

6.6 Eastwick Wood Park

GREEN INFRASTRUCTURE

Key

SLMP Study Area

Existing woodlands

Proposed woodlands

Biodiverse grassland

SuDS

Wildlife Pond

Existing waterbody

Agricultural Land

Nature Priority Area

Productive Woodland (e.g. coppicing)

Amenity

Cycle Route (Upgrade)

Key Nodes

Paths Proposed

Paths Proposed - Informal

Paths and Tracks - Existing

Scheduled Monument

Listed Building - I

Listed Building - II*

Listed Building - II

Utilities



Fig.181 Eastwick Wood Countryside Park -Illustrative Plans

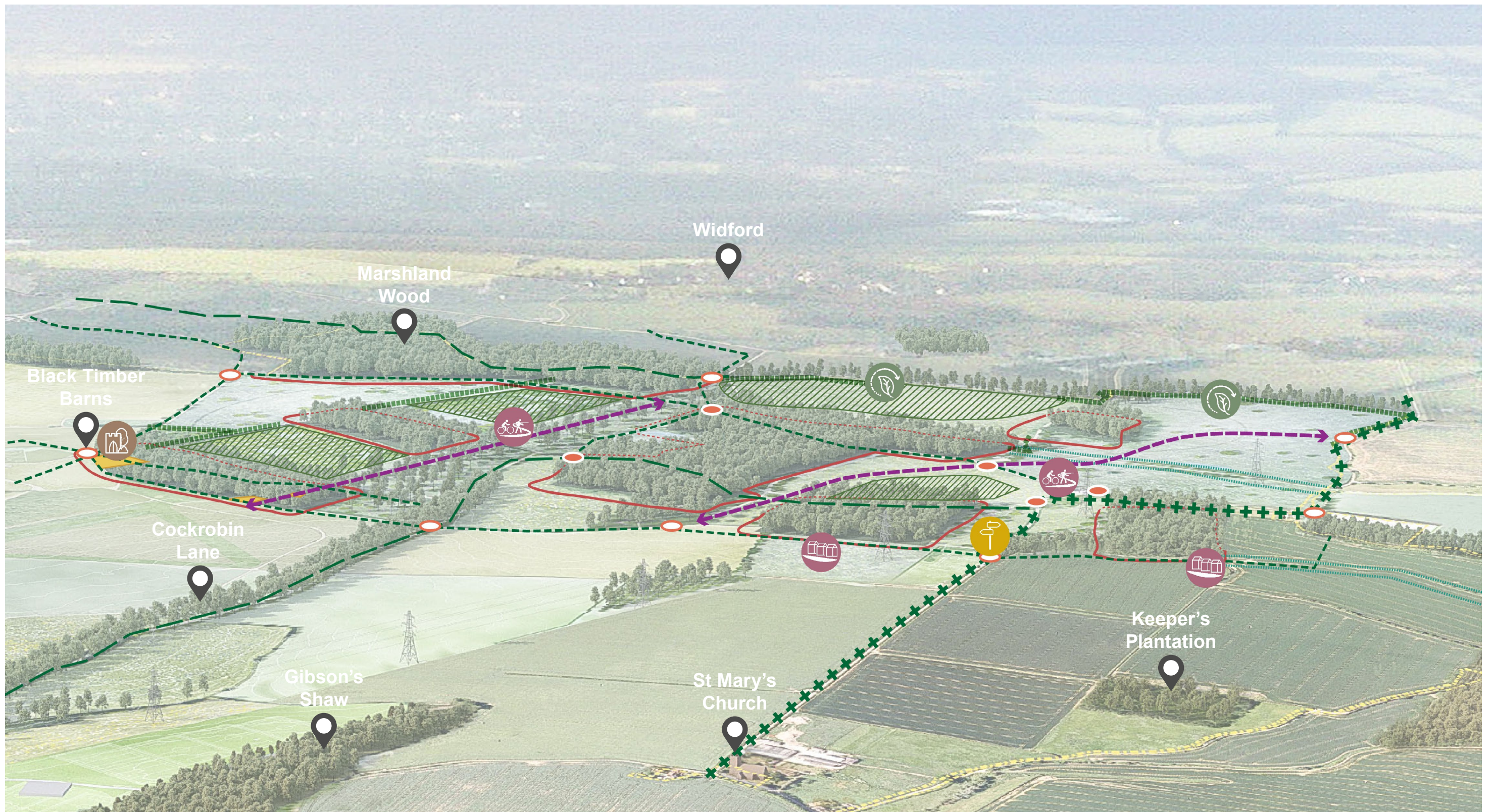
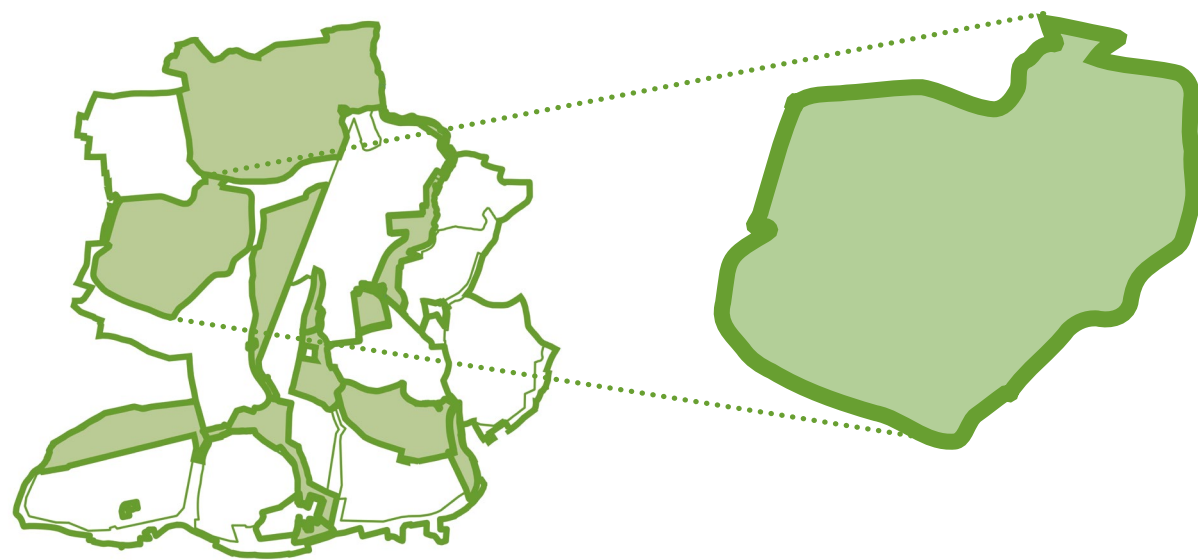


Fig.182 Eastwick Wood Countryside Park - Key Moves

Hunsdon Airfield Park

Hunson Airfield Park will provide a unique Country Park offer to the new community, celebrating the open and exposed landscapes of Hundson Plateau. A regenerative agricultural business will enhance the ecological value of the area and will engage people will food production and ecology. Opportunities to retain the current airfield activity are being explored.





Landscape Masterplan & Character Area Studies

6.7 Hunsdon Airfield Park



Fig.183 View over Hunsdon Airfield



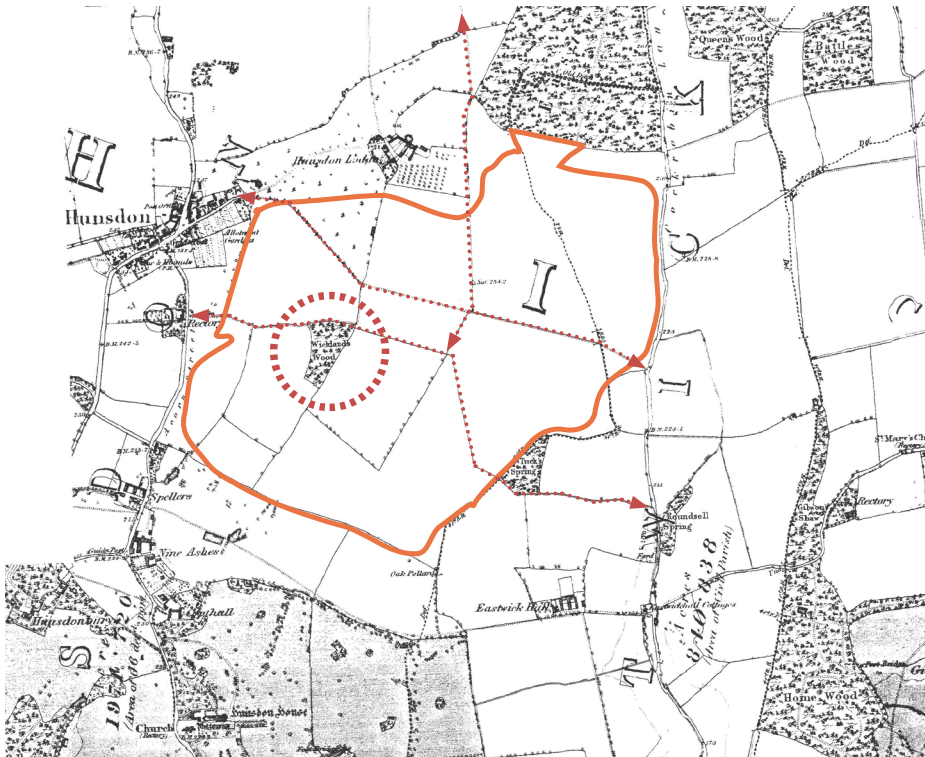
Fig.184 Existing



Fig.185 The Big Black Barn at Hunsdon Lodge Farm as seen from Hunsdon Airfield



Fig.186 Panoramic View from existing track towards power line and Eastwick Woods





Landscape Masterplan & Character Area Studies

6.7 Hunsdon Airfield Park

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

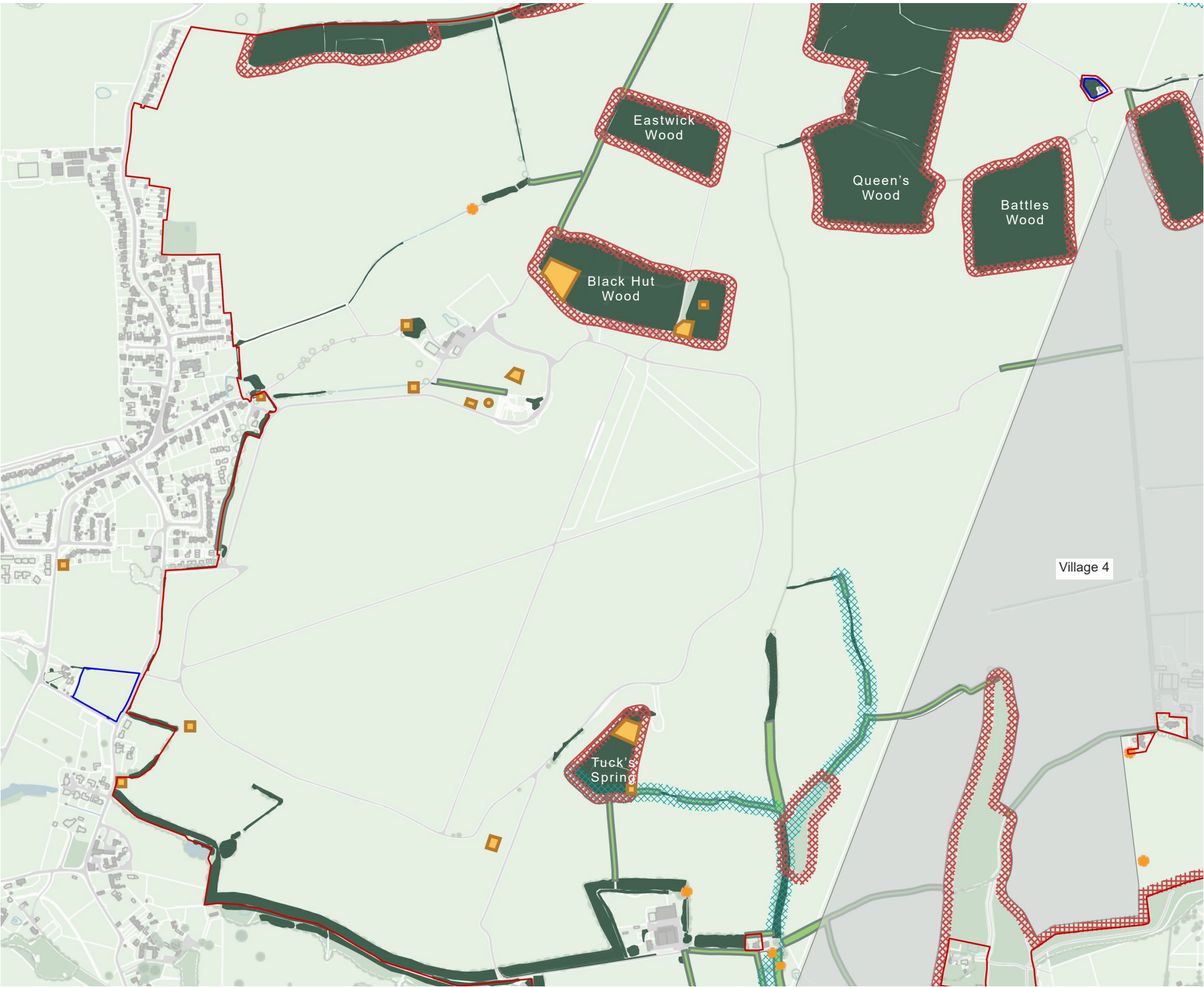


Fig.187 Hunsdon Airfield Park - Considerations

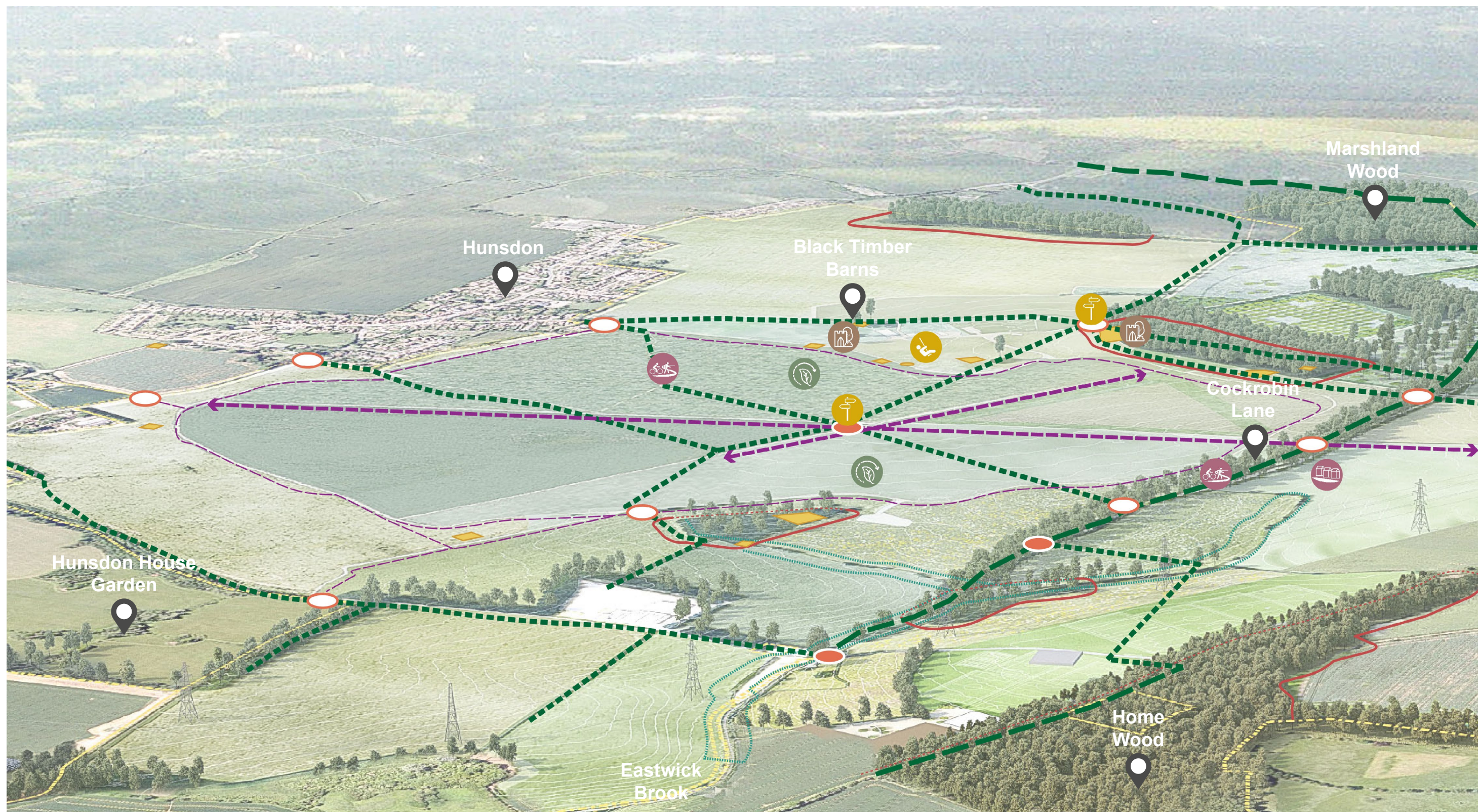


Fig.188 Hunsdon Airfield Park - Key Moves

6.7 Hunsdon Airfield Park

MASTERPLAN

Masterplan Framework

-  This page sets out a masterplan framework for Hunsdon Airfield Park. Located on the plateau of former Hunsdon Airfield, this park will celebrate the open landscape and vast views, whilst maintaining an agricultural use.
-  Two linear routes will celebrate the former runways and bring enhanced ecological value by introducing species rich wildflower meadows. The existing Public Right of Ways that cross the airfield follow historic field boundaries - these will be celebrated and enriched with wildflower verges to enhance the definition of the tracks and act as buffer from the agricultural use.
-  The Black Barns will be restored and will remaining a defining heritage feature to the north of the park. This part of the Park will become a focal point for new and existing communities by housing a new community visitors centre with associated play area.
-  Refer to OPP Development Specification for further details regarding the OPP commitments



Fig.189 Typical illustrative section of enhanced setting to existing PROWs through the Airfield Park

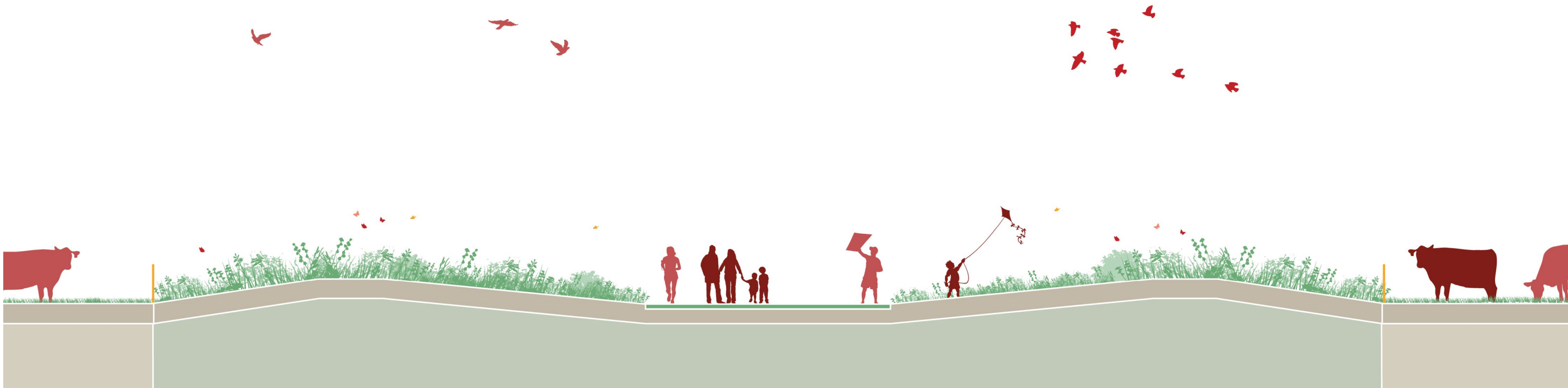


Fig.190 Illustrative section of the proposed linear routes that celebrate the former WWII airfield runways

GREEN INFRASTRUCTURE

Key

SLMP Study Area

Existing woodlands

Woodlands

Biodiverse grassland

Amenity Grassland

SuDS

Wildlife Pond

Existing waterbody

Agricultural Land

Nature Priority Area

Productive Woodland (e.g. coppicing)

Amenity

Cycle Route (Upgrade)

Key Nodes

Paths Proposed

Paths Proposed - Informal

Paths and Tracks - Existing

Scheduled Monument

Listed Building - I

Listed Building - II*

Listed Building - II

Utilities

Allotment

Micro-light club

This map illustrates the green infrastructure plan for Hunsdon Airfield Park. The SLMP Study Area is outlined in red. The map features various land use zones: Existing woodlands (dark green), Woodlands (medium green), Biodiverse grassland (light green), Amenity Grassland (yellow-green), SuDS (light blue), Wildlife Pond (dark blue), Existing waterbody (blue), Agricultural Land (light grey), Nature Priority Area (dotted green), and Productive Woodland (e.g. coppicing) (dotted green). A network of paths is shown, including Paths Proposed (yellow), Paths Proposed - Informal (green), and Paths and Tracks - Existing (grey). A red dashed line indicates a Cycle Route (Upgrade). Key Nodes are marked with red circles. Other features include Scheduled Monuments (orange hatched areas), Listed Buildings (I, II*, II), Utilities (brown lines), Allotments (yellow), and a Micro-light club (green). Specific locations labeled on the map include Eastwick Wood, Queen's Wood, Battles Wood, Black Hut Wood, Tuck's Spring, and Village 4. The map also shows contour lines and a river at the bottom right.

Fig.191 Hunsdon Airfield Park - Illustrative Plan

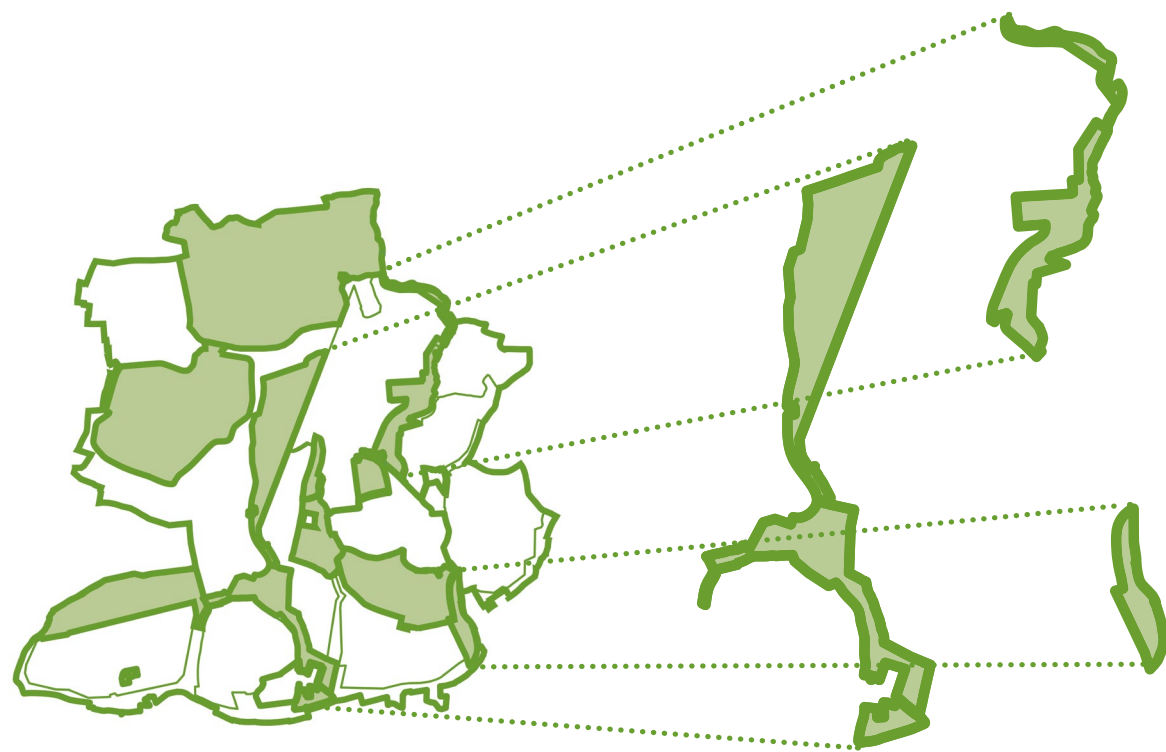
grant associates

SLMP - Design code

163

Strategic Green Corridor

The Strategic Green Corridors each have a distinct character. Set between the villages, they will form important movement corridors for people and wildlife.





6.8 Strategic Green Corridors

Strategic Green Corridors

The Strategic Green Corridors centre around the valleys of Eastwick Brook, Fiddler's Brook and Golden Brook. As riparian valley, they have a distinct character to the other character areas in the SLMP - they each have noticeable slopes that fall towards the watercourse and have significant hedgerows that follow the riparian corridors.

The river valleys play an important role in the SuDS strategy, collecting and attenuating surface water runoff in a range of attenuation basins. Design proposals should build on the riparian character to create a unique landscape within the Gilston Area, with riparian tree and plant species.



Fig.192 Undulating Topography of Golden Brook Valley



Fig.193 Golden Brook. Silhouette of St Mary's Church can be made out in distance



Fig.194 Golden Brook with Golden Grove Woodland in distance



Fig.196 Undulating Topography of Golden Brook Valley



Fig.195 Golden Brook Valley



6.8 Strategic Green Corridors

Golden Brook Valley

Existing Characteristics

- Golden Brook Valley is characterised by gently undulating topography with Golden Brook flowing through the valley bottom. The existing stream steeply cut into the existing landscape and bordered by hedgerow and scattered trees.

Buffers

- The main stem of Golden Brook, classed as a main river, attracts a 20m wide buffer, measured from the centre line of the channel, to protect the ecological value of this riparian corridor. Other buffered landscape features within this Strategic Green Corridor are the hedgerows, Veteran Trees and woodlands. Golden Grove, being an ancient woodland, is bordered by a 20 metre wide buffer to protect it's ecological value.

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

Buffers - Key

- 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
- Existing Lane

Green Infrastructure - Key

- Existing Woodland
- Existing Trees and Hedgerows
- Existing Lane
- Existing watercourses / waterbodies
- Existing buildings
- 20m Ecological Buffer to Golden Brook
- Proposed Buffer Planting
- Indicative STC Corridor
- Proposed Biodiverse Grassland
- Proposed SuDS Basin
- Key Nodes & connections
- Proposed primary footpath / cycle path
- Proposed secondary footpath
- Proposed tertiary footpath
- Proposed recreation zones
- Proposed wildlife priority zones (managed access & low/no lighting)
- Key Village frontage onto valley
- G&T Site

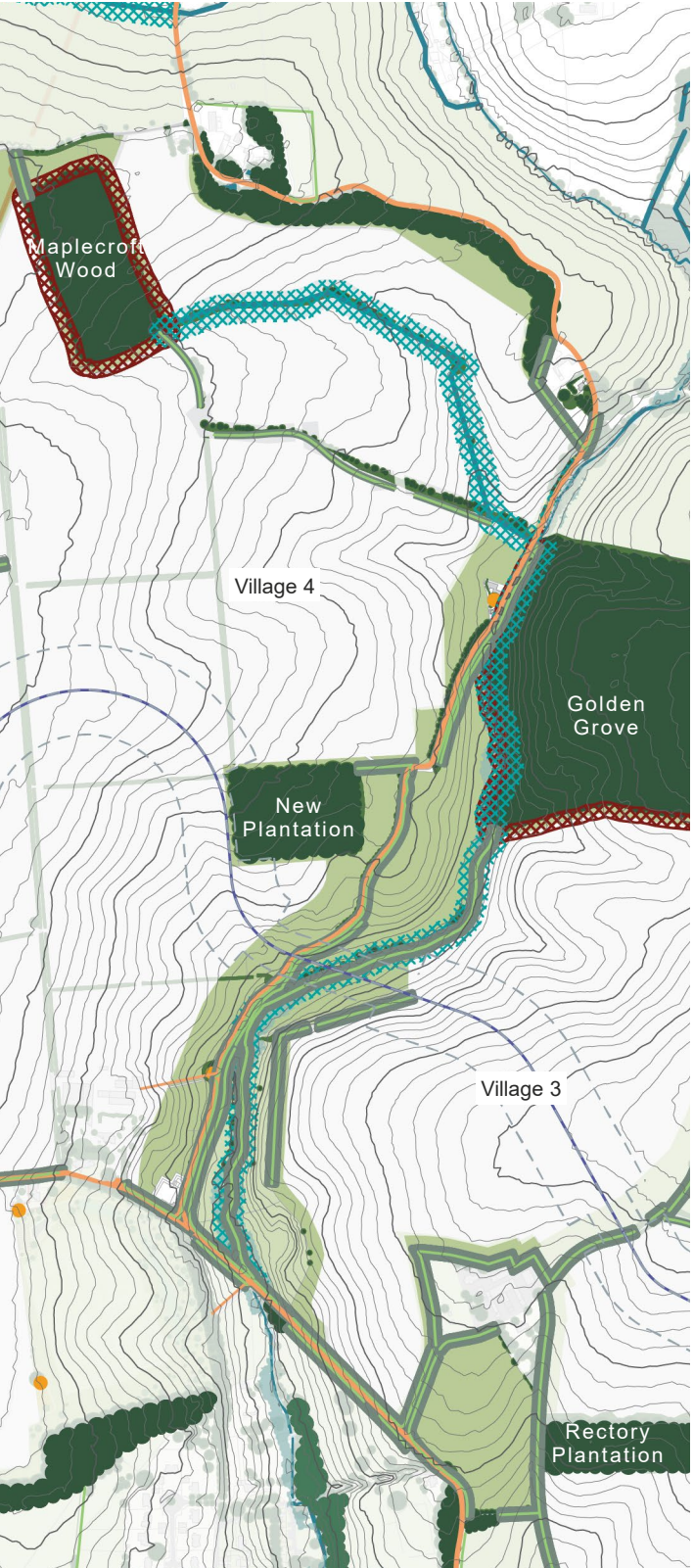


Fig.197 Golden Brook Valley - Buffers

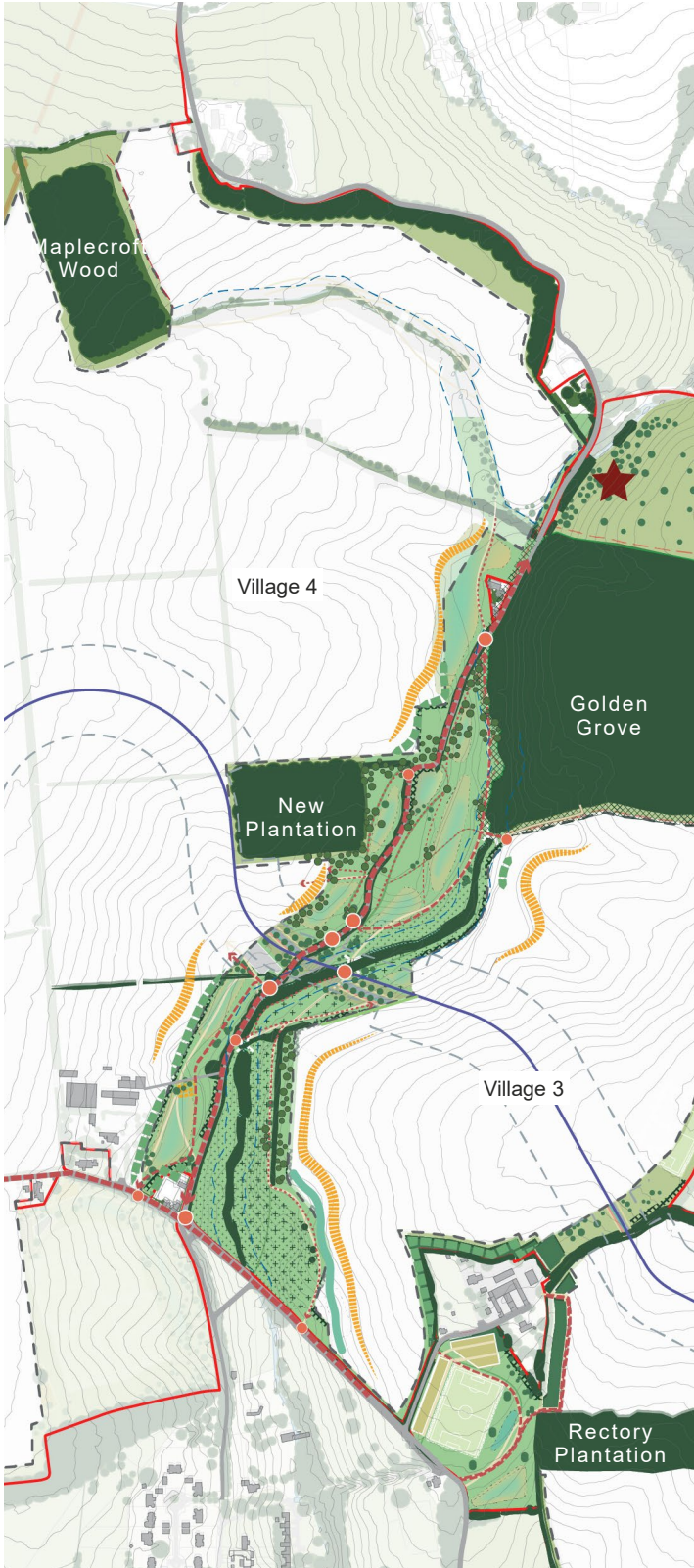


Fig.198 Golden Brook Valley - Green Infrastructure

Fiddler's Brook Valley

Existing Characteristics

Fiddler's Brook Valley is located between Gilston Park and Gilston Lane. The valley falls about 5 meter from the west towards the existing brook in the east. The southern stretch of the watercourse is channelised and runs parallel to the existing lane.

Buffers

The main stem of Golden Brook, classed as a main river, attracts a 20m wide buffer, measured from the centre line of the channel, to protect the ecological value of this riparian corridor. The existing hedgerow that runs along the watercourse is protected by a 5m buffer from the centre-line of the hedgerow. Finally, there are a number of veteran trees that are protected by buffers.

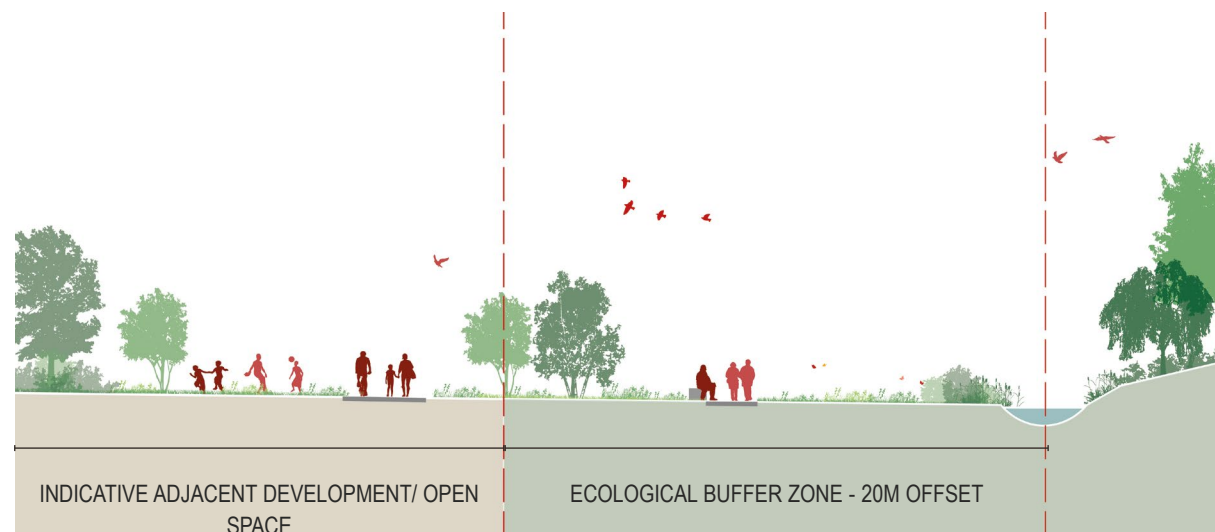


Fig.199 Fiddler's Brook Valley - Buffers

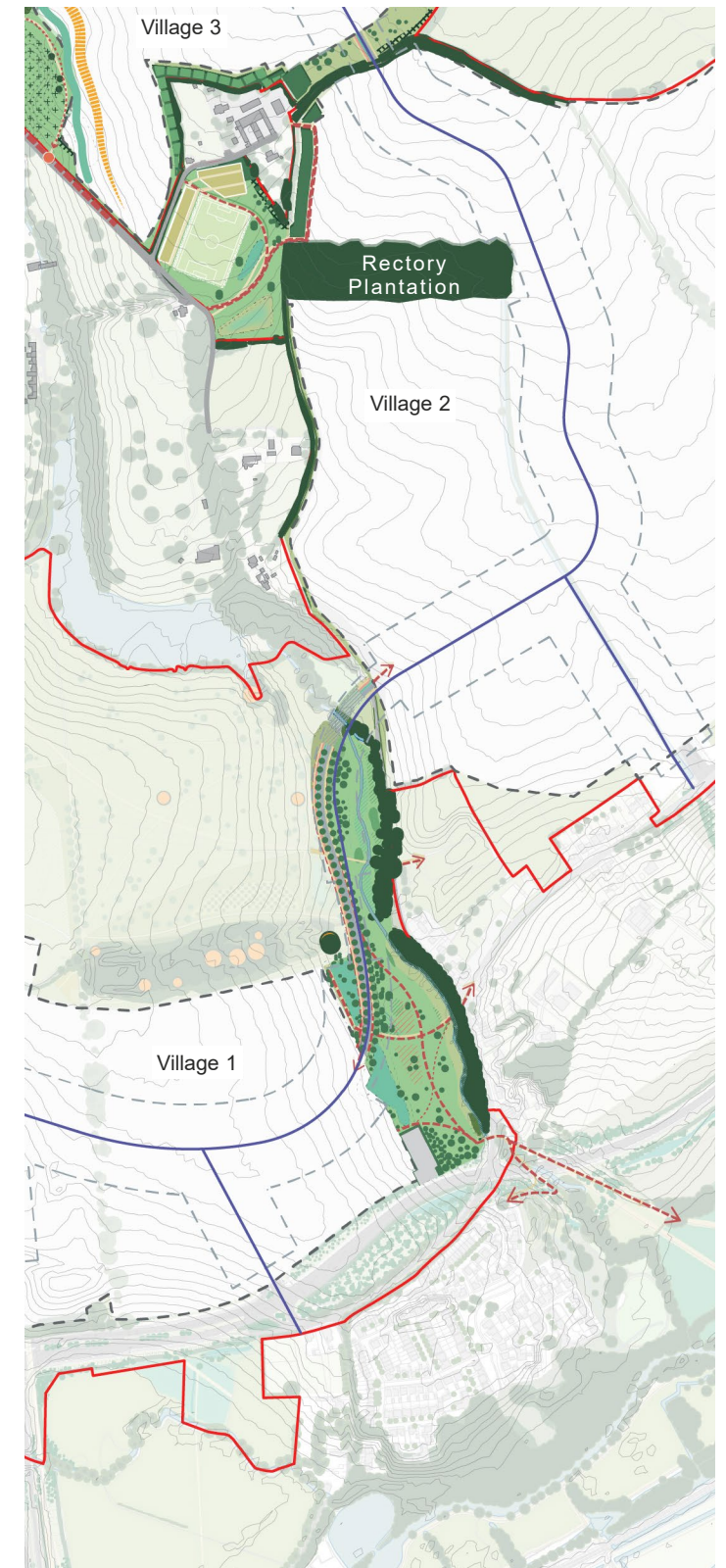


Fig.200 Fiddler's Brook Valley - Green Infrastructure

Eastwick Brook Valley

Existing Characteristics

Travelling along Eastwick Hall Lane through Eastwick Brook Valley, there is a clear evolution of character, from the village of Eastwick with Grade II* listed St Botolph Church, to the steep slopes around the Eastwick Moated Sites, to Cockrobin Lane.

Buffers

The main stem of Eastwick Brook, requires a 20m wide buffer, measured from the centre line of the channel, as defined in the Parameter Plans and Development Specification. The valley also includes hedgerows, veteran trees and an ancient woodland, each of which require buffers as defined in the Development Specification. Two SAM's are located off Eastwick Hall Lane as illustrated. Two Local Wildlife Sites are located around the SAMs, which require a 20m Ecological buffer as shown in the Parameter Plan.

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

Buffers - Key

- 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
- Existing Lane
- Local Wildlife Sites*
- 20m Ecological Buffer*

Green Infrastructure - Key

- Existing Woodland
- Existing Trees and Hedgerows
- Existing Lane
- Existing watercourses / waterbodies
- Existing buildings
- 20m Ecological Buffer to Golden Brook
- Proposed Buffer Planting
- Indicative STC Corridor
- Proposed Biodiverse Grassland
- Proposed SuDS Basin
- Proposed scrub
- Key Nodes & connections
- Proposed primary footpath / cycle path
- Proposed secondary footpath
- Proposed tertiary footpath
- Proposed recreation zones
- Proposed wildlife priority zones (managed access & low/no lighting)
- Key Village frontage onto valley

*As defined in OPP Parameter Plan and Development Specification

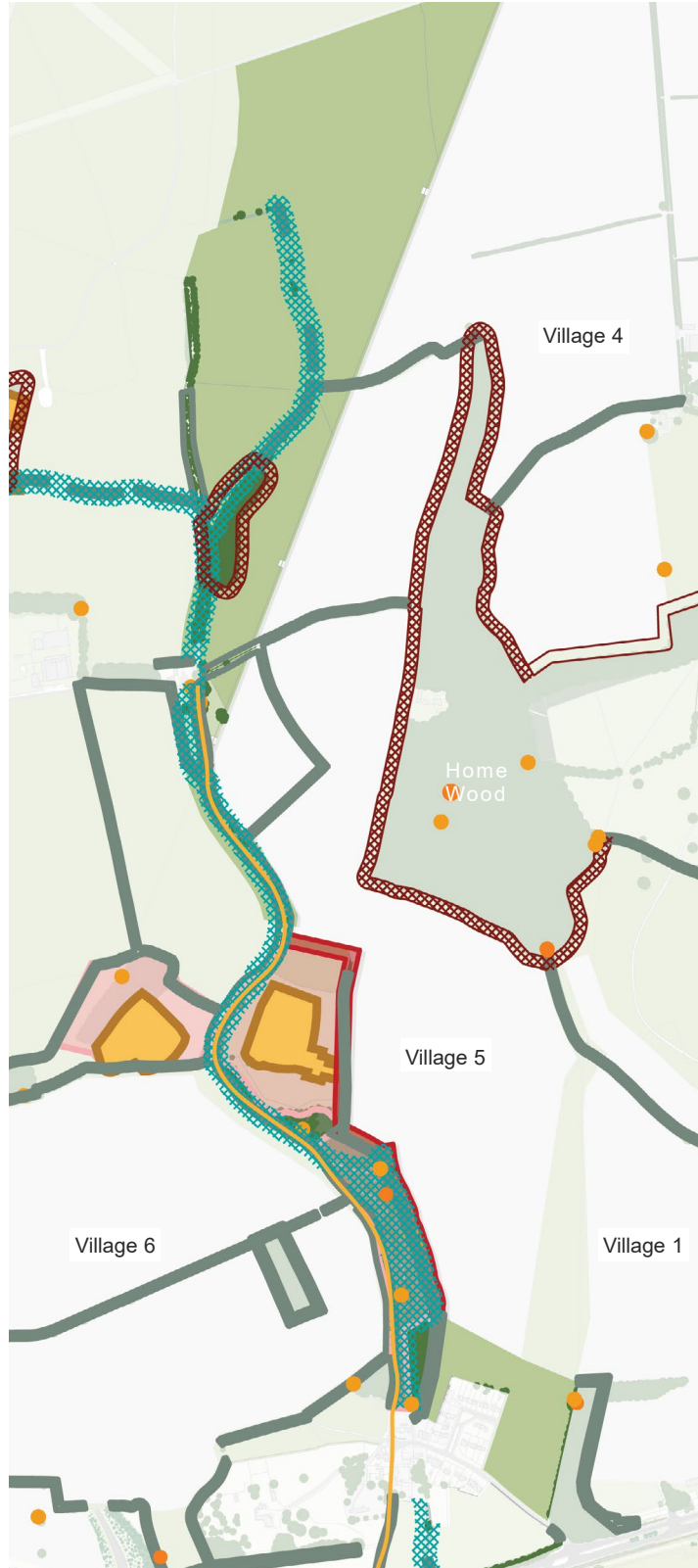


Fig.201 Eastwick Brook Valley - Buffers

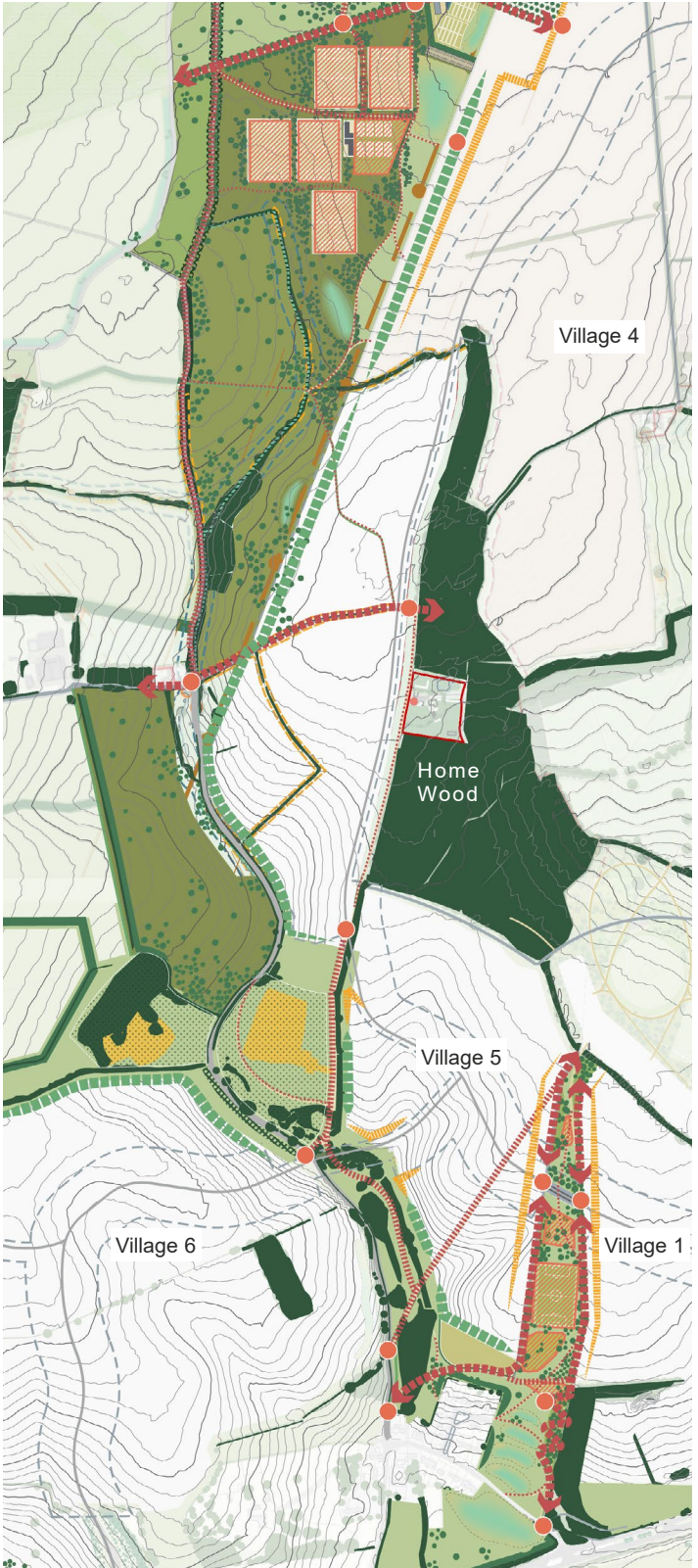


Fig.202 Eastwick Brook Valley - Green Infrastructure

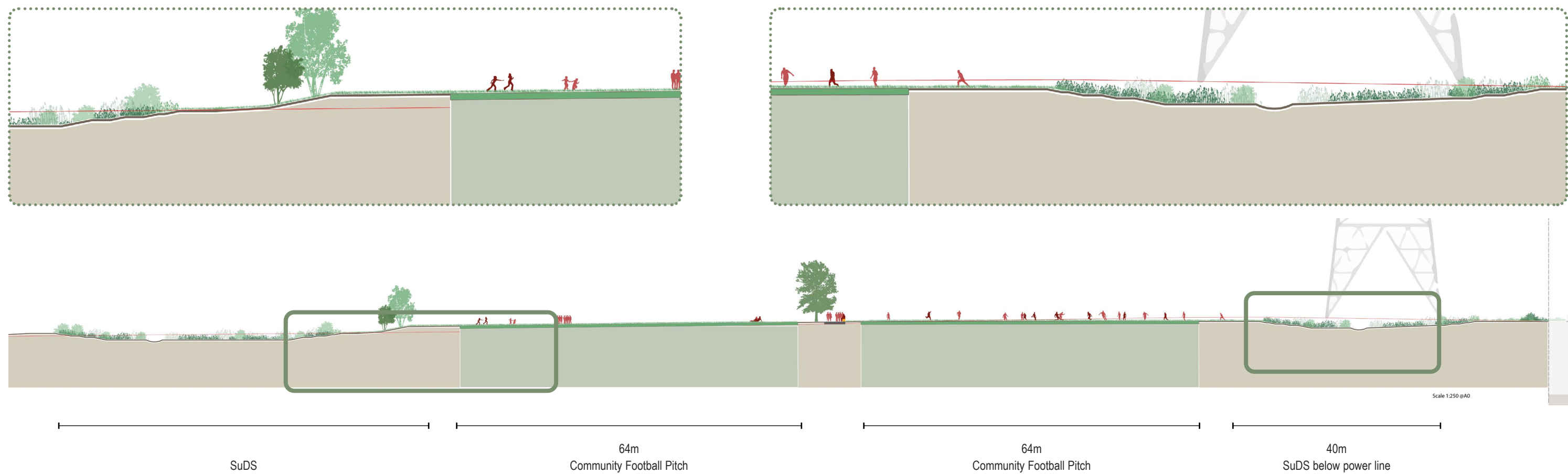
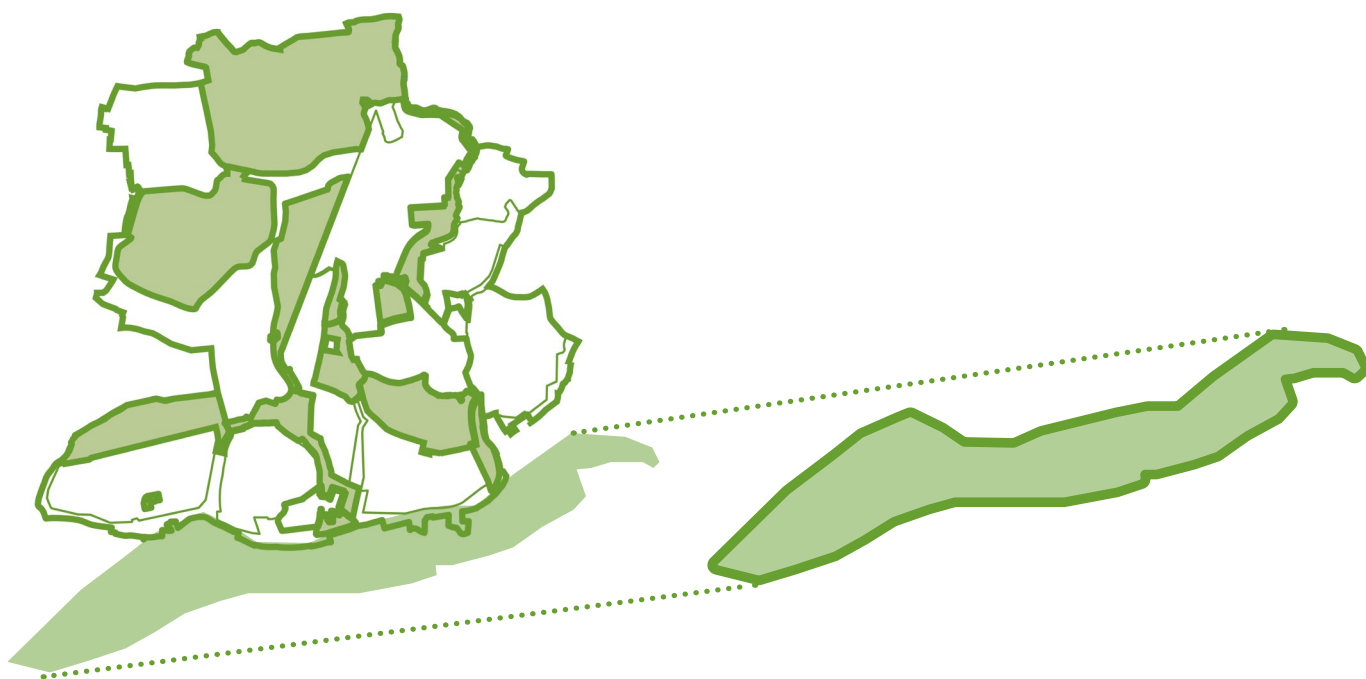


Fig.203 Eastwick Brook Valley - Illustrative section - Dimensions indicative

Stort Valley

The Stort Valley lies beyond the SLMP scope boundary to the south of the Gilston Area. However, the context of the Stort Valley in terms of Green infrastructure networks, habitat continuity and leisure routes for cyclists and pedestrians.





Riverside

6.9 Stort Valley

Habitats

The Stort Valley is a regionally significant wildlife habitat area with a good variety of inter-connected habitats including a high-number of dedicated wildlife sites; Hunsdon Mead SSSI, Parndon Moat Marsh, Parndon Lock Meadows, Honeymead Marsh, Maymead Marsh and Marshgate Spring. These sites, featuring a range of grazing marsh, wet woodland, floodplain meadow, hedgerows, marginal river-banks, and wetlands support a diverse range of species and are managed with nature conservation objectives as a priority.

Elsewhere in the valley, management is not taking place and vegetation is becoming rank, with coarse tussocky grass and colonising scrub. There is therefore considerable opportunity to enhance the biodiversity value of the wider Stort Valley through the simple intervention of a management regime undertaken with the objective of improving conditions for species diversity. This could entail seasonal grazing, as undertaken elsewhere in the valley meadows, which would suppress some of the over-dominant species and allow a more diverse flora to establish. The resulting improvement is an important step in realising the wider vision for a high-quality connected habitat as described within the Stort Catchment Partnership ‘Hunsdon Mead to Harlow’ project.

Proposed and illustrative enhancements

The Central and Eastern Stort Crossings will deliver new cycle and pedestrian connections and areas of ecological compensation secured in the approved Detailed Planning Applications (Ref 3/19/1046/FUL and 3/19/1051/FUL) for these works. Under the section 106 agreement associated with the Outline Planning Permission for the Gilston Area villages 1-6 and village 7 (Ref 3/19/1045/OUT and 3/19/2124/OUT), a financial contribution has been secured for further landscape and ecology enhancements within the Stort valley to be agreed and facilitated by the Stort Catchment Partnership. The facing plan illustrates potential Stort Valley enhancement projects as follows:

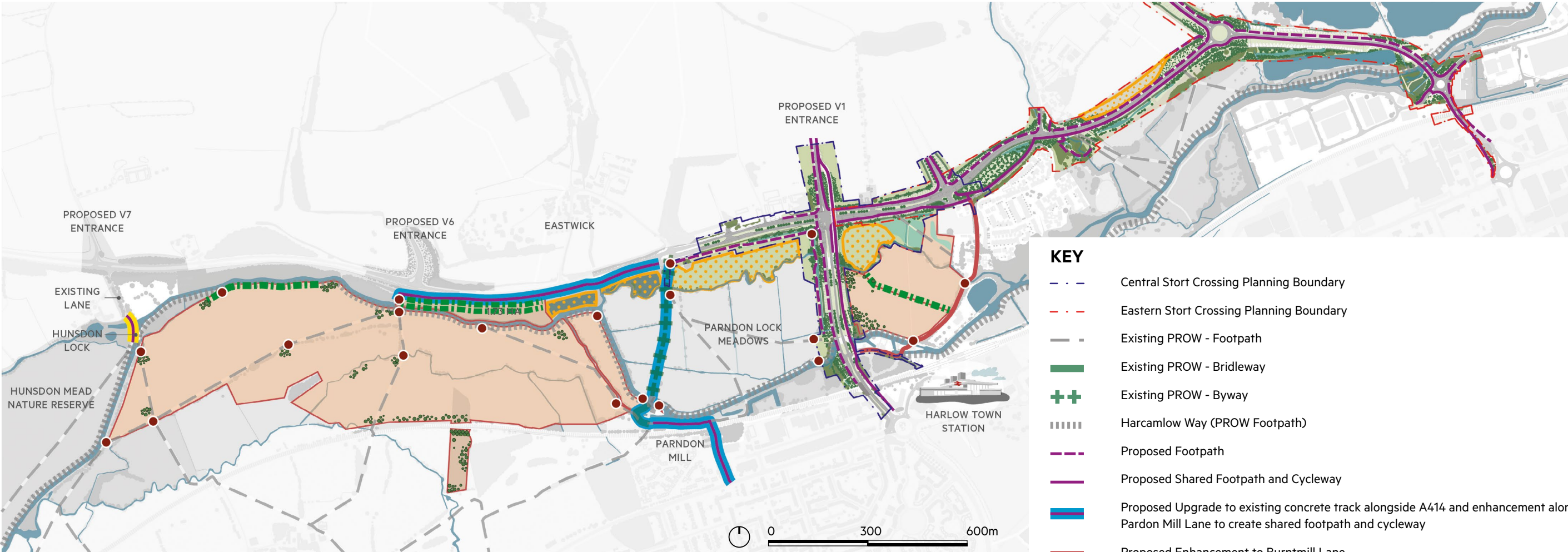
- Access and surface enhancements to existing tracks and PROW
- Floodplain grassland creation by green hay spreading from local donor site (e.g. Hunsdon Mead)
- Enhancement of existing hedgerows
- Proposed tree planting
- Interpretation signage and benches

Stort Catchment Partnership

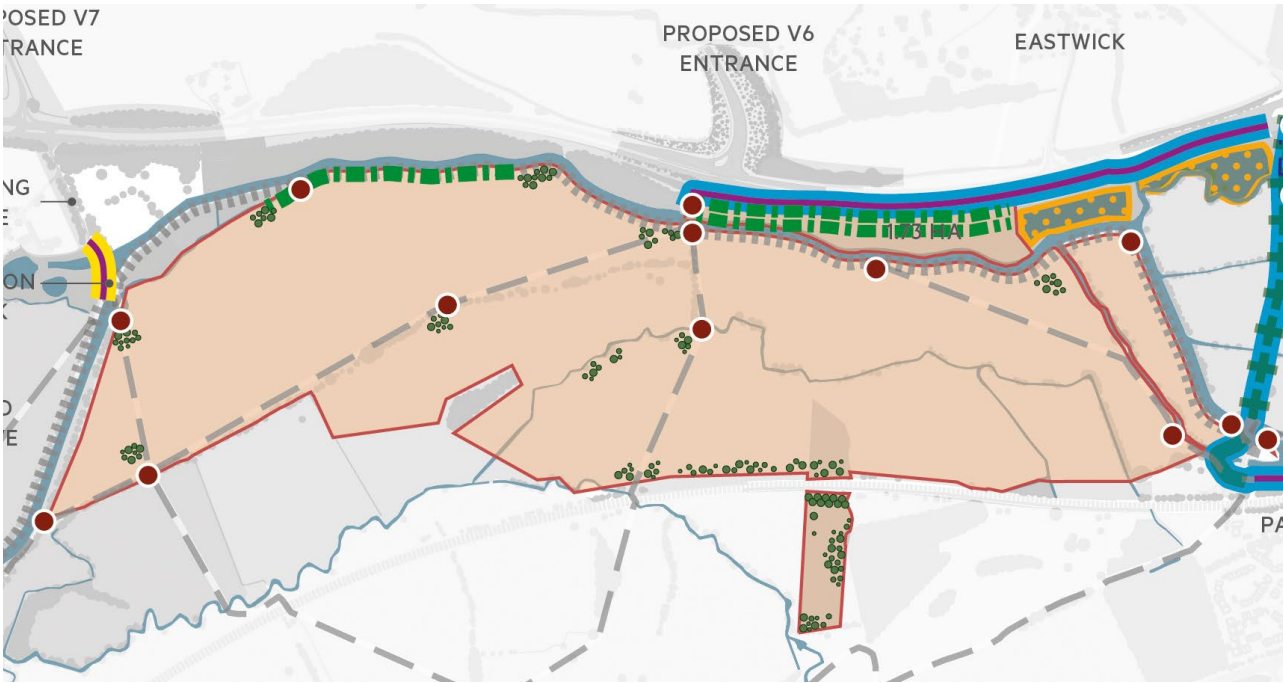
The Stort Catchment Partnership (SCP) is a group of volunteers, statutory bodies, land owners, trusts and organisations who are working to improve the River Stort and the Stort Navigation for people and for wildlife. The Stort Catchment partnership is currently hosted by the Hertfordshire and Middlesex Wildlife Trust.

The SCP have prepared the Stort Catchment Management Plan identifying strategic priority projects for the Stort Valley. Target projects for the Stort Valley south of the Gilston Area include the following:

- Stort Catchment Management Plan - Project 17 ‘Hunsdon Mead to Harlow’
Project Objective: To restore the entire flood plain priority habitat between Hunsdon Mead Site of Special Scientific Interest and Harlow.
- Fiddler’s Brook Enhancement. Opportunities identified including Channel modification/creation, vegetation thinning, removal of structures e.g. weirs, management of pollution risks , adjacent floodplain enhancements.
- Hunsdon Brook Realignment. Reconnecting paleo-channel of the River Stort / Hunsdon Brook where it was canalised. Potential relationship to Village 7.
- Restoration of Old River Stort Backwaters (non-navigation channel) from Sawbridgeworth to Lee Navigation
- Wet Woodland Restoration / Creation
- Invasive Non-Native Species. Eradicating Himalayan Balsam from the Stort catchment using licensed biological control
- Kingfishers Conservation. Creating artificial kingfisher banks / nest sites to bolster existing population in the valley.
- Water Vole Conservation - conserving and bolstering existing population of protected species on the Stort via equipment upgrades and additional population releases.



Stort Valley Ecological Enhancements - Overview
Scale 1:12000 @A3



Stort Valley Ecological Enhancements - West of CSC
Not To Scale

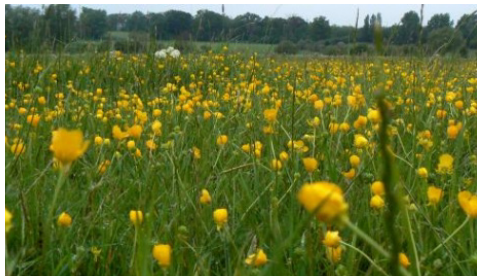


Stort Valley Ecological Enhancements - East of CSC
Not To Scale

- KEY**
- Central Stort Crossing Planning Boundary
 - Eastern Stort Crossing Planning Boundary
 - Existing PROW - Footpath
 - Existing PROW - Bridleway
 - Existing PROW - Byway
 - Harcamlow Way (PROW Footpath)
 - Proposed Footpath
 - Proposed Shared Footpath and Cycleway
 - Proposed Upgrade to existing concrete track alongside A414 and enhancement along Parndon Mill Lane to create shared footpath and cycleway
 - Proposed Enhancement to Burntmill Lane
 - Proposed Hunsdon Lock Link Connection to create a shared pedestrian and cycle leisure route
 - Ecological Compensation Areas for Central and Eastern Stort Crossing Application already secured in separate application
 - Ecological Enhancement - Floodplain Grassland Creation by Green Hay Spreading from local donor site (e.g. Hunsdon Mead) - 57.5ha across P&F and third-party ownership land
 - Enhancement to existing hedgerow (1.5km). Shown indicatively. Locations to be identified in future design stages following site investigation
 - Proposed Tree Planting - Shown Indicatively
 - Interpretation signage with bench - shown indicatively, to be coordinated in future design stages



Existing Floodplain Grassland Hunsdon Mead



Existing Floodplain Grassland Hunsdon Mead

Fig.204 Stort Valley Enhancements Plan

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Image Sources

P37 Stort Valley <i>Source: www.canalability.org.uk / Glyn Baker</i>	P104 Elephant Park, UK <i>Source: darcawards.com ©James Newton</i> Flood lighting sport pitch <i>Source: Om Spelet</i> Warrior Square Gardens <i>Source: Landezine</i>
P46 Cricklade Meadows Wiltshire <i>Source: thamespath.org.uk</i>	
P87 Bristol Harbourside <i>Source: Grant Associates / Paul Raftery</i> Sheffield Grey To Green <i>Source: Nigel Dunnett</i> Tree Pit System <i>Source: Stockholm Tree Pits</i> Wildflower SuDS <i>Source: wildflowerturf.co.uk</i> Bottière Chênaie <i>Source: Landezine / BrueI-Delmar</i> Hive Worcester Library <i>Source: Grant Associates</i> Park Groot Schijn <i>Source: www.world-architects.com / MAXWAN Architects + Urbanists / Filip Dujardin</i>	P107 Saint Jacques Ecological Park <i>Source: BrueI-Delmar</i> Audrain County Steel Bridge <i>Source: www.roadsbridges.com</i> Water-retention Boulevard, Luxembourg <i>Source: Landezine / ELYPS + Urban Design</i> University of Applied Sciences Ruhr-West <i>Source: Landezine / Planergruppe Oberhausen / Claudia Dreysse</i> Jesse Owens Park <i>Source: www.landscapefirst.com / Escape Libre</i>
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P92 Timber Play <i>Source: Richter Spielgerate</i>	
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Appendix A

SLMP Statement of Engagement

Appendix B

Quality Review Panel Response Report

Appendix C

Design Code Testing Report

1. Introduction

Design Code Testing

Fabrik have undertaken testing of the SLMP Design Code in accordance with Gilston Area outline planning permissions for Village 1 to 6 (ref no 3/19/1045/OUT) and Village 7 (ref no 3/19/2124/OUT) planning conditions 8 and D2 respectively. The results of the Design Code testing have been recorded in D3437-FAB-00-XX-PP-L-0001 PR03 . The following pages record changes that have been made to the SLMP Design Code in response to the testing. Where extracts from the design code are included, any changes made in response to the testing are highlighted in *italics*.



Design Code Testing cover page

2. Changes in Response to Design Code Testing - Overview

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Open space requirements seem to differ in terms of some of the more specific criteria set out within the LPA SPD “Open Space, Sport and Recreation” and the National Design Code Model Guidance.	Open space requirements are agreed and approved as part of the OPP. The design code builds on the requirements set out in the Development Specification and provides design requirements and design guidance based on this.	No change required
	To fully understand an individual character area requires significant cross-referencing to each document and sections within. The hyper-links throughout the document are useful, if these could be used more extensively throughout the document it would help improve the amount of cross-referencing required especially within the character areas section. As we note, if you are looking at a single character area then a substantial volume of each document is not so relevant.	More references to subsequent chapters have been included throughout the document for ease of reference	Refer to design code
	We note that both character sections differ in layout and content. Stone Basin has a location plan, Regulatory Plan legend, and section. None of which are contained within the Fiddler’s Brook character area section.	Character area chapter has been updated to be consistent. Sections are not included in every character area and are only used where the design code requirements and text benefit from illustrating specific spatial relational aspects and or critical adjacencies	Refer to design code
	In both character areas, the pages give greater visual weight to the illustrative information rather than the Regulatory Plan which reduces clarity in what is for information or approval.	Formatting of Character Area has been updated to give greater weight to the regulatory plans. The illustrative plan has been moved to be located alongside the Characteristics (which are also illustrative). The regulatory plan and design requirements are now located alongside each other so all mandatory requirements are located in one place.	Refer to design code
	A legend is provided for the illustrative plan but not the regulatory plan.	Reference to legend is included to keep the document legible	Refer to design code
	Neither character area section refers to adjacent village interface requirements.	Interface requirements are covered by Chapter 5.5.4 as shown on the regulatory plan (size of which is now increased in document as per the comment above)	No change required

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	The annotations on the illustrative plans could provide more clarity in understanding where the elements are that are mentioned within the text.	Additional annotations added for clarity	Refer to design code
	Fiddler’s Brook includes a generic legend for the illustrative plan with items not on the plan and includes play space which is not part of the wider strategy.	Legend has been updated to clarify that this relates to an informal amenity space (also referenced in text)	Refer to design code
	In both character areas, there are some items that do not include must or should to help understand a requirement over a recommendation.	This has been reviewed and updated	Refer to design code
	The section on trees notes no requirement or recommendation to control tree sizes throughout general areas of open space. There is also a predominant use of native species within the tree stock which is likely to cause problems in terms of long-term resilience. Whilst the overall principles refer to adaptability there is no mention of climate change throughout the soft landscape section. Considerations should be included for non-native trees or at least species that are known to have a wider biological amplitude. It would be of benefit if trees are tested against a Climate Assessment Tool to ensure long-term suitability.	Design code notes that climate resilience is important in the selection of trees. The indicative species examples for each zone were developed in coordination with the project ecologist. The rural setting guides the use of native or non-native species. Non-native species are identified for appropriate locations, creating a more diverse and resilient palette. In rural locations, we followed best practice guidance that native species provide greater genetic diversity, providing resilience	Refer to design code
	It should also be noted that although village sports and play areas are allowed flexibility, there is no flexibility allowed for locations within the SLMP which could result in sterilisation in some areas of development within the parcels where this use is located adjacent.	There is flexibility in the locations as caveated in the legend of the regulatory plans	No change required

3. Changes in Response to Design Code Testing - Fiddler’s Brook

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Due to the SuDS features being terraced into the slope of the corridor, it would be important that these SuDS features ‘must’ be sensitively integrated into the existing topography.	Should changed to must	4. Strategic SuDS features to the eastern boundary of Village 1 <i>must</i> be sensitively integrated into the existing topography
	More definition could be added in regards to the intention to use of tree planting within the central space to ensure a sense of openness is still achieved.	Reference to Chapter 5.2.8 added	6. Opportunities for the improvements along the channelised part of Fiddler’s Brook <i>should</i> be explored. Proposals <i>should</i> : – 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 <i>in line with the requirements set out in “5.2.8 Tree Palette”</i>
		Additional text added to 5.2.8 to ensure sense of openness is maintained in Valley character areas	1. Species selection <i>should</i> respond to the existing landscape characters on site, as set out on the diagram adjacent. This <i>should</i> include: – Woodland Character: Characterised by primarily native woodland species within SLMP areas and as a high % of tree cover within Villages. Where appropriate grouping of trees within Villages can be used to reflect woodland clusters. – Plateau: to compliment the plateau character, a higher proportion of specimen tree species with sculptural qualities, e.g. pine trees and landmark poplars (within V1-6 only) and locally common species such as oak, beech, elm and lime within Village 7 – Parkland: opportunity to introduce landmark and legacy trees with special visual qualities, these may be introduced species as long as they meet the <i>mandatory features set out on previous page</i>. – Valley: reflect the character of the valleys by introducing riparian species (e.g. willow, birch and alder species) in informal groupings, <i>whilst maintaining a sense of openness within the valley</i>
	The view to the mount is not specifically celebrated, emphasised, or enhanced by the coding and although a sense of openness is mentioned as a key characteristic there is no coding to control the softening of the view to the built frontage of Village 1.	This is controlled by Interface Typology B5 Additional line is added making reference to heritage features	3. The landscape <i>should</i> be designed with consideration to future views into and out of the adjacent Villages, using vegetation to frame views out across the valley and intermittent tree planting to provide a range of enclosed and open aspects along the interface zone, <i>ensuring sensitivity to surrounding heritage assets where relevant</i>

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	The requirements for amenity green space within this corridor drives the resulting scheme to become a multifunctional area. Due to the constraints of the floodplain and the proposed ground works, the area directly east of Village 1 provides the only suitable areas for a formal 'amenity' use however this space is dedicated to SuDS basins and flood compensation works. To ensure these features do not inhibit the amenity use of the area there will need to be more specific parameters for the design of these features, including the design of dry SuDS basins and slacker gradients to the banks of the floodplain compensation areas.	New design requirement added to Activity and Use	5. An area of flood compensation must be provided in line with the maximum areas shown within the regulatory plan. This area must be designed to meet the functional requirements of flood compensation. It should be designed with gentle gradient where feasible to allow opportunities for informal recreation, recognising that this area would be seasonally flooded.
	Covered in other sections but also described under this section is the promotion of a design that seeks to provide recreational activities and enjoyment of the riparian habitat. With this current strategy and vision for the space along with access requirements, a route following the brook should be a specific requirement as opposed to just a recommendation. A route following the brook as closely as possible would require specific coding to ensure that it is accessible whilst still being sensitive to the riparian ecology but its inclusion as a requirement will guarantee a more successful design approach to 'Respecting & enhancing the existing landscape.'	Design requirement expanded	2. Leisure routes must be created that allow for enjoyment of the riparian corridor and habitats. <i>This may include a secondary route following the alignment of the brook - any such route may cross the floodplain, therefore flooding seasonally, as long as this route does not provide strategic connectivity and surface materials can withstand periods of flooding.</i>
	Floodplain compensation areas require the cutting into of the 1:18 contours of the minor valley, this could create steep sides. A set of recommendations should be developed to ensure that these works are subtly incorporated into the landscape as has been set out for SuDS features.	New design requirement added	5. An area of flood compensation must be provided in line with the maximum areas shown within the regulatory plan. This area must be designed to meet the functional requirements of flood compensation. It should be designed with gentle gradient where feasible to allow opportunities for informal recreation, recognising that this area would be seasonally flooded.

4. Changes in Response to Design Code Testing - Stone Basin Spring

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	The design requirements match the layout however the number of routes could significantly vary depending on whether routes can become part of the STC	Regulatory plan has rationalised the east-west route to be included within the STC.	Fig113 Regulatory Plan updated
	One that specifically requires further clarification is the pedestrian access required from village 6 into the basin as the Regulatory Plan shows this as a combined cycle and pedestrian commuter route with the no route shown within section 5.1.	Section 5.1 now updated to reflect the same routes	Section 5.1 figures updated
	The design however, of the G&T eastern edge and interface with the existing retained hedgerow would result in a double unsurveilled hedgerow. This would be an undesirable interface; the coding should be adjusted to avoid this.	New design requirement added to Section 5.5.11 Gypsy & Traveller Sites	2. <i>Where existing vegetation is present, this should be used as the boundary treatment to integrate sensitively into the existing landscape, providing that the requirements set out in “5.2.5 Existing Vegetation” are followed. Existing vegetation should be reinforced to provide a robust boundary.</i>
	The current extent shown the G&T site on plan provides space for 8 plots at 6-7 plots/ha well below the required density of max 20 plots/ha (noted in 5.5.11). Are there any requirements for the extent of the area and if not, can this space be reduced?	Area shown is as per parameter plans from OPA.	No change required
	This section is clear but some of the requirements specifically 17 and 19 relate more to green and blue infrastructure and activity.	Design requirement 17 has been moved to Green and Blue Infrastructure and design requirement 19 has been moved to Activity and Use	Refer to design code
	The suggested play on the way could be defined to specific key routes to ensure that they form a connected strategy across the site.	Design requirement amended	18. <i>Play on the way opportunities should be included alongside leisure routes.</i>
	Shouldn't the STC connection between village 6&7 be included within this section?	New design requirement added to Section 4.10.7	7. <i>The STC link between Villages 6 and 7 must be sensitively integrated into the existing landscape and must consider the impact (including visual impact) on the nearby woodlands and hedgerows.</i>

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Also, additional clarity could be added to code the priority of the routes through the space e.g. the requirements use the term ‘access’ path but this does not define if the path is a leisure route or a commuter route. Is the access path a leisure route opposed to a commuter route? Can these two areas be identified on the plans on the opposite page.	Design requirement amended to clarify the nature of the route	2. A shared leisure path must be provided north-south through Stone Basin Spring from the Hunsdon Community Park to the Greenway. (Ref to “5.1.2 Active Travel Routes”)
	Does this mean from village 6 into this character area. Can this be clarified or identified on the plan.	Design requirement amended to clarify the edge this relates to.	3. Connectivity must be provided, as per regulatory plan, from housebuilder plots on eastern edge of Village 7 to Stone Basin Spring
	Can a section for interfaces be included so that it is clear that the interfaces on the regulating plan extract relate to the interfaces section within the detailing of the landscape.	This is controlled by Section 5.5.4 Interfaces. Additional design requirement included.	13. Interfaces with Village 6 and 7 edges, as indicated on regulatory plan, must be considered. (Reference “5.5.4 Interfaces”)
	Include buffer width of 10m	Design requirement amended.	11. Existing woodland must be protected, with 10m buffers and celebrated. (Refer to “5.2.5 Existing Vegetation”)
	Are these musts or shoulds?	Design requirement amended to include musts and shoulds.	16. Provision for 8 no. Gypsy & Traveller Pitches (G&T) must be included. (refer to “5.5.11 Gypsy & Traveller Sites”). 17. A Local Equipped Play Area (LEAP) for Village 7 must be provided.
	Could location of the section below be shown on this plan.	Section provides a typical illustration of the main components of this area.	No change.
	Does this mean opposed to seeding it with an amenity grass mix? Can there be scrub, trees or plug planting?	Design requirement amended to remove reference to wildflower and grass mix and kept more open ended to promote flexibility of planting.	6. The design proposals must deliver biodiversity net gain requirements by: – Providing areas of long grasslands and wildflower meadow – Increasing tree canopy cover with tree planting of informal parkland character – Ensuring SuDS basins are planted with a marginal mix.
	In this instance it is not ancient woodland.	Regulatory Plan legend amended and linked to a single source to avoid any discrepancies	For legend refer to: “3.1.1 Regulatory Plans Legend” For scaled Regulatory Plans, refer to GSLM605-GRA-X-XX-DR-L-1110
	No offset required to the spring?	Regulatory plan amended to show offset	Fig. 113 now shows offset

	Design Code Testing Comment	Design Team Commentary and Updates to Design Code	Design Code Extract
	Is there enough space for SuDS and tree planting has there been sufficient provided to slacken the slopes.	Section 5.2.10 outlines the requirements of SuDS basins.	No change.
	Heritage trail not shown on this plan.	Regulatory plan will not indicated the secondary heritage trail. Section 5.5.6 details this.	No change.
	Pedestrian route should be outside of RPA buffer for Vet tree. How much use should be encouraged beneath these trees, can this be defined better within the DC.	No routes shown in RPA of veteran trees.	No change.
	This green hatch is not shown within the key. The exact position of this woodland is slightly unclear as it differs between documents.	Regulatory plan amended to show consistency across V7 and V6.	Fig 113 updated.
	Could interfaces, buffer zones and boundarys have a note refer to 5.5.4 within the design code	Regulatory Plan legend updated with reference and design requirement added	13. Interfaces with Village 6 and 7 edges, as indicated on regulatory plan, <i>must</i> be considered. (Reference “5.5.4 Interfaces”) Regulatory Plan legend updated to include reference to Section 5.5.4 Interfaces
	Can the location of the neighbourhood play within village 7 be shown on this plan as has design implications within this space	Regulatory plan amended	Regulatory plan now shows location of neighbourhood play area
	Is this woodland pasture alongside the STC? Should this be avenue instead? Does the wood pasture have any specific requirements for tree spacing?	Illustrative Layout amended to provide flexibility of design	Fig 110 Illustrative Layout amended
	Can this area be shown on the illustrative layout too.	Illustrative layout amended to include V6 area	Fig 110 Illustrative Layout amended

Appendix D

*Technical Appendix on Key Heritage Views in
Gilston Park Estate*

