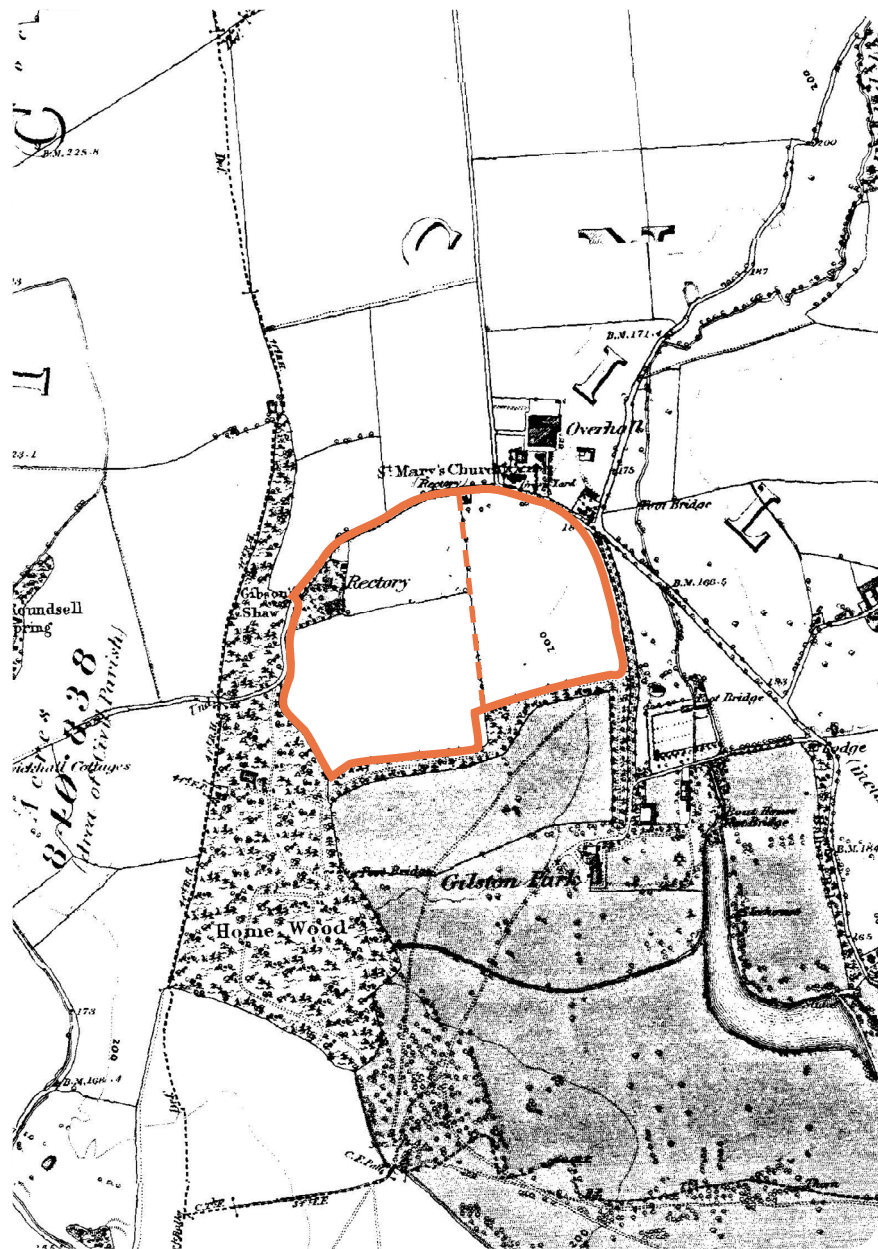
Fig.163 View from the existing lane towards St Mary Church



GILSTON FIELDS 1849



GILSTON FIELDS 1884



GILSTON FIELDS 1896



Reproduced with the permission of the National Library of Scotland

Fig.164 Historic maps of Gilston Fields and surrounding areas



# 6.5 Gilston Fields

## Gilston Fields Considerations - Key

- 5m Buffer to Hedgerows
- 20m Ecological buffer to Golden Brook - Measured from centre line
- 20m Buffer to Ancient Woodlands
- Scheduled Monuments
- Ecological Buffer
- Veteran Trees
- Key Views
- PROW - Footpath
- PROW - Bridleway
- PROW - Byway and Byway Open to All Traffic
- Permanent Pasture
- Listed Building - Grade I
- Listed Building - Grade II



Fig.167 Gilston Fields - Considerations - Illustrative

0 50 100 200m N





Fig.168 Gilston Fields - Key Moves



6.5 Gilston Fields

ACTIVITY AND PLAY

The diagram adjacent sets out how the sports and play facilities proposed in Gilston Fields may come forward. To deliver the sports facilities, regarding of the existing slope will be required. Regarding of this area should avoid negative impact on the views to and from St Mary's Church. An illustrative section of how sensitive regarding of the area might be achieved is included below.

Gilston Fields Play & Activities

- Sport Pitches - Public
- Play
- Indicative 80m ball strike zone
- Clubhouse
- Football:
- U16

 2 no. 100x64m (U15-U16)
- U14

 2 no. 82x50m (U13-U14)
- Cricket: 111.56 x 115.84m (9 Pitch senior)

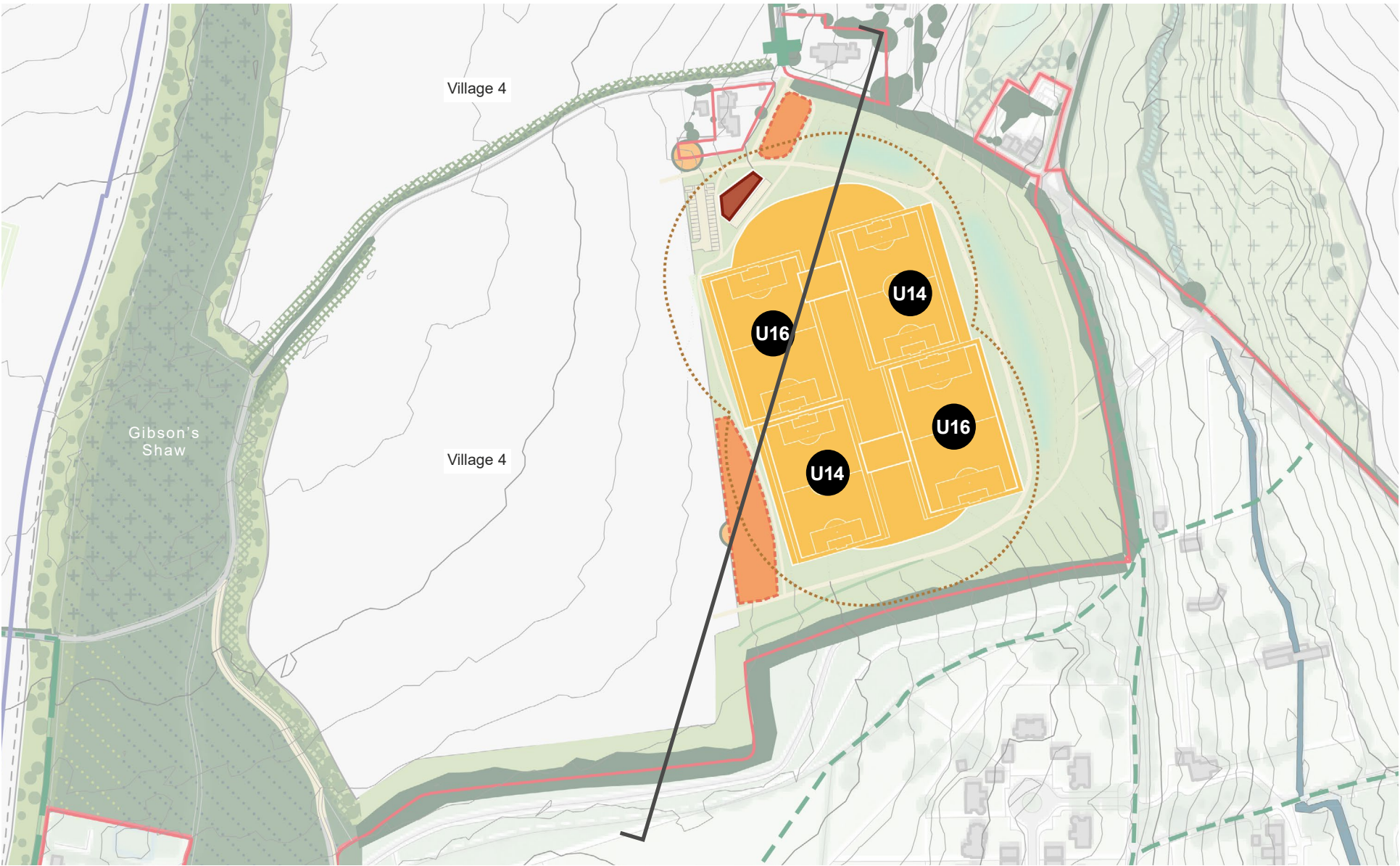


Fig.169 Gilston Fields - Activity & Play - Illustrative

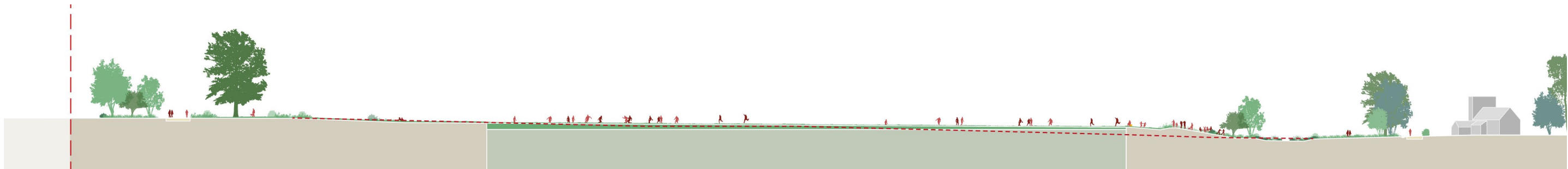


Fig.170 Gilston Fields - Illustrative section demonstrating regrading required to deliver sports pitches



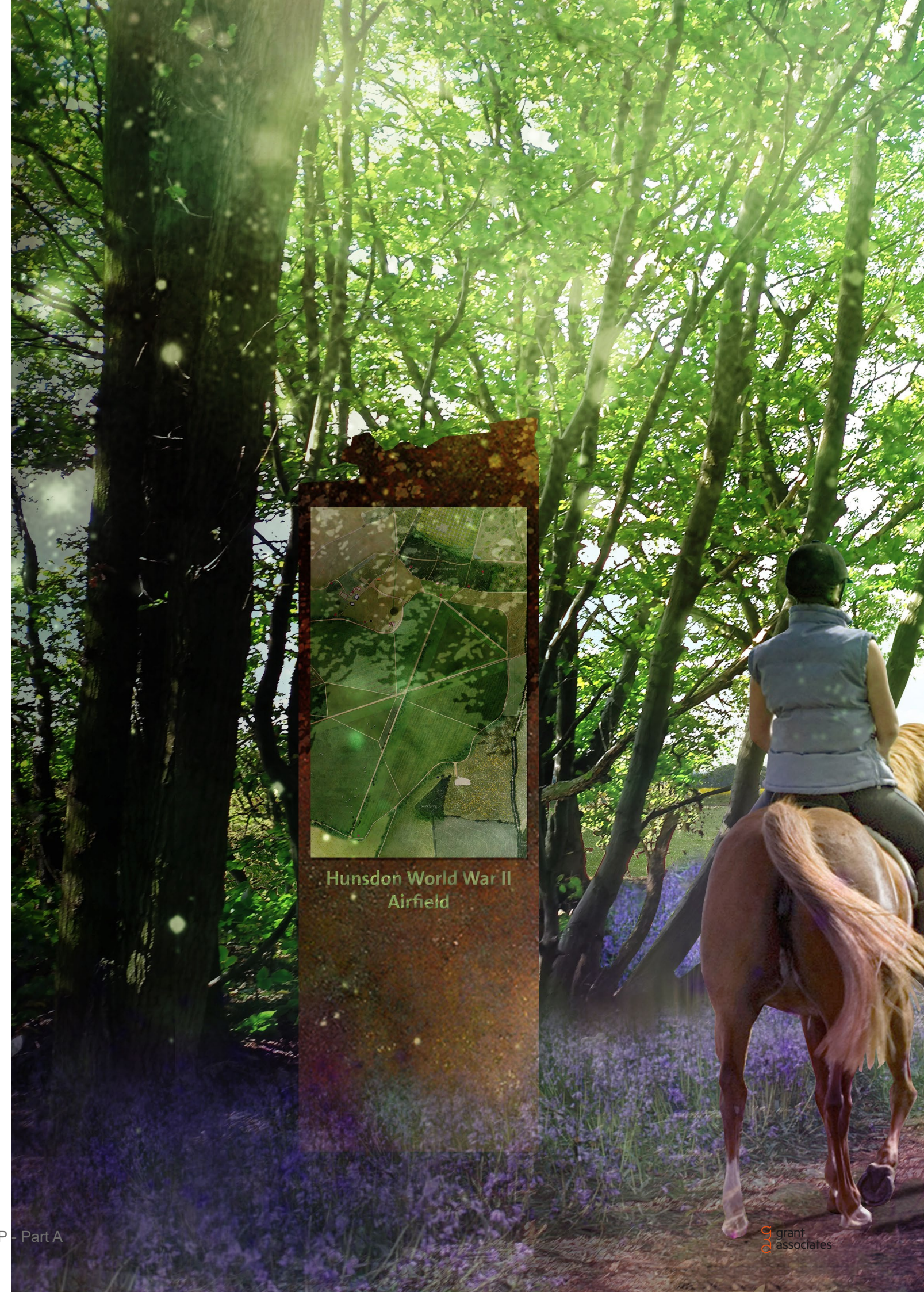
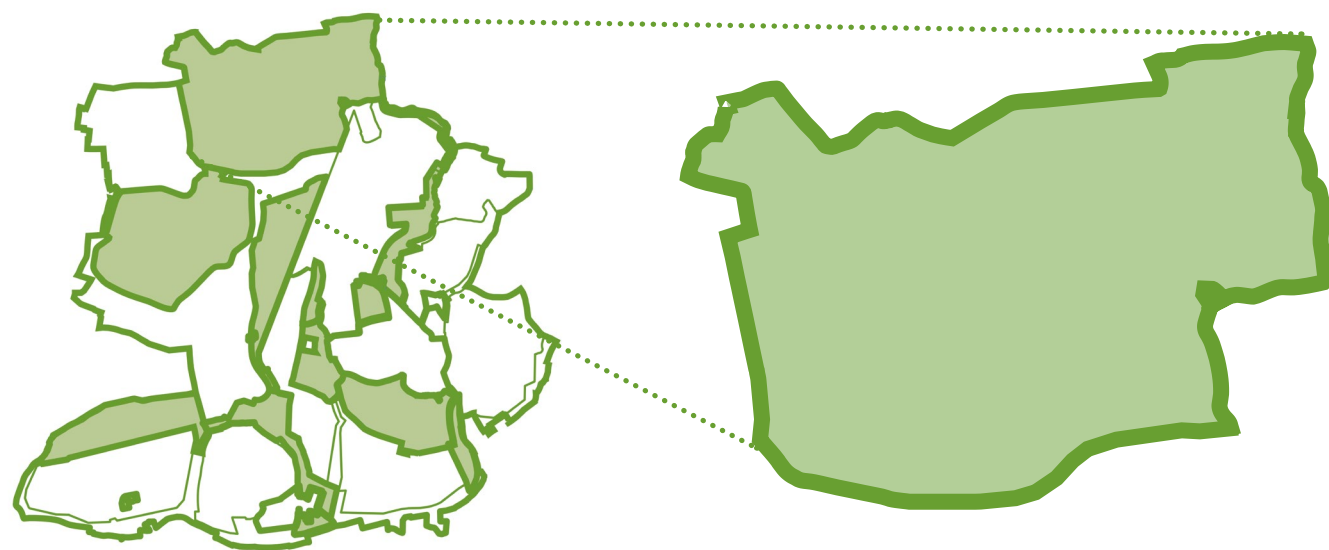


Fig.171 Gilston Fields - Illustrative Plan



# Eastwick Wood Park

The Eastwick Wood Countryside Park will provide opportunities for outdoor recreation in a semi-natural setting. The 141ha countryside park will encourage people to re-connect to productive landscapes and nature



Hunsdon World War II  
Airfield





Hunsdon World War II  
Bomb Shelter



# 6.6 Eastwick Wood Park

## Existing Character and Features

Eastwick Wood Country Park forms part of the Hunsdon Plateau, located in the north of the site. It is characterised by wide views across the open landscape, punctuated by rectilinear blocks of woodland.

## Key considerations

- 
  - Protect areas of existing woodland, particularly the areas of Ancient Woodland
- 
  - Increase the tree canopy cover of the Countryside Park, in line with historic precedents (see historic maps on the next page)
- 
  - Ensure sustainable management and stewardship of the Countryside Park that contributed towards increasing biodiversity
- 
  - Enhance access throughout the Countryside Park by building on the existing network of paths, tracks and public right of ways
- 

Refer to OPP Development Specification for further details regarding the OPP commitments



Fig.172 Existing PROW and hedgerow in Eastwick Wood Country Park



Fig.173 Queen's Wood as seen from Eastwick Wood

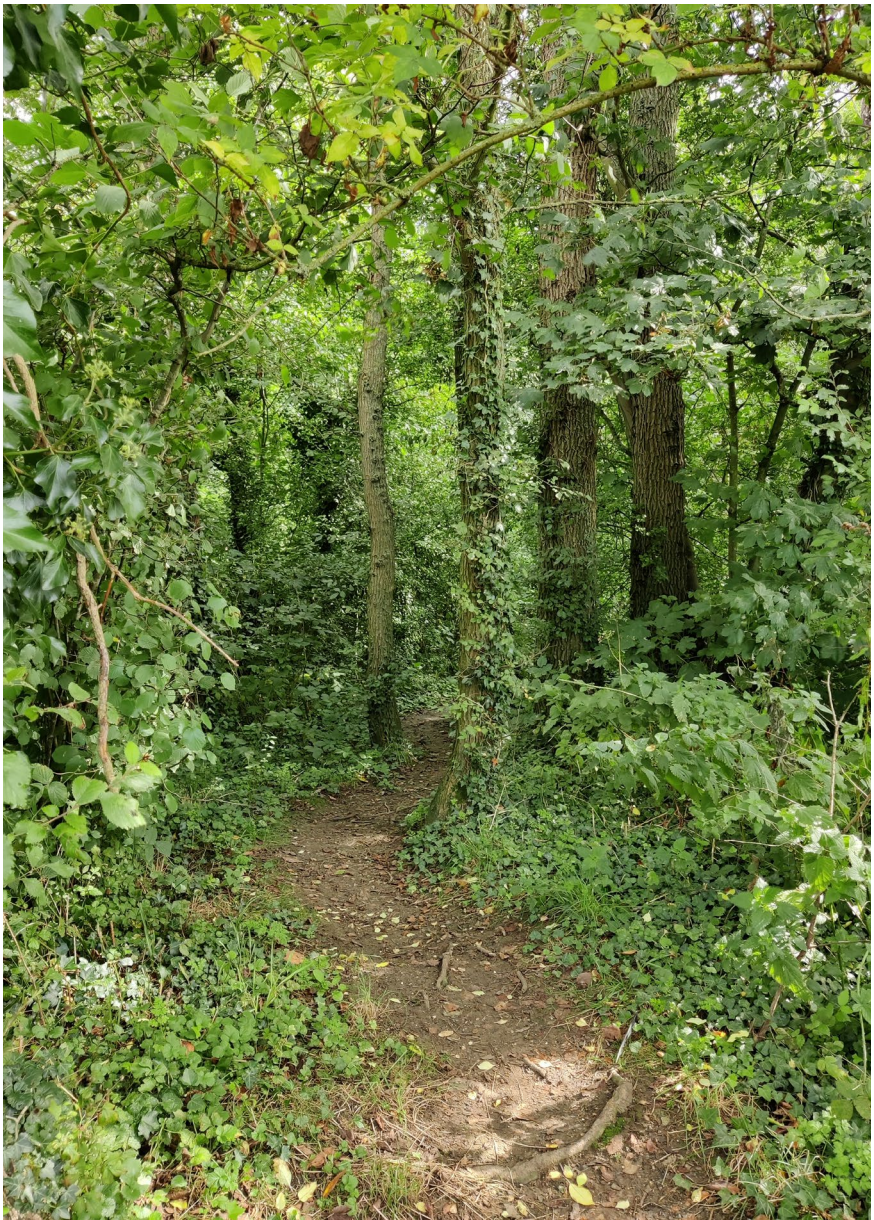


Fig.174 Black Hut Wood







# 6.6 Eastwick Wood Park

## Historic Maps

As part of the design development for Eastwick Wood Country Park, historic maps have been analysed. These maps, shown adjacent, reveal that historically, this area had a more extensive woodland cover.

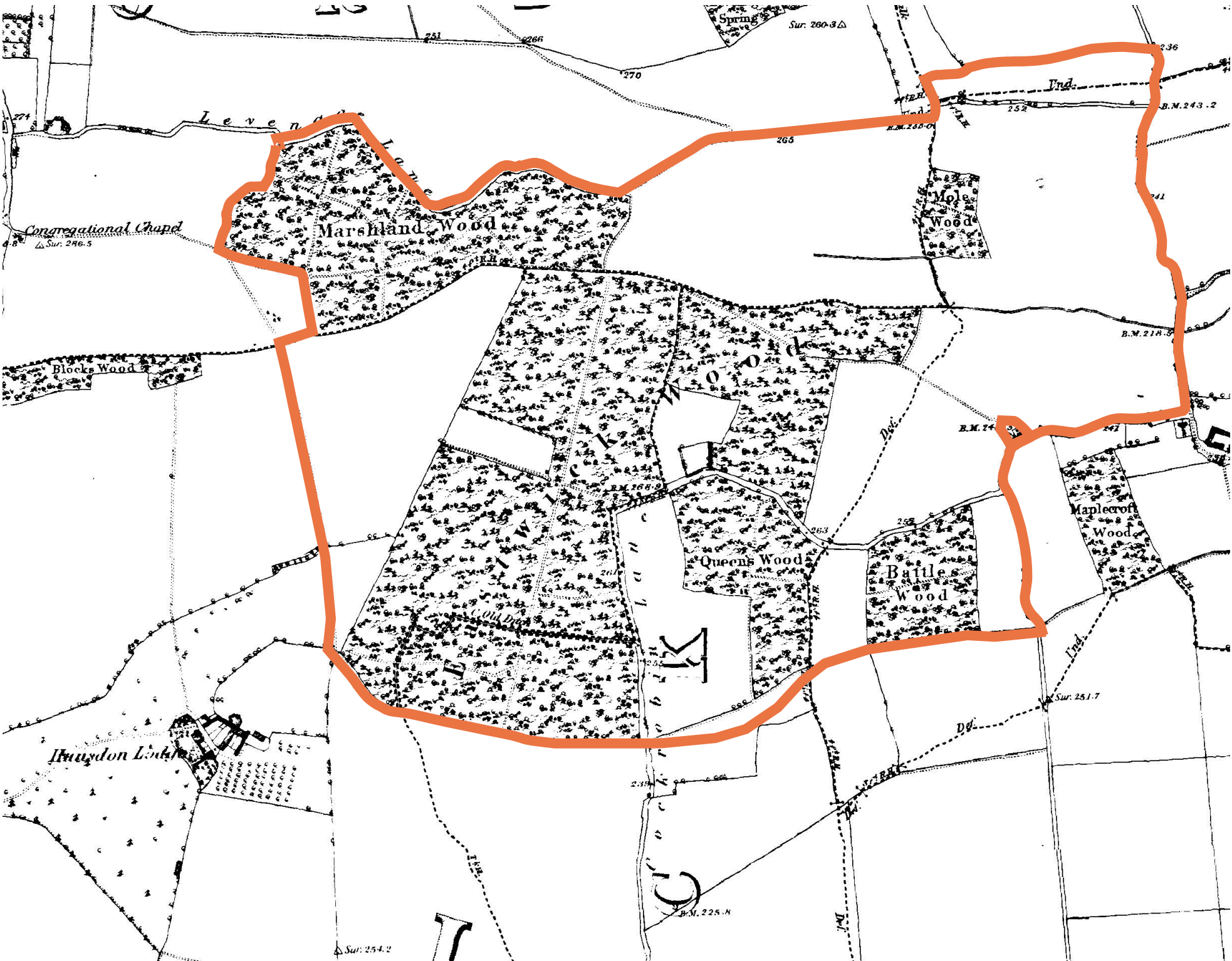
The design proposals build on this historic precedent and aim to establish a more extensive tree canopy cover. This will be achieved by creating new areas of woodland, and tree planting across the park.

## HISTORY - 1822



Fig.179 Historic maps of Eastwick Wood Countryside Park

## HISTORY - 1884





# Key

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership
- 5m Buffer to Hedgerows
- ▤ 20m Ecological buffer to main stem of selected rivers - Measured from centre line
- ▤ 20m Buffer to Ancient Woodlands
- ▭ 10m Buffer to Woodlands
- Veteran Trees
- ▭ Scheduled Monuments



Fig.180 Eastwick Wood Countryside Park - Considerations