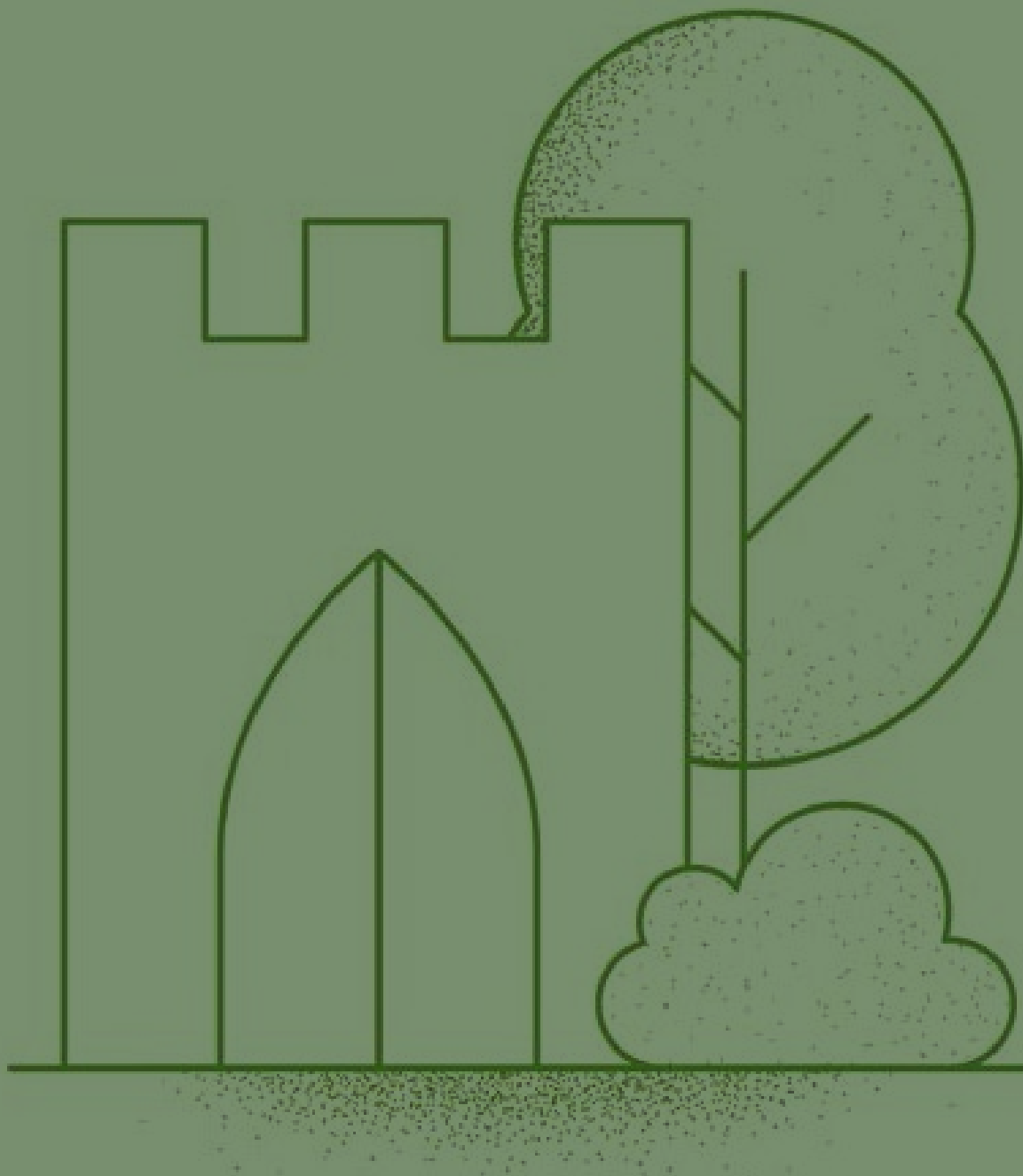


Strategic Landscape Masterplan

Part B

Regulatory Plan & Design Code

FEBRUARY 2025



P02	13.02.2026	For Planning	For Planning	NW, GV	DN	KF
17	12.02.2026	For Information	Draft for PfP & TW Review	NW, GV	DN	KF
P01	05.12.2025	For Planning	For Planning	NW, GV	DN	KF
16	04.12.2025	For Information	Draft for PfP & TW Review	NW, GV	DN	KF
15	10.11.2025	For Information	Draft for PfP Review	NW, GV	DN	KF
P00	25.03.2025	For Planning	For Planning	NW, GV	DN	KF
13	21.03.2025	For Information	Final Draft	NW, GV	DN	KF
12	14.03.2025	For Information	Final Draft	NW, GV	DN	KF
11	13.03.2025	For Information	Draft	NW, GV	DN	KF
10	15.01.2025	For Information	Draft for PfP Review	NW, GV	DN	KF
09	10.12.2024	For Information	Draft for Design Code Testing (Awaiting V7 updates & Jenny Pierce Comments - Reg Plan Update)	NW, GV	DN	KF
08	09.12.2024	For Information	Draft for Design Code Testing (Awaiting V7 updates & Jenny Pierce Comments)	NW, GV	DN	KF
07	20.09.2024	For Comment	Final Draft For Comment	NW, GV	DN	KF
06	19.08.2024	For Information	Draft for Costing	NW, GV	DN	KF
05	12.07.2024	For Comment	Draft for Comment	NW, GV	DN	KF
04	09.07.2024	For Comment	Draft for Comment	NW, GV	DN	KF
03	27.06.2024	For Comment	Draft for Comment	NW, GV	DN	KF
02	06.2024	For Comment	Draft for Comment	NW, GV	DN	KF
01	03.2024	For Comment	Draft for Comment	NW, GV	DN	KF
00	12.2023	For Comment	Draft for Comment	NW, GV	DN	KF
REVISION	DATE	PURPOSE	DESCRIPTION	PREPARED BY	CHECKED BY	APPROVED BY

The Team



Places for People
305 Gray's Inn Road, London, WC1X 8QR
T. +44 (0)20 7429 0400
www.placesforpeople.co.uk



Grant Associates
22 Milk Street, Bath, BA1 1UT
T. +44 (0) 1225 332664
www.grant-associates.uk.com



Quod
21 Soho Square, London, W1D 3QP
T. +44 (0)20 3597 1000
www.quod.com



SLR
4th Floor Oxford Place, 61 Oxford Street,
Manchester, M1 6EQ
T. +44 (0) 161 228 1008
www.slrconsulting.com



AECOM
Aldgate Tower, 2 Leman Street,
London, E1 8FA
T +44 (0)20 7061 7000
www.aecom.com



Ecological Planning & Research
The Barn, Micheldever Station,
Winchester SO21 3AR
T. +44 (0)19 6279 4720
www.epr.uk.com/



Montagu Evans
70 St Mary Axe, London, EC3A 8BE
T: +44 (0) 20 7493 4002
www.montagu-evans.co.uk



Taylor Wimpey
Imperial Place, 2 Maxwell Road,
Borehamwood, WD6 1JN
T. +44 (0)20 8236 3800
www.taylorwimpey.co.uk



Stantec UK Limited
The Blade, Abbey Square
Reading RG1 3BE
T: +44 0118 943 0000
www.stantec.com



Savills



Alan Baxter Ltd
75 Cowcross Street
London EC1M 6EL
T: +44 20 7250 1555
alanbaxter.co.uk

Contents

SLMP Part A - Context & Strategies

1. Introduction	
2. Study Objectives	
3. Vision	
4. Opportunities and Considerations	
5. Developing a Framework	
6. Landscape Masterplan and Character Area Studies	
7. A Connected Landscape	
8. Appendices	

Refer to GSLM605-GA-DOC-002_00_Part A for Part A of the document.

SLMP Part B - Regulatory Plan & Design Code

The Team	3	4. Character Areas	41
1. Introduction	11	4.1 Introduction	42
1.1 Introduction to the Design Code	12	4.2 Eastwick Wood Countryside Park - CA1	44
1.2 How to use the Regulatory Plans	13	4.2.1 Character	45
1.3 Using The Design Code	14	4.2.2 Design Requirements	46
1.4 Glossary	16	4.3 Hunsdon Airfield Park - CA2	48
2. The Landscape Masterplan	19	4.3.1 Character	49
2.1 The Landscape Masterplan	20	4.3.2 Design Requirements	50
2.2 Vision Plan	21	4.4 A Connected Landscape	52
2.3 The Illustrative Masterplan	22	4.5 Home Wood & Gibson's Shaw - CA3	54
3. The Regulatory Plans	25	4.5.1 Character	55
3.1 The Regulatory Plans	26	4.5.2 Design Requirements	56
3.1.1 Regulatory Plans Legend	38	4.6 Gilston Fields - CA4	58
		4.6.1 Character	59
		4.6.2 Design Requirements	60
		4.7 Gilston Park - CA5	62
		4.7.1 Character	63
		4.7.2 Design Requirements	64
		4.8 Hunsdon Community Park - CA6	66
		4.8.1 Character	67
		4.8.2 Design Requirements	68
		4.9 Strategic Green Corridors - CA7-13	70
		4.9.1 Eastwick Valley Corridor, Eastwick Village Corridor and Eastwick Hall Green Corridor - CA7-9	71
		4.9.2 Design Requirements	72
		4.9.3 Golden Brook Riparian Corridor - CA10	74
		4.9.4 Fiddler's Brook Green Corridor - CA11	76
		4.9.5 Channocks Farm Green Corridor - CA12	78
		4.9.6 Maplecroft Wood & Great Pennys Farm - CA13	80



Fig.01 Illustrative View of the Gilston Area

Preface

The Strategic Landscape Masterplan (SLMP) for the Gilston Area has been prepared in the context of the two outline planning permissions [for Villages 1 to 6 and Village 7 of the Gilston Area which were granted by East Herts District Council (EHDC) on 9th January 2025], as well as the applicable statutory Development Plan documents and relevant guidance, including the Gilston Area Concept Framework, the EHDC Gilston Area Charter Supplementary Planning Document (SPD) and the Harlow and Gilston Garden Town (HGGT) Vision and Design Guide.

The SLMP covers the strategic landscape to the west of the site, as well as between villages, and will have regard to the interface within the developable area of Villages 1-7 beyond as well as design principles that may be applicable to the Gilston Area as a whole.

This Part B Design Code forms a key document of the SLMP as required under the terms of the outline planning permission. Together with the SLMP Regulatory Plans, which set out how the Design Code applies spatially to the masterplan area, the SLMP Design Code provides a comprehensive overview of the mandatory requirements and recommendations for the design of the landscape within the SLMP area. Once approved, the SLMP Design Code and Regulatory Plan will guide future detailed ‘reserved matters’ applications (RMA).

The SLMP is underpinned by a thorough review of site constraints and analysis of opportunities which are presented within Section A of the SLMP.

The Design Code has been developed in consultation with local authorities, key statutory & non-statutory bodies, local community representatives, and through public consultation. The contribution of these groups has been a hugely important and valued part of the process of defining the key design parameters needed to take the landscape proposals forward from outline planning into design coding which defines the scope and quality of the detailed proposals which are to be developed at RMA stage.

The SLMP Design Code and Regulatory Plan will be a core reference document over the life-time of the Gilston Area design development, implementation and onward establishment of landscape stewardship. It therefore must provide both a clear vision for the long-term outcomes and design quality to be delivered, and a suitable level of flexibility to allow for creative and innovative design solutions and appropriate responses in the context of a changing climate, biodiversity enhancement and rapidly changing technologies. The SLMP must lay the framework for navigating these wider concerns whilst also maintaining a site-specific response which celebrates the incredible ecological, landscape and historic environment of the site and provides the basis for the future landscape to flourish, for the benefit of existing and new communities, as well as the natural environment.



Part B

A Masterplan which is sensitive to the surrounding context and rooted in a sense of place



Introduction

Chapter 1

1.1 Introduction to the Design Code	12
1.2 How to use the Regulatory Plans	13
1.3 Using The Design Code	14
1.4 Glossary	16

1.1 Introduction to the Design Code

Status of the Design Code

The East Herts District Plan (EHDP) (2018) and Gilston Area Neighbourhood Plan (GANP) (2021) provide for the development of the new Gilston Area community, across seven distinct villages, based on Garden City principles. In February 2023, East Herts District Council (EHDC) resolved to grant outline planning permission for the creation of 8,500 homes, plus supporting development, infrastructure and open space which comprises Places for People’s development of Villages 1 to 6, known as the Gilston Park Estate. In March 2023, EHDC resolved to grant planning permission for Taylor Wimpey’s development of Village 7 (Ref. No. 3/19/1045/OUT and 3/19/2124/OUT respectively). Permission was granted on 9th January 2025.

The EHDP requires the production of a masterplan for all significant development proposals (Policy DES1). The Gilston Area Charter Supplementary Planning Document (Charter SPD) (2000) has been produced by EHDC through engagement with landowners, key stakeholders and representatives from the local community to help guide the planning and delivery of development and infrastructure within the Gilston Area. The Charter sets out the role of the Strategic Landscape Masterplan (SLMP), and Village Masterplans, the process for production of the documents and the required content of masterplan submissions.

The Charter SPD states that “given the scale of development in the Gilston Area, individual Masterplans will be required for each of the Gilston Area villages, together with an overarching Strategic Landscape Masterplan that will address the strategic elements of the development and the important network of green spaces that will knit the villages together and integrate the area into its wider context” (para 2.5).

“Each Gilston Area Masterplan will be supported by a Design Code and together they will provide an added layer of detail to the evolving plans for the Gilston Area, building on the parameters and commitments secured at the outline planning application stage and the work already undertaken in the Gilston Area Concept Framework” (para 4.7).

“Once approved the Masterplans and their associated Design Codes will form a framework to guide Reserved Matters applications (and any relevant detailed planning applications) for development plots or buildings that follow” (para 4.8).

The content of the SLMP must align with the parameters established through the outline permissions, the statutory Development Plan documents and take account of relevant guidance including the Gilston Area Concept Framework and the Harlow and Gilston Garden Town (HGGT) Vision and Design Guide. The SLMP will also be supported and informed by up to date technical work such as topographical surveys, and flood risk assessments.

In accordance with the Charter SPD, Places for People & Taylor Wimpey have agreed a SLMP Scope and SLMP Engagement Strategy with the Project Lead Group (PLG) comprising EHDC, Hertfordshire County Council (HCC), and the two developers. The SLMP Scope (November 2023) sets out a summary of the key planning policy and guidance documents that relate to the SLMP, provides an overview of the planning delivery process for the Gilston Area, and confirms the proposed spatial extent and scope of the SLMP submission. The SLMP Engagement Plan (December 2023) sets out the policy context for engagement, the engagement principles and objectives, and the engagement process, including reporting and performance indicators.

The SLMP covers the northwest portion of the site (designated as ‘community open space land’ by EHDP Policy GA1), as well as the land in between the Villages 1-6 and 7 (i.e. outside the ‘village developable areas’ as defined on the Village 1-6 and V7 Parameter Plans). The developable area boundary, as defined on the Village 1-6 and V7 Parameter Plans, represents the transition from the SLMP to the village masterplans. The SLMP will not set details for the developable area, but it acknowledges that at detailed stage, landscapes in proximity to village developable area should be designed to have continuity, and should be designed so the boundary between the two is not discernible. It is considered important that decisions within the SLMP boundary have regard to the interface within the village beyond and vice versa.

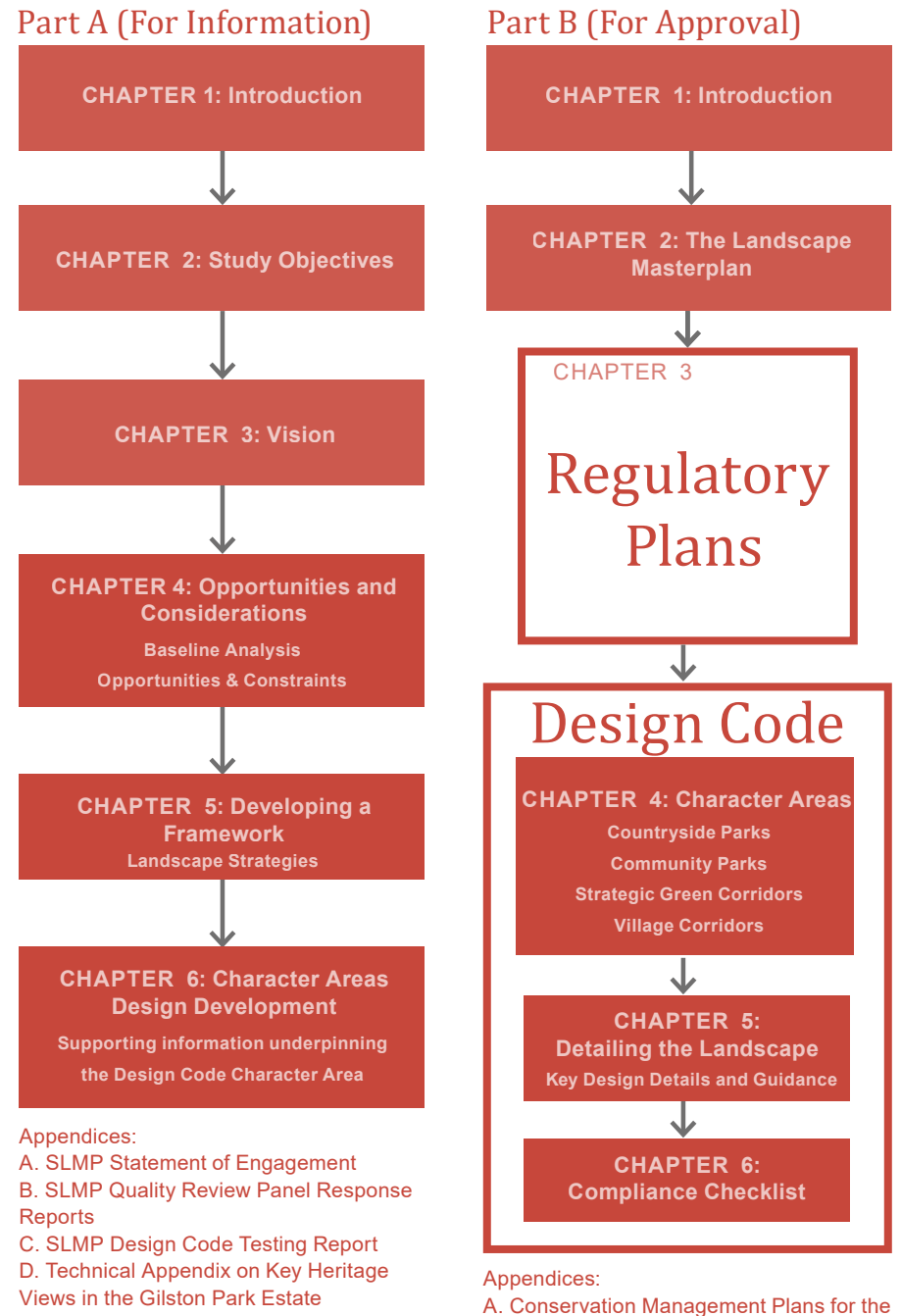
The SLMP will be supported by a Design Code. The Design Code will establish elements that are considered to contribute to the creation of high quality place making, including both strategic and detailed elements. A Regulatory Plan will be produced in support of each Design Code to illustrate how the code relates spatially to land within the SLMP, and will be illustrated on a scalable drawing.

The SLMP Design Code is consistent with, and provides an enhanced level of detail to the outline planning permissions (OPP), and should therefore be read in conjunction with the Development Specifications and Parameter Plans of these permissions.

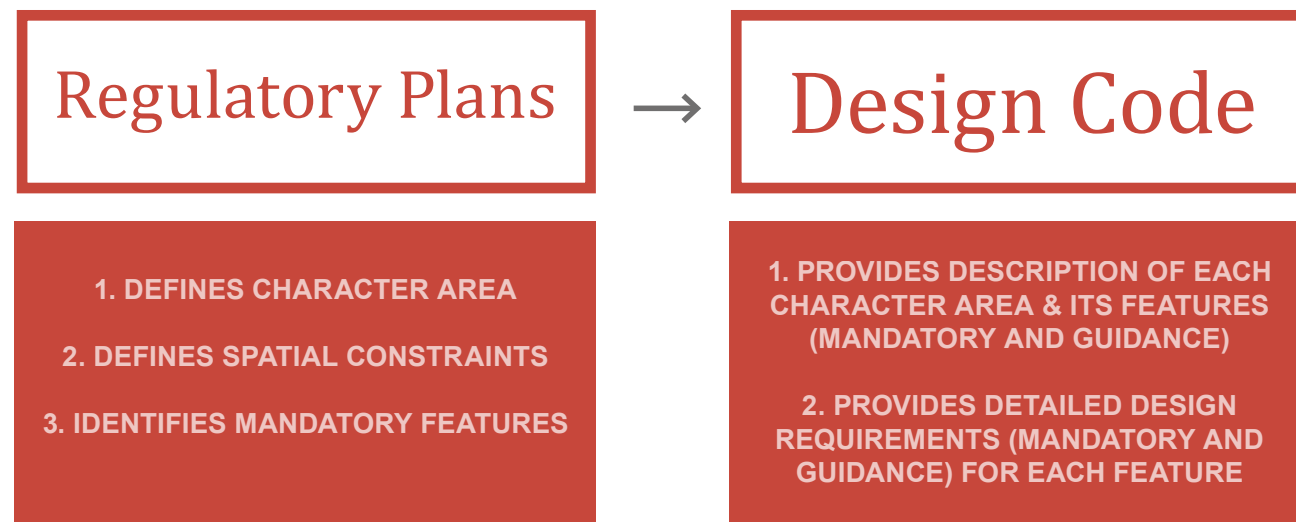
The Design Code draws upon national planning policy and guidance; best practice design and design coding guidance (including the National Model Design Code); HCC and EHDC planning policy and guidance; and other guidance such as the CIRIA C753 SuDS Manual (2015), Health Placemaking, Design Council (2018); Building for Life 12 (2015); Active Design (2015) and Active Design, Principles into Practice (2019). Further details are set out in SLMP Part A.

SLMP Documents

The SLMP report is split into two documents, as illustrated in the adjacent diagram. Part A, incorporates the study objectives, baseline mapping, analysis and strategies of the study, together with specific studies within the Character Areas section. This document is for Information. Part B (this document) is for Approval and contains the SLMP Regulatory Plans and Design Code.



1.2 How to use the Regulatory Plans



The Regulatory Plans

The Regulatory Plans form the overriding design control tool and inform the structure of the Design Code. Full-size copies of the Regulatory Plans are provided within Section 3 of this document. The Design Code must be read alongside the accompanying Regulatory Plans.

There are 11No. Regulatory Plans for the SLMP, incorporating a 1:10,000 scale Strategic Site Wide Regulatory Plan and 10No. 1:2500 scale Regulatory Plans. The regulatory plans are for approval, and all subsequent reserved matters applications in the strategic landscape area are required to be in accordance with them. Their content is explained in more detail in subsequent chapters within the document that relate to the Regulatory Plan's key.

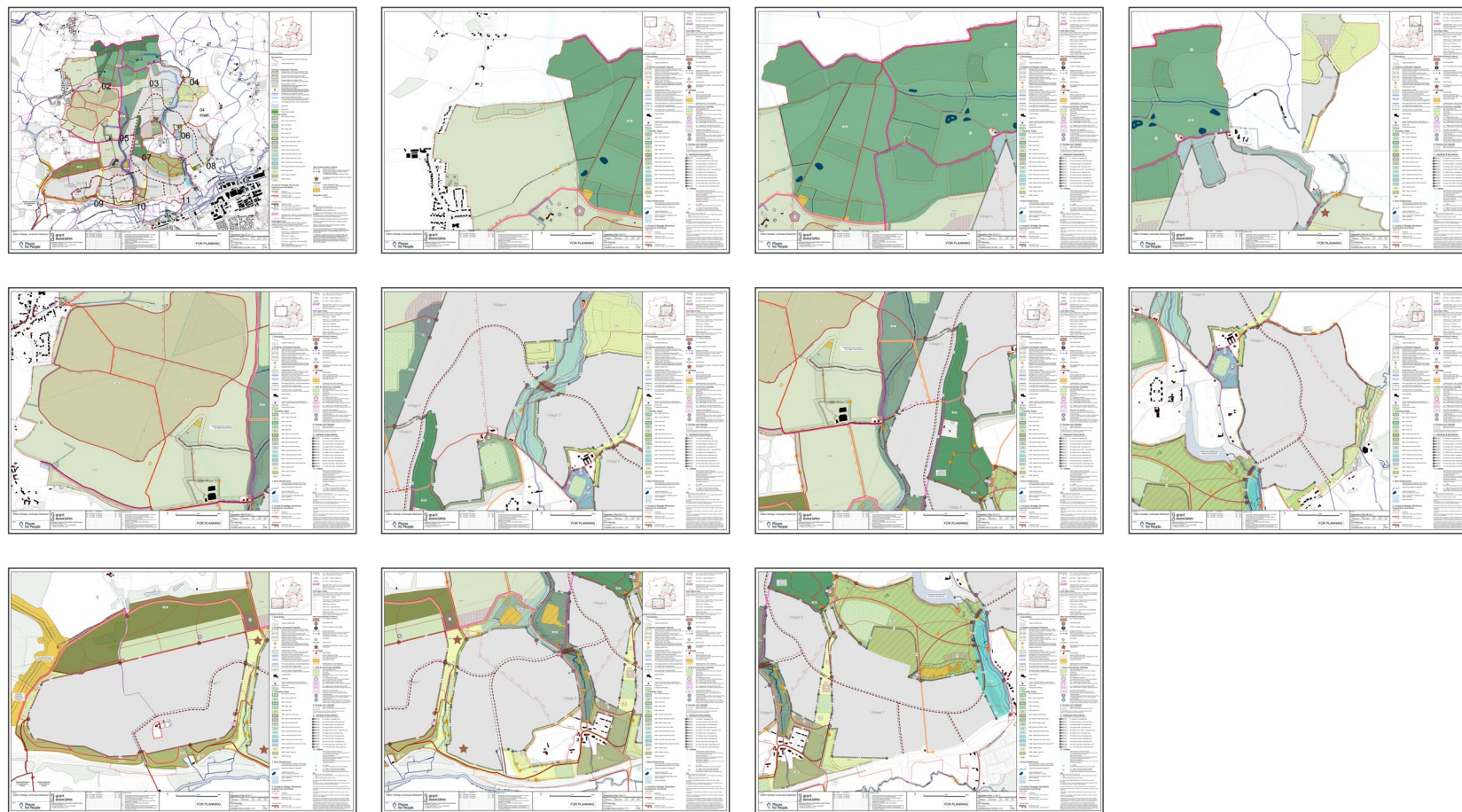
The Regulatory Plans define the key features and fixes for the landscape design of each area, together with a record of the location of controlling requirements, illustrating where these overlap and relate to the proposed landscape areas. The Regulatory Plans also define the spatial extent of each Character Area of the SLMP which form the basis of the Design Code structure.

Key information contained within the Regulatory Plans is as follows:

- Boundaries
- Character Areas
- Access & Strategic Movement
- Existing Landscape Features
- Ecology and Habitats
- Blue Infrastructure
- Heritage
- Activity & Use
- Public Realm (Interfaces and Utilities)

Whilst the components of the Regulatory Plans are mandatory requirements of the SLMP and must feature in future RMA designs, the precise location of certain features requires flexibility in order to respond to further design detail. Where this is the case the Regulatory Plan legend clearly identifies where an item is shown as an indicative location only in order to enable the most appropriate detailed design response at reserved matters stage. The Design Code then provides further information on requirements and guidance for how these items are located in the RMA design.

Regulatory Plans Illustrative Reference



1.3 Using The Design Code

The Regulatory Plans

The Regulatory Plans are the starting point for all RMA work for the Gilston Area. These define key features and fixes for the SLMP Landscape Areas and provide an overview of where controlling requirements are located and overlap. The Regulatory Plans also define the spatial extent of each Character Area of the SLMP.

The Design Code - Document Structure

Within the Design Code document section 1 gives an introduction to the Design Code; section 2 presents the landscape vision, and SLMP illustrative masterplan; section 3 provides full size copies of the Regulatory Plans; section 4 'Character Areas' establishes the principles for the character areas which form the spatial framework of design code. Detailed topics are covered within section 5 'Detailing the Landscape',

The Design Code - Fixes, Guidance and Terminology

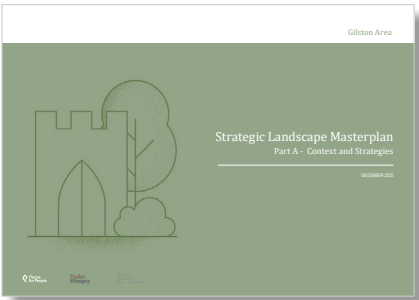
Within the Design Code, mandatory requirements use the term **'must'**. Recommendations use the term **'should'**. Design options use the terms 'could', 'can' and 'may'.

The Design Code - Character Areas Section

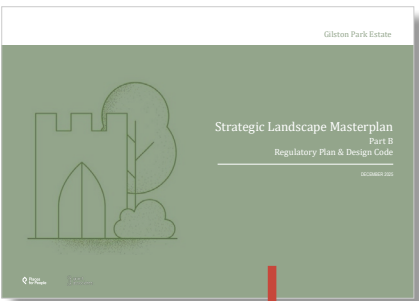
The Character Areas identified within the Regulatory Plan form the structure for the Design Code document. The 'Character Areas' section of the Design Code sets out the overall landscape character, mandatory requirements and design guidance covering each SLMP area. This section specifies the key features of each Character Area, (for example SuDS) and points to the further detailed section where requirements and guidance for this particular topic are to be found. Detailed topics are highlighted in bold to flag that there is further information within the Code on these items.

In order to provide a visual aid to the Character Area content, an illustrative plan is provided to accompany the mandatory requirements and design guidance for each Character Area. This plan provides an example for how the features of the area can be brought together and provides an illustration of the overall character and relationships between elements that is to be achieved through the detailed design.

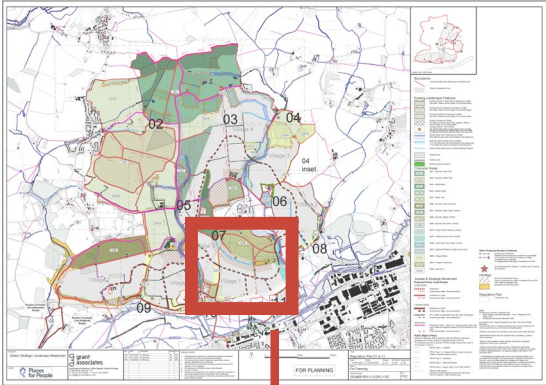
Part A - Context & Strategies



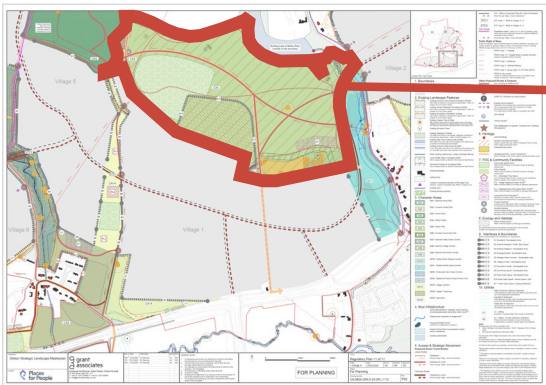
Part B - Reg Plan & Design Codes



Strategic Site Wide Reg Plan



1:2500 Reg Plan



Character Area Design Principles & Requirements

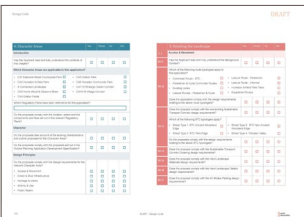


Detailing Topic - Typology & Requirements



RMA Design Proposal

Checklist



The Design Code - Details Section

The Details section of the Design Code provides specific mandatory requirements and design guidance on key topics for the SLMP landscape. It is organised into the following overarching topics:

- Access & Strategic Movement
- Green & Blue Infrastructure
- Heritage & Views
- Activity & Use
- Placemaking

These apply to all relevant areas of the SLMP landscape, with specific situations highlighted through presentation of multiple typologies where applicable.

The Design Code - Checklist

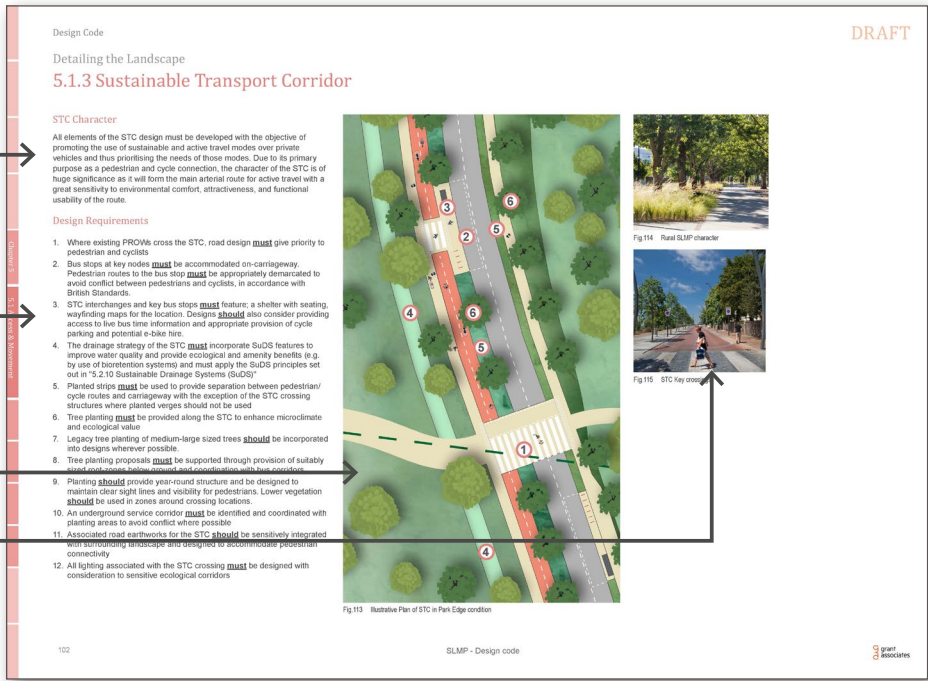
A Compliance Checklist is included in the Appendices to provide those delivering the strategic landscape with a tool to review their proposed designs and check that they are in compliance with the SLMP Design Code & Regulatory Plan. All reserved matters applications must demonstrate compliance with the SLMP Design Code and Regulatory Plan. A completed copy of the checklist must be provided with each application to confirm that it is in compliance with the Design Code, or if not, provide suitable justification for any departures from the SLMP Design Code and/or Regulatory Plan. It is recognised that there may be circumstances where it is not possible or desirable to comply with the Design Code. This may be due to technical site constraints/opportunities or changes in policy or legislation which require an alternative approach. There may also be situations where a non-compliant solution can be demonstrated to be a better design solution and/or the result of an opportunity provided by advancements in technology or manufacturing. In all cases, departures from the Design Code will only be acceptable when a rationale for an alternative approach can be justified through supporting documentation, such as the Compliance Checklist accompanying the reserved matters applications

Area/Feature description

Design Requirements.
Mandatory design fixes & requirements (**must** and **should**)

Indicative illustration

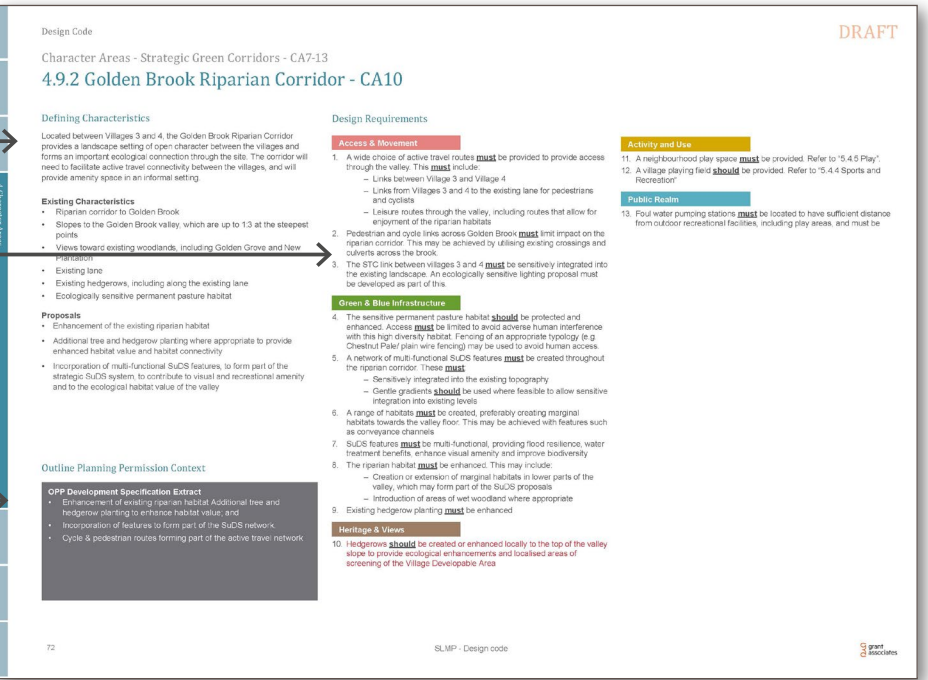
Illustrative reference images



Area/Feature description

Design Requirements.
Mandatory design fixes & requirements (**must** and **should**)

Key background context (grey box)



Introduction

1.4 Glossary

The Study and Plans

SLMP / Strategic Landscape Masterplan

This refers to the study which has been undertaken to develop the Regulatory Plan and Design Code outputs for the strategic landscape of the Gilston Area

Illustrative Masterplan

This refers to the site-wide drawing of indicative proposals for the Gilston Area which brings together the design and technical studies undertaken by the design team and informs the SLMP Regulatory Plan and Design Code

Illustrative Landscape Plan

This is the rendered plan created to provide an illustrative impression of how the proposals of the SLMP are envisioned to be realised within the existing landscape

Regulatory Plans

The 1:10,000 Strategic Site Wide Regulatory Plans and 10No. 1:2500 Regulatory Plans form the key drawings which define the constraints and requirements for future RMA design of the strategic landscape of the Gilston Area. These plans, together with the Design Code are the formal SLMP documents to be submitted for Approval.

Character Area Plans

These plans provide an illustrative representation of how the required features of each Character Area could come together. They also illustrate the overall character required for each space.

Glossary

AGP

Artificial grass pitch

BNG

Biodiversity Net Gain

CDM

Construction (Design and Management) Regulations 2015

EHDC

East Herts District Council

HCC

Hertfordshire County Council

HGGT

Harlow & Gilston Garden Town

MHCLG

Ministry of Housing, Communities & Local Government

LPA

Local Planning Authority

OPA

Outline Planning Application

OPP

Outline Planning Permission

PROW

Public Right of Way

POS

Public Open Space

Riparian habitat

Habitat at the interface of land and a river or stream.

RMA

Reserved Matters Application

RPA

Root Protection Areas

SuDS

Sustainable Drainage Systems

STC

Sustainable Transport Corridor

V1MP

This is the Village 1 Masterplan, which has been developed in parallel with the SLMP

V1-6

Village 1-6. This is the Development of the former- Gilston Park Estate, being brought forward by Places for People

V7MP

This is the Village 7 Masterplan, which has been developed in parallel with the SLMP

V7

Village 7. This is the Development of the former- Briggens Estate, being brought forward by Taylor Wimpey

V7 OPP

This is the Outline Planning Permission for Village 7

Page Intentionally Left Blank



The Landscape Masterplan

Chapter 2

2.1 The Landscape Masterplan	20
2.2 Vision Plan	21
2.3 The Illustrative Masterplan	22

Introduction

2.1 The Landscape Masterplan

Key Design Principles

The SLMP sets out a vision for landscape as the foundation for a truly sustainable new community to be established in the Gilston Area which is embedded in its sense of place. The study recognises that a landscape-led approach is at the heart of meeting the ambitions of the Harlow and Gilston Garden Town, and will lead the future proposals towards achieving high design quality and addressing the landscape, social, and environmental challenges of the development. It will accomplish this through commitment to the following core principles:

- Placemaking and Stewardship
- Beauty and resilience
- Respecting and enhancing the existing landscape
- Creation of a sustainable and productive landscape
- Promoting healthy and sustainable lifestyles and a close contact with nature
- Addressing climate change and biodiversity emergencies

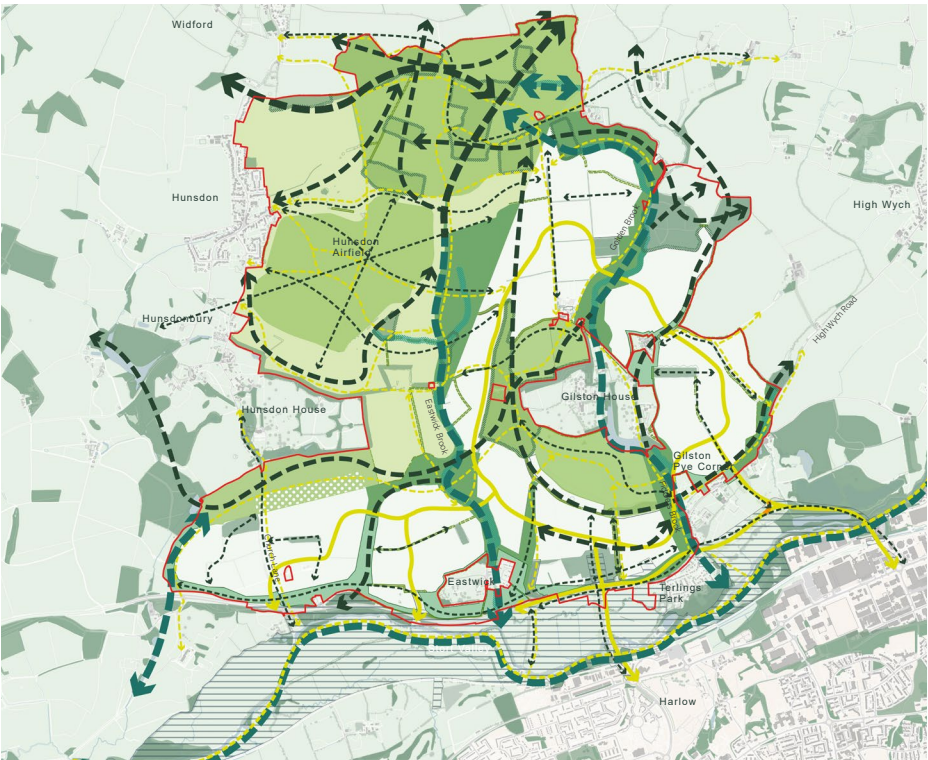
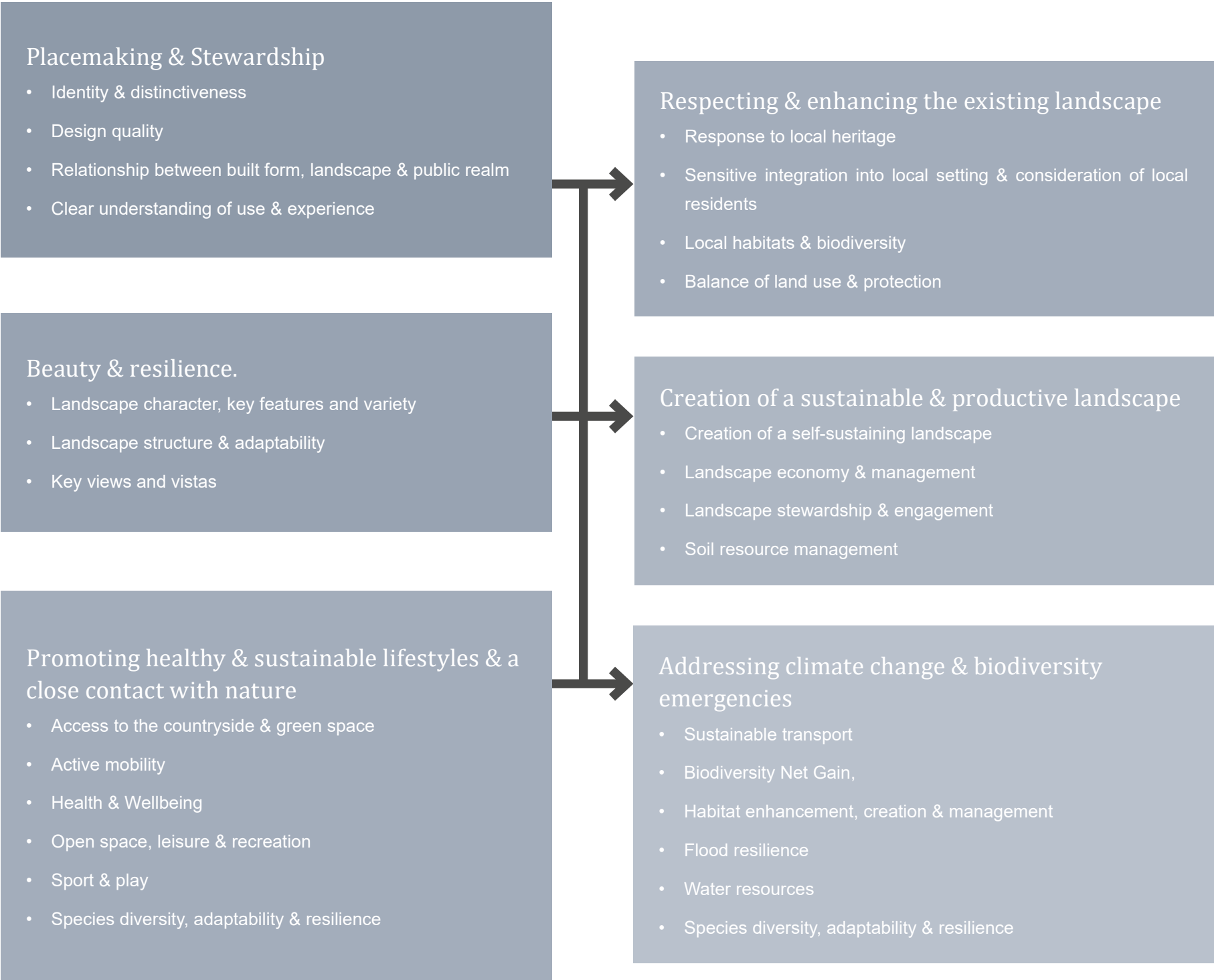


Fig.03 Green Infrastructure Strategy - Refer to Part A of the SLMP Report



Introduction
2.2 Vision Plan

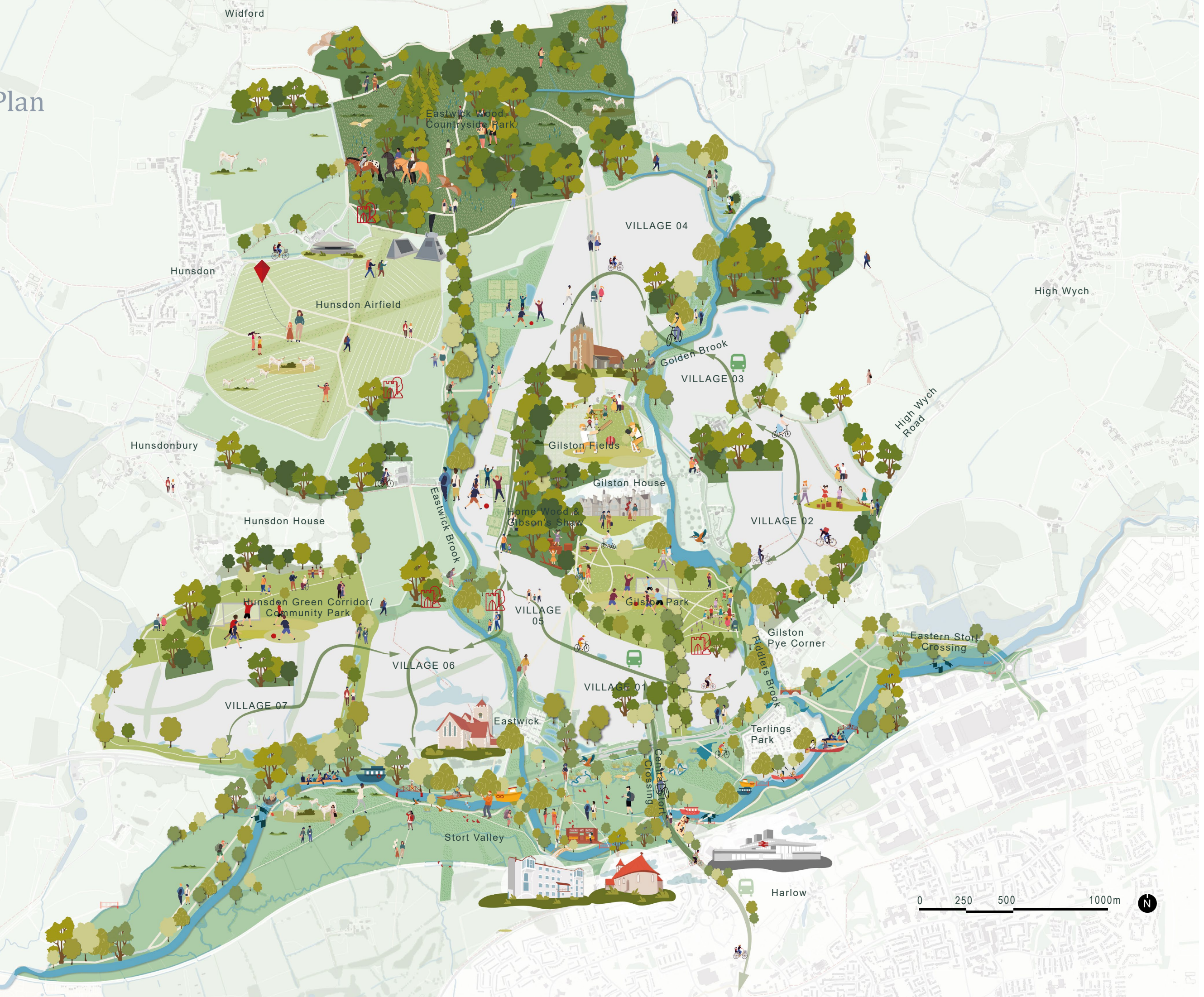


Fig.04 Vision Plan

Introduction

2.3 The Illustrative Masterplan

Illustrative Masterplan

An Illustrative Masterplan has been developed through the SLMP process as presented in the adjacent plan. This provides an illustrative spatial arrangement of the different character areas and features of the site as developed through the strategies defined within Part A of the SLMP report. This drawing does not have mandatory status. It provides an example of how the mandatory requirements in this document could come together to form an illustrative design.

The Illustrative Masterplan also brings together the technical studies developed by the multi-disciplinary design team to underpin the SLMP design process including strategic SuDS studies, levels studies, engineering studies of the STC Crossings, PROW strategies and consideration of access and parking, analysis of ecology and Biodiversity Net Gain, review of stewardship considerations, consideration of heritage assets and their potential for re-use, and coordination of interfaces with the Village 1 Masterplan.

KEY

- | | | |
|--|--|--|
| Combined Application Boundaries for Gilston Area | Village Developable Area | Existing Public Right of Way
For designation of route refer to detailed drawing |
| Existing Woodland | Play Area | Potential Pedestrian Crossing to Watercourse |
| Scheduled Ancient Monument | Community Growing Space | |
| Proposed Woodland | Nature Priority Zone | |
| Biodiverse Grassland | Existing Building | |
| Amenity Grassland | Gypsy and Travellers Site - Shown Indicatively | |
| Sports Pitches | Utilities Infrastructure | |
| Allotments | School sport | |
| Strategic SuDS Shown indicatively | Sealed Surface Path | |
| Flood Compensation Zones | Hoggin / Self Binding Gravel Path | |
| Fiddler's Brook Restoration (indicative realignment) | Bark Mulch or similar Path | |
| Scrub/Heath | Mown Grass Path | |
| Agricultural Land - Typologies to be Confirmed | Equestrian Trail / Bridleway
Grass or Gravel | |
| Water - Existing | Airfield Causeway
Mown Grass (Reinforced tbc) | |
| Proposed Wildlife Ponds | | |



Fig.05 Illustrative Masterplan



Fig.06 Illustrative Landscape Plan



The Regulatory Plans

Chapter 3

3.1 The Regulatory Plans

26

Introduction

3.1 The Regulatory Plans

Regulatory Plans

An introduction to the purpose and use of The Regulatory Plans is provided in sections 1.3 and 1.4 of this document.

These core SLMP documents bring together material from the OPP Parameter Plans, OPP Development Specifications and subsequent proposals and information developed through the SLMP design process. The plans provide the following:

- Location of key opportunities and constraints (including sensitive heritage areas, ancient woodland, hedgerows and veteran trees),
- Define the extent of each character area (which are further defined through the Character Areas section of the design codes),
- Define key routes to be included (with fixed entry points but flexibility in their final alignment),
- Represent the number, type and location of facilities including sports facilities, play areas, club-houses, allotments and community orchards
- Define the indicative overall zones where strategic SuDS features are to be incorporated
- Define the overall alignment and crossing points of the Sustainable Transport Corridor
- Identify typologies for key interfaces with the future Villages

Design Requirements - Overlapping features

Whilst the SLMP Regulatory Plans focus exclusively on SLMP areas, a number of strategic features, including SuDS and movement routes, necessarily overlap between the SLMP extent and Village Developable Areas.

As with all boundaries between the SLMP and Village Masterplans it is essential that future RMA proposals are informed by all relevant masterplans within and immediately adjoining their project area.

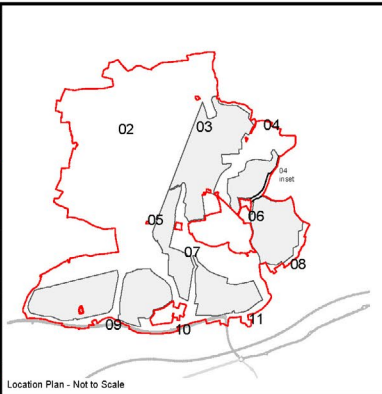
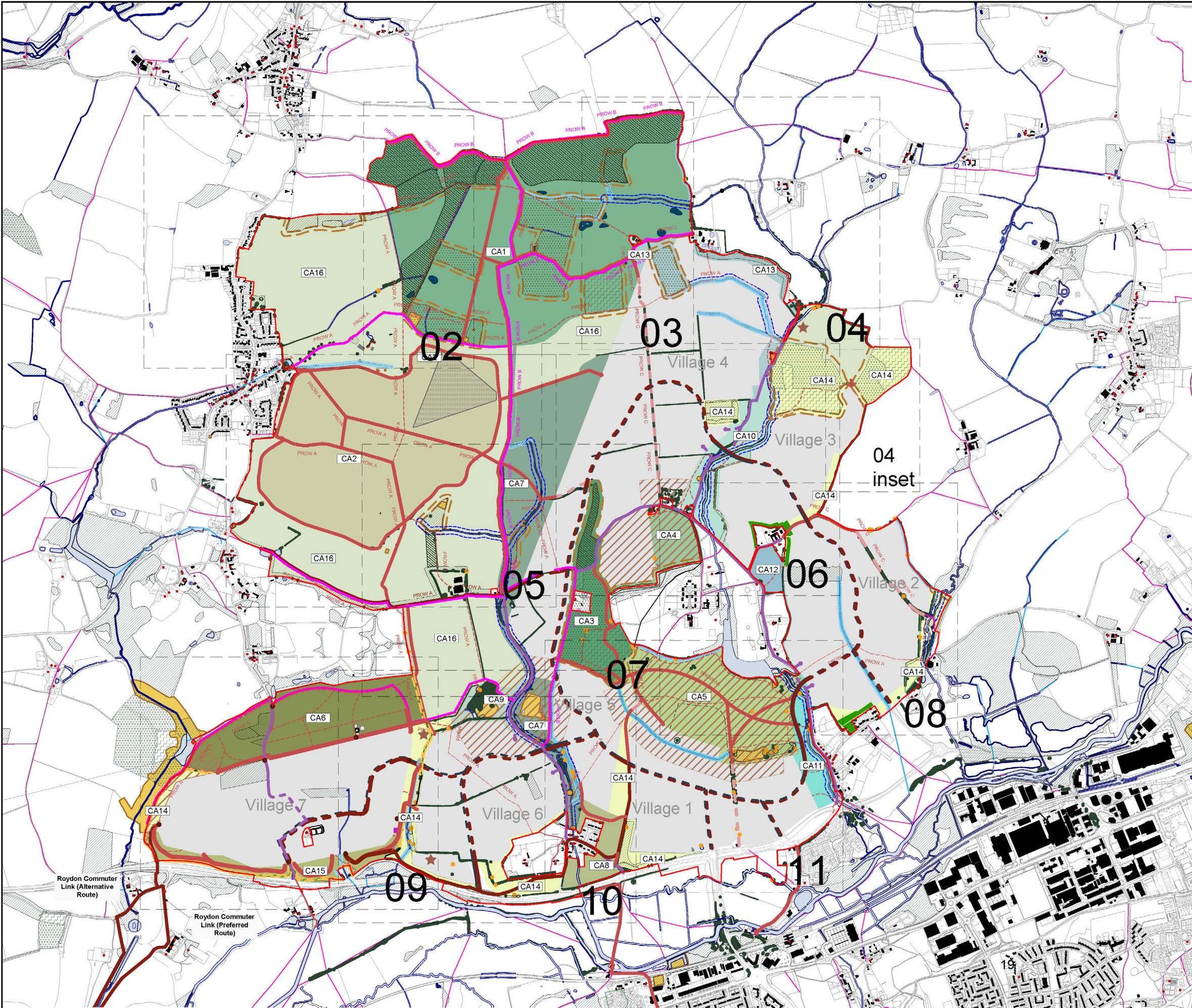
In addition, for overlapping features, designers **must** apply all mandatory design requirements of the SLMP design code relevant to that feature and its location and to use these, together with Village Masterplan requirements to establish overarching principles to guide the design at RMA stage. These should cover the following topics:

- Function & use of the space / feature
- Access strategy
- Views & relationship to built form (including ancillary buildings & infrastructure)
- Levels integration
- Ecological requirements & aspirations
- Heritage response (where applicable)
- Planting and material character
- Where haul roads or other construction features are required as part of the delivery of the Gilston Area, these features should be sensitively and safely incorporated into the landscape until they are no longer required, after which, the land must be developed in accordance with the relevant reserved matters approval

In instances where this is not possible or a better solution is identified; any departures will have to be justified through the compliance checklist process.

Where applicable, these principles **must** be agreed between multiple developers / project teams such that there is clarity in design objectives, and unified design outcomes are achieved.

Where appropriate project teams **must** coordinate on proposals in order to ensure cohesion and a blurring of strategic boundaries, such that these are not discernible within the built scheme.



Boundaries

- Combined Application Boundaries for Gilston Area
- Village Developable Area

Existing Landscape Features

- Existing Ancient & Semi-Natural Woodland & Buffer 20m buffer - Refer to Part B Chapter 5.2.3 for further details
- Existing Ancient Replanted Woodland & Buffer 20m buffer - Refer to Part B Chapter 5.2.3 for further details
- Existing Woodland & Plantation & Buffer 10m buffer - Refer to Part B Chapter 5.2.3 for further details
- Existing Hedgerow & Buffer See buffer from centre of the existing hedgerow - Refer to Part B Chapter 5.2.3 for further details
- Existing Veteran Tree & Buffer NB: Veteran trees based on arboricultural survey & ecology findings. Not all trees have defined buffer zones at this stage but statutory requirements regarding buffer zones apply to all
- Existing Main River Watercourse & Buffer 20m buffer from each side of the centreline of the watercourse
- Existing Ordinary Watercourse & Buffer V7: 10m buffer each side of the centreline of the watercourse V7: 8m buffer each side of the centreline of the watercourse
- Other existing watercourse / surface drainage features

Character Areas

- CA1 - Eastwick Wood Park
- CA2 - Hunsdon Airfield Park
- CA3 - Home Wood
- CA4 - Gilston Fields
- CA5 - Gilston Park
- CA6 - Hunsdon Community Park
- CA7 - Eastwick Valley Green Corridor
- CA8 - Eastwick Village Corridor
- CA9 - Eastwick Hall Green Corridor
- CA10 - Golden Brook Riparian Corridor
- CA11 - Fiddler's Brook Green Corridor
- CA12 - Channocks Farm Green Corridor
- CA13 - Maplecroft Wood & Great Pennys Farm
- CA14 - Village Buffers
- CA15 - Village 7 Greenway
- CA16 - Agriculture

Access & Strategic Movement

Proposed Active Travel Routes

Leisure Routes

- Pedestrian* Route through Village - shown indicatively**
- Pedestrian & Cycle* Route through Village - shown indicatively**

Commuter Routes

- Pedestrian & Cycle* Route through Village - shown indicatively**
- STC - Refer to Parameter Plans for Limits of Deviation* Route through Village - shown indicatively**

Other Routes

- Equestrian routes - Refer to 5.1.2. May be parallel to other active route. Brideways denoted by additional PROW B annotation as shc below
- Route through Village - shown indicatively**

Public Right of Ways

Shown for reference, refer to Definitive Maps for definitive alignment, typologies and naming. Subject to separate statutory process. For illustrative overview of existing PROWs through Gilston Area, refer to 'V10 Access' in Part A

Other Proposed Routes & Features

- Existing Lane Diversion* Potential to divert existing lane connection to accommodate STC crossing and provide new connections to Village Developable Area as indicated To be determined at RMA stage in coordination with VMP
- Site Safeguarded for Gypsies, Travellers and Travelling Showpersons

Heritage

- Sensitive Development Areas Shown in SLMP area only. Refer to Parameter Plans for SDA within Village Developable Areas
- Scheduled Ancient Monument

Regulatory Plan

1:2500 Plan Tiles

NOTE

Drawings are to be read in conjunction with:

- Gilston Strategic Landscape Masterplan - Part B - Regulatory Plan & Design Code
- Development Specification (December 2022)

For proposals within Village Developable Area, refer to the relevant Village Masterplan. Any information shown in Village Developable Areas is shown indicatively and will be brought forward as part of relevant Village Masterplan.

All features and locations are mandatory requirements unless stated otherwise.

*Requirement of feature within the Character Area is mandatory. Location is shown indicatively.

**Delivery of route typology to deliver strategic connectivity is mandatory. Alignment of route is shown indicatively.

***Existing routes through villages are shown indicatively to demonstrate strategic connectivity across the Gilston Area. Design and alignment are subject to relevant Village Masterplans. For proposed strategic routes refer to OPP Parameter Plan 4.

****The Regulatory plan defines areas that can accommodate Strategic SuDS associated with the Villages. The precise location, configuration and extent of the SuDS zones will be determined by the Strategic and Village SuDS Strategies and in future reserved matters applications. Localised SuDS features within the SLMP and Villages are not included in this plan. This does not preclude creation of appropriate localised SuDS features to manage surface water within the landscape.

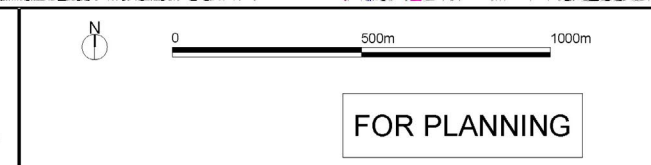
PROJECT
Gilston Strategic Landscape Masterplan

grant associates
Landscape Architecture, Urban Design, Creative Ecology
22 Milk Street, Bath BA1 1UT
T: +44 (0) 1225 332664, F: +44 (0) 1225 420803
E: info@grant-associates.co.uk

Rev.	Date	Description	Drawn	Chd
P00	25.03.2025	For Planning	GV	NW
P01	05.12.2025	For Planning	GV	NW
P02	12.02.2026	For Planning	GV	NW

GENERAL NOTES:

- All dimensions and levels to be checked and verified on site before commencing any work or producing shop drawings
- This drawing is to be read in conjunction with all other relevant drawings, specifications and schedules.
- Any discrepancy concerning the drawings should be referred to the originator / CA immediately.
- All dimensions in millimetres unless noted otherwise.
- All levels in metres.
- Existing service alignments to be checked on site by the contractor on site by the contractor prior to construction work commencing.
- The content of this drawing is to be read in conjunction with the latest project CDM risk register.



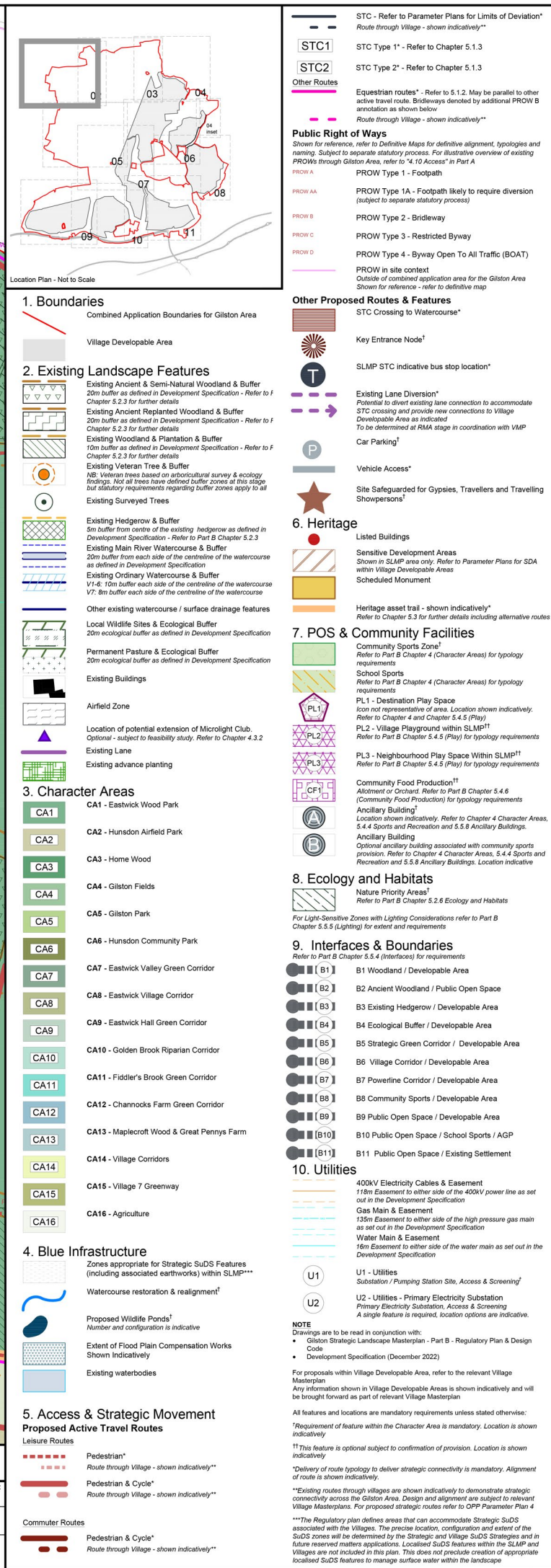
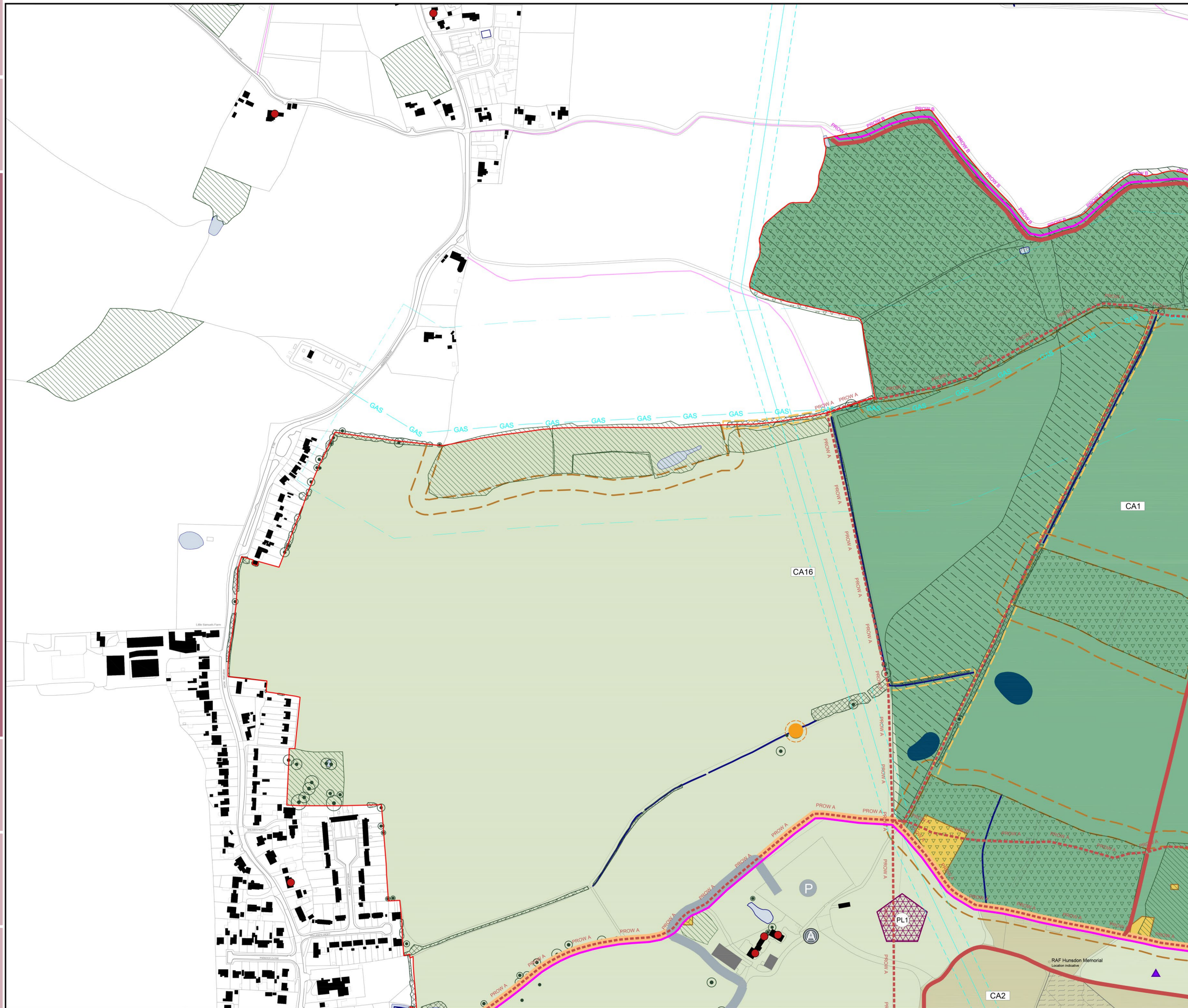
TITLE
Regulatory Plan 01 of 11

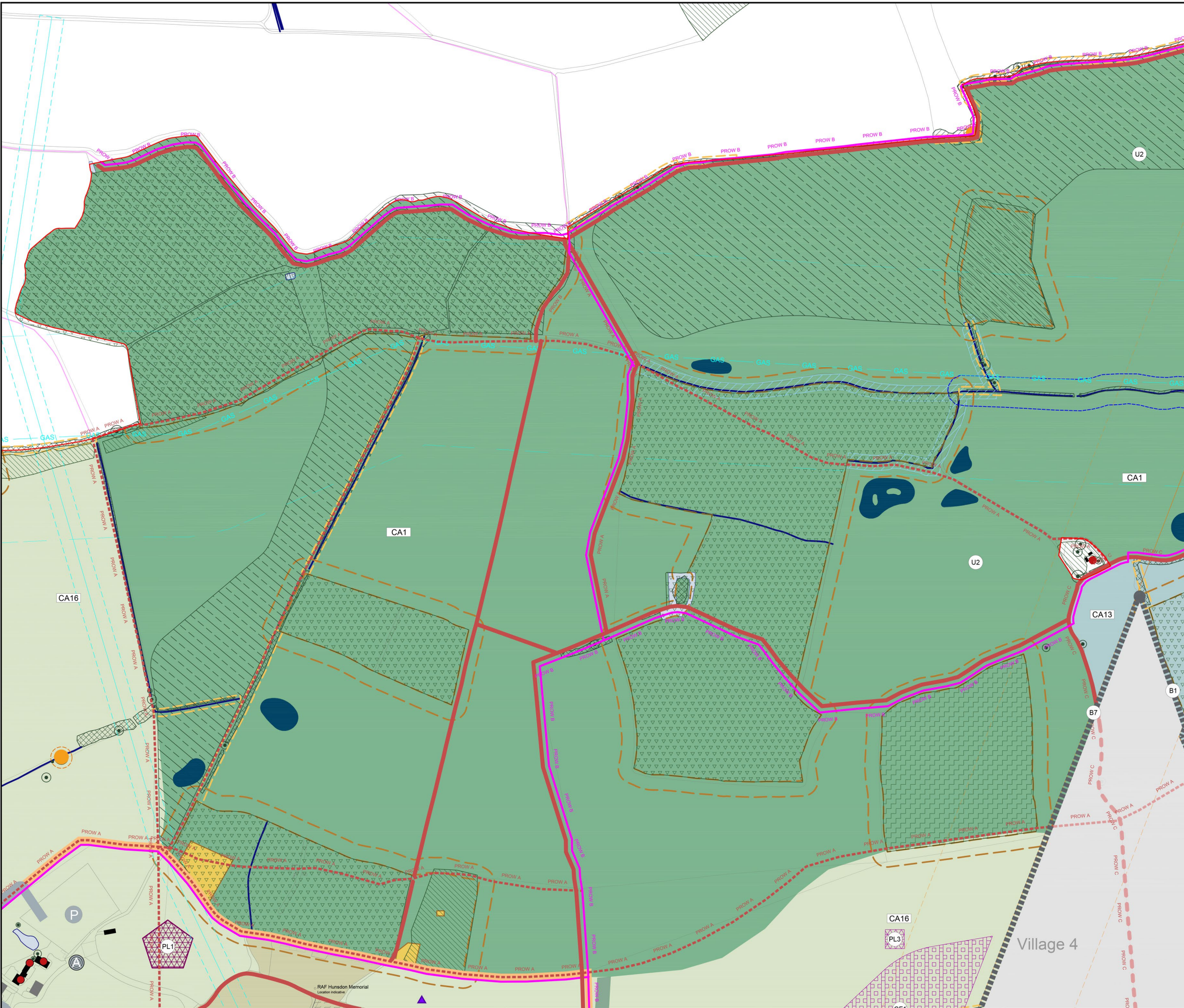
Scale: 1:10000 @ A1 Date: 25/03/2025 Drawn: GV Checked: NW Approved: DN

Status: For Planning

Drawing Number: GSLM605-GRA-X-XX-DR-L-1102

Rev: P02





STC1
STC2
Other Routes

Public Right of Ways

PROW A
PROW AA
PROW B
PROW C
PROW D

Other Proposed Routes & Features

Key Entrance Node[†]
SLMP STC indicative bus stop location[†]
Existing Lane Diversion[†]
Car Parking[†]
Vehicle Access[†]
Site Safeguarded for Gypsies, Travellers and Travelling Showpersons[†]

6. Heritage

Listed Buildings
Sensitive Development Areas
Scheduled Monument
Heritage asset trail - shown indicatively[†]

7. POS & Community Facilities

Community Sports Zone[†]
School Sports
PL1 - Destination Play Space
PL2 - Village Playground within SLMP^{††}
PL3 - Neighbourhood Play Space Within SLMP^{††}
Community Food Production^{††}
Ancillary Building[†]

8. Ecology and Habitats

Nature Priority Areas[†]
For Light-Sensitive Zones with Lighting Considerations refer to Part B Chapter 5.5.5 (Lighting) for extent and requirements

9. Interfaces & Boundaries

B1 Woodland / Developable Area
B2 Ancient Woodland / Public Open Space
B3 Existing Hedgerow / Developable Area
B4 Ecological Buffer / Developable Area
B5 Strategic Green Corridor / Developable Area
B6 Village Corridor / Developable Area
B7 Powerline Corridor / Developable Area
B8 Community Sports / Developable Area
B9 Public Open Space / Developable Area
B10 Public Open Space / School Sports / AGP
B11 Public Open Space / Existing Settlement

10. Utilities

400kV Electricity Cables & Easement
Gas Main & Easement
Water Main & Easement
U1 - Utilities
U2 - Utilities

NOTE

Drawings are to be read in conjunction with:
• Gilston Strategic Landscape Masterplan - Part B - Regulatory Plan & Design Code
• Development Specification (December 2022)

For proposals within Village Developable Area, refer to the relevant Village Masterplan
Any information shown in Village Developable Areas is shown indicatively and will be brought forward as part of relevant Village Masterplan

All features and locations are mandatory requirements unless stated otherwise:
*Requirement of feature within the Character Area is mandatory. Location is shown indicatively.
†This feature is optional subject to confirmation of provision. Location is shown indicatively.
††Delivery of route typology to deliver strategic connectivity is mandatory. Alignment of route is shown indicatively.

***The Regulatory plan defines areas that can accommodate Strategic SuDS associated with the Villages. The precise location, configuration and extent of the SuDS zones will be determined by the Strategic and Village SuDS Strategies and in future reserved matters applications. Localised SuDS features within the SLMP and Villages are not included in this plan. This does not preclude creation of appropriate localised SuDS features to manage surface water within the landscape

1. Boundaries

Combined Application Boundaries for Gilston Area
Village Developable Area

2. Existing Landscape Features

Existing Ancient & Semi-Natural Woodland & Buffer
Existing Ancient Replanted Woodland & Buffer
Existing Woodland & Plantation & Buffer
Existing Veteran Tree & Buffer
Existing Hedgerow & Buffer
Existing Main River Watercourse & Buffer
Existing Ordinary Watercourse & Buffer
Other existing watercourse / surface drainage features
Local Wildlife Sites & Ecological Buffer
Permanent Pasture & Ecological Buffer
Existing Buildings
Airfield Zone
Location of potential extension of Microlight Club
Existing Lane
Existing advance planting

3. Character Areas

CA1 - Eastwick Wood Park
CA2 - Hunsdon Airfield Park
CA3 - Home Wood
CA4 - Gilston Fields
CA5 - Gilston Park
CA6 - Hunsdon Community Park
CA7 - Eastwick Valley Green Corridor
CA8 - Eastwick Village Corridor
CA9 - Eastwick Hall Green Corridor
CA10 - Golden Brook Riparian Corridor
CA11 - Fiddler's Brook Green Corridor
CA12 - Channocks Farm Green Corridor
CA13 - Maplecroft Wood & Great Pennys Farm
CA14 - Village Corridors
CA15 - Village 7 Greenway
CA16 - Agriculture

4. Blue Infrastructure

Zones appropriate for Strategic SuDS Features (including associated earthworks) within SLMP***
Watercourse restoration & realignment[†]
Proposed Wildlife Ponds[†]
Extent of Flood Plain Compensation Works Shown Indicatively
Existing waterbodies

5. Access & Strategic Movement

Proposed Active Travel Routes
Leisure Routes
Commuter Routes

Location Plan - Not to Scale

1. Boundaries

2. Existing Landscape Features

3. Character Areas

4. Blue Infrastructure

5. Access & Strategic Movement

STC - Refer to Parameter Plans for Limits of Deviation[†]
Route through Village - shown indicatively**

STC Type 1* - Refer to Chapter 5.1.3
STC Type 2* - Refer to Chapter 5.1.3

Equestrian routes* - Refer to 5.1.2. May be parallel to other active travel route. Bridleways denoted by additional PROW B annotation as shown below
Route through Village - shown indicatively**

Shown for reference, refer to Definitive Maps for definitive alignment, typologies and naming. Subject to separate statutory process. For illustrative overview of existing PROWs through Gilston Area, refer to "4.10 Access" in Part A

PROW Type 1 - Footpath
PROW Type 1A - Footpath likely to require diversion (subject to separate statutory process)
PROW Type 2 - Bridleway
PROW Type 3 - Restricted Byway
PROW Type 4 - Byway Open To All Traffic (BOAT)
PROW in site context
Outside of combined application area for the Gilston Area
Shown for reference - refer to definitive map

Other Proposed Routes & Features

Key Entrance Node[†]
SLMP STC indicative bus stop location[†]
Existing Lane Diversion[†]
Car Parking[†]
Vehicle Access[†]
Site Safeguarded for Gypsies, Travellers and Travelling Showpersons[†]

6. Heritage

Listed Buildings
Sensitive Development Areas
Scheduled Monument
Heritage asset trail - shown indicatively[†]
Refer to Chapter 5.3 for further details including alternative routes

7. POS & Community Facilities

Community Sports Zone[†]
School Sports
PL1 - Destination Play Space
PL2 - Village Playground within SLMP^{††}
PL3 - Neighbourhood Play Space Within SLMP^{††}
Community Food Production^{††}
Ancillary Building[†]
Location shown indicatively. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings.
Optional ancillary building associated with community sports provision. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings. Location indicative

8. Ecology and Habitats

Nature Priority Areas[†]
Refer to Part B Chapter 5.2.6 Ecology and Habitats

9. Interfaces & Boundaries

Refer to Part B Chapter 5.5.4 (Interfaces) for requirements

B1 Woodland / Developable Area
B2 Ancient Woodland / Public Open Space
B3 Existing Hedgerow / Developable Area
B4 Ecological Buffer / Developable Area
B5 Strategic Green Corridor / Developable Area
B6 Village Corridor / Developable Area
B7 Powerline Corridor / Developable Area
B8 Community Sports / Developable Area
B9 Public Open Space / Developable Area
B10 Public Open Space / School Sports / AGP
B11 Public Open Space / Existing Settlement

10. Utilities

400kV Electricity Cables & Easement
118m Easement to either side of the 400kV power line as set out in the Development Specification
Gas Main & Easement
135m Easement to either side of the high pressure gas main as set out in the Development Specification
Water Main & Easement
16m Easement to either side of the water main as set out in the Development Specification

U1 - Utilities
Substation / Pumping Station Site, Access & Screening[†]
U2 - Utilities - Primary Electricity Substation
Primary Electricity Substation, Access & Screening
A single feature is required, location options are indicative.

NOTE

Drawings are to be read in conjunction with:
• Gilston Strategic Landscape Masterplan - Part B - Regulatory Plan & Design Code
• Development Specification (December 2022)

For proposals within Village Developable Area, refer to the relevant Village Masterplan
Any information shown in Village Developable Areas is shown indicatively and will be brought forward as part of relevant Village Masterplan

All features and locations are mandatory requirements unless stated otherwise:
*Requirement of feature within the Character Area is mandatory. Location is shown indicatively.
†This feature is optional subject to confirmation of provision. Location is shown indicatively.
††Delivery of route typology to deliver strategic connectivity is mandatory. Alignment of route is shown indicatively.

***The Regulatory plan defines areas that can accommodate Strategic SuDS associated with the Villages. The precise location, configuration and extent of the SuDS zones will be determined by the Strategic and Village SuDS Strategies and in future reserved matters applications. Localised SuDS features within the SLMP and Villages are not included in this plan. This does not preclude creation of appropriate localised SuDS features to manage surface water within the landscape

PROJECT
Gilston Strategic Landscape Masterplan

CLIENT
Places for People

grant associates
Landscape Architecture, Urban Design, Creative Ecology
22 Milk Street, Bath BA1 1UT
T: +44 (0) 1225 332664, F: +44 (0) 1225 420803
E: info@grant-associates.uk.com

Rev.	Date	Description	Drawn	Chkd
P00	25.03.2025	For Planning	GV	NW
P01	05.12.2025	For Planning	GV	NW
P02	12.02.2026	For Planning	GV	NW

GENERAL NOTES:

- All dimensions and levels to be checked and verified on site before commencing any work or producing shop drawings
- This drawing is to be read in conjunction with all other relevant drawings, specifications and schedules.
- Any discrepancy concerning the drawings should be referred to the originator / CA immediately
- All dimensions in millimetres unless noted otherwise
- All levels in metres
- Existing service alignments to be checked on site by the contractor on site by the contractor prior to construction work commencing
- The content of this drawing is to be read in conjunction with the latest project CDM risk register

TITLE
Regulatory Plan 03 of 11

Scale:
1:2500 @ A1

Date:
25/03/2025

Drawn:
GV

Checked:
NW

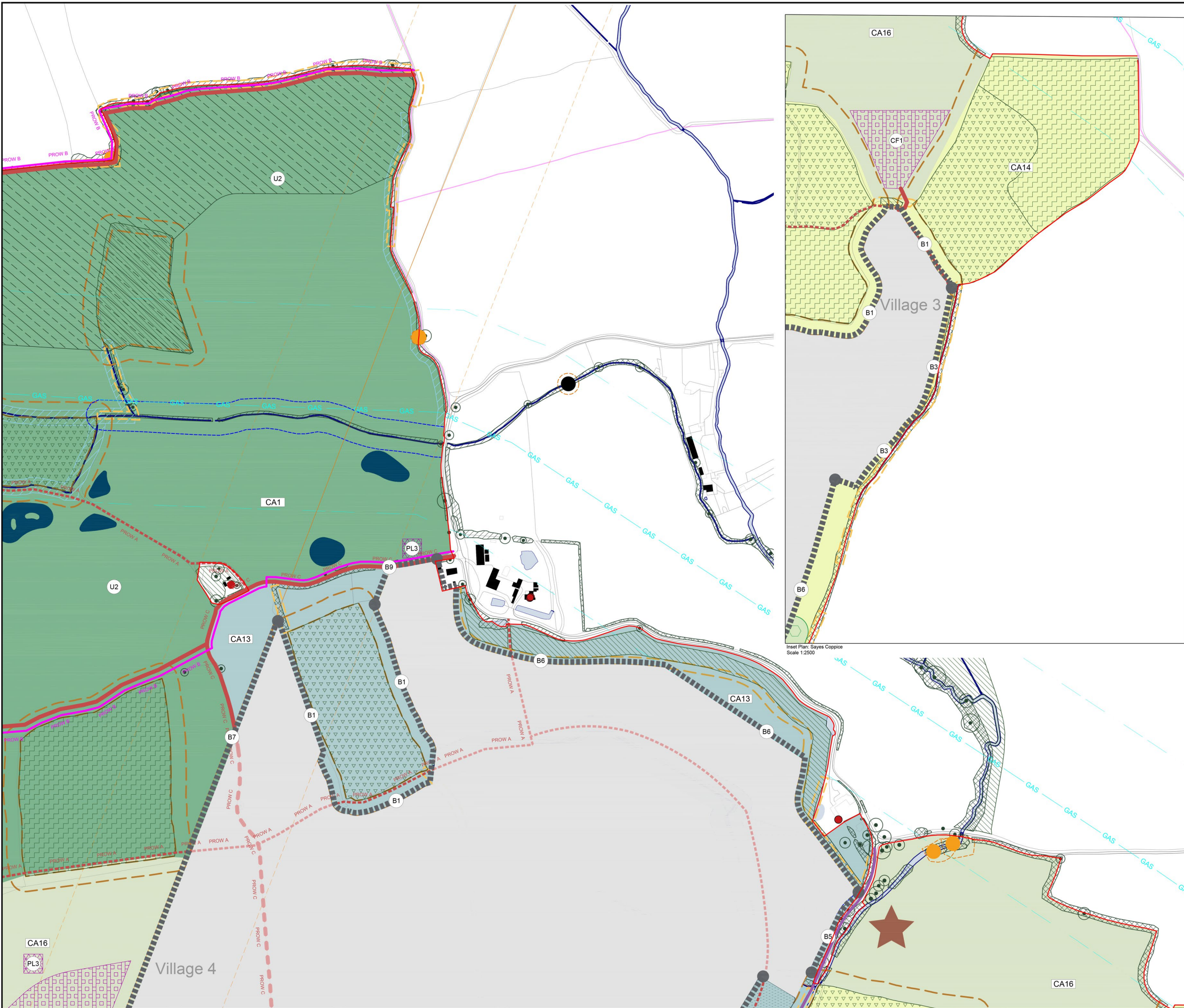
Approved:
DN

Status
For Planning

Drawing Number:
GSLM605-GRA-X-XX-DR-L-1104

Rev:
P02

FOR PLANNING



1. Boundaries

Combined Application Boundaries for Gilston Area

Village Developable Area

2. Existing Landscape Features

Existing Ancient & Semi-Natural Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Ancient Replanted Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Woodland & Plantation & Buffer
10m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Veteran Tree & Buffer
NB: Veteran trees based on arboricultural survey & ecology findings. Not all trees have defined buffer zones at this stage but statutory requirements regarding buffer zones apply to all

Existing Surveyed Trees

Existing Hedgerow & Buffer
5m buffer from centre of the existing hedgerow as defined in Development Specification - Refer to Part B Chapter 5.2.3

Existing Main River Watercourse & Buffer
20m buffer from each side of the centreline of the watercourse as defined in Development Specification

Existing Ordinary Watercourse & Buffer
V1-6: 10m buffer each side of the centreline of the watercourse
V7: 8m buffer each side of the centreline of the watercourse

Other existing watercourse / surface drainage features

Local Wildlife Sites & Ecological Buffer
20m ecological buffer as defined in Development Specification

Permanent Pasture & Ecological Buffer
20m ecological buffer as defined in Development Specification

Existing Buildings

Airfield Zone

Location of potential extension of Microlight Club.
Optional - subject to feasibility study. Refer to Chapter 4.3.2

Existing Lane

Existing advance planting

3. Character Areas

CA1 - Eastwick Wood Park

CA2 - Hunsdon Airfield Park

CA3 - Home Wood

CA4 - Gilston Fields

CA5 - Gilston Park

CA6 - Hunsdon Community Park

CA7 - Eastwick Valley Green Corridor

CA8 - Eastwick Village Corridor

CA9 - Eastwick Hall Green Corridor

CA10 - Golden Brook Riparian Corridor

CA11 - Fiddler's Brook Green Corridor

CA12 - Channocks Farm Green Corridor

CA13 - Maplecroft Wood & Great Pennys Farm

CA14 - Village Corridors

CA15 - Village 7 Greenway

CA16 - Agriculture

4. Blue Infrastructure

Zones appropriate for Strategic SuDS Features (including associated earthworks) within SLMP***

Watercourse restoration & realignment†

Proposed Wildlife Ponds†
Number and configuration is indicative

Extent of Flood Plain Compensation Works Shown Indicatively

Existing waterbodies

5. Access & Strategic Movement

Proposed Active Travel Routes

Leisure Routes

Pedestrian*
Route through Village - shown indicatively**

Pedestrian & Cycle*
Route through Village - shown indicatively**

Commuter Routes

Pedestrian & Cycle*
Route through Village - shown indicatively**

6. Heritage

Listed Buildings

Sensitive Development Areas
Shown in SLMP area only. Refer to Parameter Plans for SDA within Village Developable Areas

Scheduled Monument

Heritage asset trail - shown indicatively*
Refer to Chapter 5.3 for further details including alternative routes

7. POS & Community Facilities

Community Sports Zone†
Refer to Part B Chapter 4 (Character Areas) for typology requirements

School Sports

Refer to Part B Chapter 4 (Character Areas) for typology requirements

PL1 - Destination Play Space
Icon not representative of area. Location shown indicatively. Refer to Chapter 4 and Chapter 5.4.5 (Play)

PL2 - Village Playground within SLMP††
Refer to Part B Chapter 5.4.5 (Play) for typology requirements

PL3 - Neighbourhood Play Space Within SLMP††
Refer to Part B Chapter 5.4.5 (Play) for typology requirements

Community Food Production††
Allotment or Orchard. Refer to Part B Chapter 5.4.6 (Community Food Production) for typology requirements

Ancillary Building†
Location shown indicatively. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings.

Ancillary Building
Optional ancillary building associated with community sports provision. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings. Location indicative

8. Ecology and Habitats

Nature Priority Areas†
Refer to Part B Chapter 5.2.6 Ecology and Habitats

For Light-Sensitive Zones with Lighting Considerations refer to Part B Chapter 5.5.5 (Lighting) for extent and requirements

9. Interfaces & Boundaries

Refer to Part B Chapter 5.5.4 (Interfaces) for requirements

B1 Woodland / Developable Area

B2 Ancient Woodland / Public Open Space

B3 Existing Hedgerow / Developable Area

B4 Ecological Buffer / Developable Area

B5 Strategic Green Corridor / Developable Area

B6 Village Corridor / Developable Area

B7 Powerline Corridor / Developable Area

B8 Community Sports / Developable Area

B9 Public Open Space / Developable Area

B10 Public Open Space / School Sports / AGP

B11 Public Open Space / Existing Settlement

10. Utilities

400kV Electricity Cables & Easement
118m Easement to either side of the 400kV power line as set out in the Development Specification

Gas Main & Easement
135m Easement to either side of the high pressure gas main as set out in the Development Specification

Water Main & Easement
16m Easement to either side of the water main as set out in the Development Specification

U1 - Utilities
Substation / Pumping Station Site, Access & Screening†

U2 - Utilities - Primary Electricity Substation
Primary Electricity Substation, Access & Screening
A single feature is required, location options are indicative.

NOTE
Drawings are to be read in conjunction with:
• Gilston Strategic Landscape Masterplan - Part B - Regulatory Plan & Design Code
• Development Specification (December 2022)

For proposals within Village Developable Area, refer to the relevant Village Masterplan
Any information shown in Village Developable Areas is shown indicatively and will be brought forward as part of relevant Village Masterplan

All features and locations are mandatory requirements unless stated otherwise:
*Requirement of feature within the Character Area is mandatory. Location is shown indicatively

†† This feature is optional subject to confirmation of provision. Location is shown indicatively

*Delivery of route typology to deliver strategic connectivity is mandatory. Alignment of route is shown indicatively.

**Existing routes through villages are shown indicatively to demonstrate strategic connectivity across the Gilston Area. Design and alignment are subject to relevant Village Masterplans. For proposed strategic routes refer to OPP Parameter Plan 4

***The Regulatory plan defines areas that can accommodate Strategic SuDS associated with the Villages. The precise location, configuration and extent of the SuDS zones will be determined by the Strategic and Village SuDS Strategies and in future reserved matters applications. Localised SuDS features within the SLMP and Villages are not included in this plan. This does not preclude creation of appropriate localised SuDS features to manage surface water within the landscape

PROJECT
Gilston Strategic Landscape Masterplan

CLIENT
Places for People

Rev. Date Description Drawn CWD
P00 25.03.2025 For Planning GV NW
P01 05.12.2025 For Planning GV NW
P02 12.02.2026 For Planning GV NW

GENERAL NOTES:

- All dimensions and levels to be checked and verified on site before commencing any work or producing shop drawings
- This drawing is to be read in conjunction with all other relevant drawings, specifications and schedules.
- Any discrepancy concerning the drawings should be referred to the originator / CA immediately
- All dimensions in millimetres unless noted otherwise
- All levels in metres
- Existing service alignments to be checked on site by the contractor on site by the contractor prior to construction work commencing
- The content of this drawing is to be read in conjunction with the latest project CDM risk register

0 125m 250m

FOR PLANNING

TITLE
Regulatory Plan 04 of 11

Scale: 1:2500@ A1 Date: 25/03/2025 Drawn: GV Checked: NW Approved: DN

Status:
For Planning

Drawing Number:
GSLM605-GR-A-X-XX-DR-L-1105

Rev:
P02



1. Boundaries

Combined Application Boundaries for Gilston Area

Village Developable Area

2. Existing Landscape Features

Existing Ancient & Semi-Natural Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Ancient Replanted Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Woodland & Plantation & Buffer
10m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Veteran Tree & Buffer
NB: Veteran trees based on arboricultural survey & ecology findings. Not all trees have defined buffer zones at this stage but statutory requirements regarding buffer zones apply to all

Existing Surveyed Trees

Existing Hedgerow & Buffer
8m buffer from centre of the existing hedgerow as defined in Development Specification - Refer to Part B Chapter 5.2.3

Existing Main River Watercourse & Buffer
20m buffer from each side of the centreline of the watercourse as defined in Development Specification

Existing Ordinary Watercourse & Buffer
V1-6: 10m buffer each side of the centreline of the watercourse
V7: 8m buffer each side of the centreline of the watercourse

Other existing watercourse / surface drainage features

Local Wildlife Sites & Ecological Buffer
20m ecological buffer as defined in Development Specification

Permanent Pasture & Ecological Buffer
20m ecological buffer as defined in Development Specification

Existing Buildings

Airfield Zone

Location of potential extension of Microgolf Club,
Optional - subject to feasibility study. Refer to Chapter 4.3.2

Existing Lane

Existing advance planting

3. Character Areas

CA1 - Eastwick Wood Park

CA2 - Hunsdon Airfield Park

CA3 - Home Wood

CA4 - Gilston Fields

CA5 - Gilston Park

CA6 - Hunsdon Community Park

CA7 - Eastwick Valley Green Corridor

CA8 - Eastwick Village Corridor

CA9 - Eastwick Hall Green Corridor

CA10 - Golden Brook Riparian Corridor

CA11 - Fiddler's Brook Green Corridor

CA12 - Channocks Farm Green Corridor

CA13 - Maplecroft Wood & Great Pennys Farm

CA14 - Village Corridors

CA15 - Village 7 Greenway

CA16 - Agriculture

4. Blue Infrastructure

Zones appropriate for Strategic SuDS Features (including associated earthworks) within SLMP***

Watercourse restoration & realignment†

Proposed Wildlife Ponds†
Number and configuration is indicative

Extent of Flood Plain Compensation Works
Shown Indicatively

Existing waterbodies

5. Access & Strategic Movement

Proposed Active Travel Routes

Leisure Routes

Pedestrian*
Route through Village - shown indicatively**

Pedestrian & Cycle*
Route through Village - shown indicatively**

Commuter Routes

Pedestrian & Cycle*
Route through Village - shown indicatively**

6. Heritage

Listed Buildings

Sensitive Development Areas
Shown in SLMP area only. Refer to Parameter Plans for SDA within Village Developable Areas

Scheduled Monument

Heritage asset trail - shown indicatively*
Refer to Chapter 5.3 for further details including alternative routes

7. POS & Community Facilities

Community Sports Zone†
Refer to Part B Chapter 4 (Character Areas) for typology requirements

School Sports
Refer to Part B Chapter 4 (Character Areas) for typology requirements

PL1 - Destination Play Space
Icon not representative of area. Location shown indicatively. Refer to Chapter 4 and Chapter 5.4.5 (Play)

PL2 - Village Playground within SLMP††
Refer to Part B Chapter 5.4.5 (Play) for typology requirements

PL3 - Neighbourhood Play Space Within SLMP††
Refer to Part B Chapter 5.4.5 (Play) for typology requirements

Community Food Production††
Allotment or Orchard. Refer to Part B Chapter 5.4.6 (Community Food Production) for typology requirements

Ancillary Building†
Location shown indicatively. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings.

Ancillary Building
Optional ancillary building associated with community sports provision. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings. Location indicative

8. Ecology and Habitats

Nature Priority Areas†
Refer to Part B Chapter 5.2.6 Ecology and Habitats

For Light-Sensitive Zones with Lighting Considerations refer to Part B Chapter 5.5.5 (Lighting) for extent and requirements

9. Interfaces & Boundaries

Refer to Part B Chapter 5.5.4 (Interfaces) for requirements

B1 Woodland / Developable Area

B2 Ancient Woodland / Public Open Space

B3 Existing Hedgerow / Developable Area

B4 Ecological Buffer / Developable Area

B5 Strategic Green Corridor / Developable Area

B6 Village Corridor / Developable Area

B7 Powerline Corridor / Developable Area

B8 Community Sports / Developable Area

B9 Public Open Space / Developable Area

B10 Public Open Space / School Sports / AGP

B11 Public Open Space / Existing Settlement

10. Utilities

400kV Electricity Cables & Easement
11m Easement to either side of the 400kV power line as set out in the Development Specification

Gas Main & Easement
135m Easement to either side of the high pressure gas main as set out in the Development Specification

Water Main & Easement
16m Easement to either side of the water main as set out in the Development Specification

U1 - Utilities
Substation / Pumping Station Site, Access & Screening†

U2 - Utilities - Primary Electricity Substation
Primary Electricity Substation, Access & Screening
A single feature is required, location options are indicative.

NOTE

Drawings are to be read in conjunction with:

- Gilston Strategic Landscape Masterplan - Part B - Regulatory Plan & Design Code
- Development Specification (December 2022)

For proposals within Village Developable Area, refer to the relevant Village Masterplan

Any information shown in Village Developable Areas is shown indicatively and will be brought forward as part of relevant Village Masterplan

All features and locations are mandatory requirements unless stated otherwise:

- *Requirement of feature within the Character Area is mandatory. Location is shown indicatively.
- †Requirement of feature is optional subject to confirmation of provision. Location is shown indicatively.
- ††Delivery of route typology to deliver strategic connectivity is mandatory. Alignment of route is shown indicatively.
- ***The Regulatory plan defines areas that can accommodate Strategic SuDS associated with the Villages. The precise location, configuration and extent of the SuDS zones will be determined by the Strategic and Village SuDS Strategies and in future reserved matters applications. Localised SuDS features within the SLMP and Villages are not included in this plan. This does not preclude creation of appropriate localised SuDS features to manage surface water within the landscape

PROJECT

Gilston Strategic Landscape Masterplan

CLIENT

Places for People

grant associates

Landscape Architecture, Urban Design, Creative Ecology

22 Milk Street, Bath BA1 1UT

T: +44 (0) 1225 332664, F: +44 (0) 1225 420803

E: info@grant-associates.uk.com

Rev. Date Description Drawn Chkd

P00 25.03.2025 For Planning GV NW

P01 05.12.2025 For Planning GV NW

P02 12.02.2026 For Planning GV NW

GENERAL NOTES:

- All dimensions and levels to be checked and verified on site before commencing any work or producing shop drawings
- This drawing is to be read in conjunction with all other relevant drawings, specifications and schedules.
- Any discrepancy concerning the drawings should be referred to the originator / CA immediately
- All dimensions in millimetres unless noted otherwise
- All levels in metres
- Existing service alignments to be checked on site by the contractor prior to construction work commencing
- The content of this drawing is to be read in conjunction with the latest project CDM risk register

0 125m 250m

FOR PLANNING

TITLE

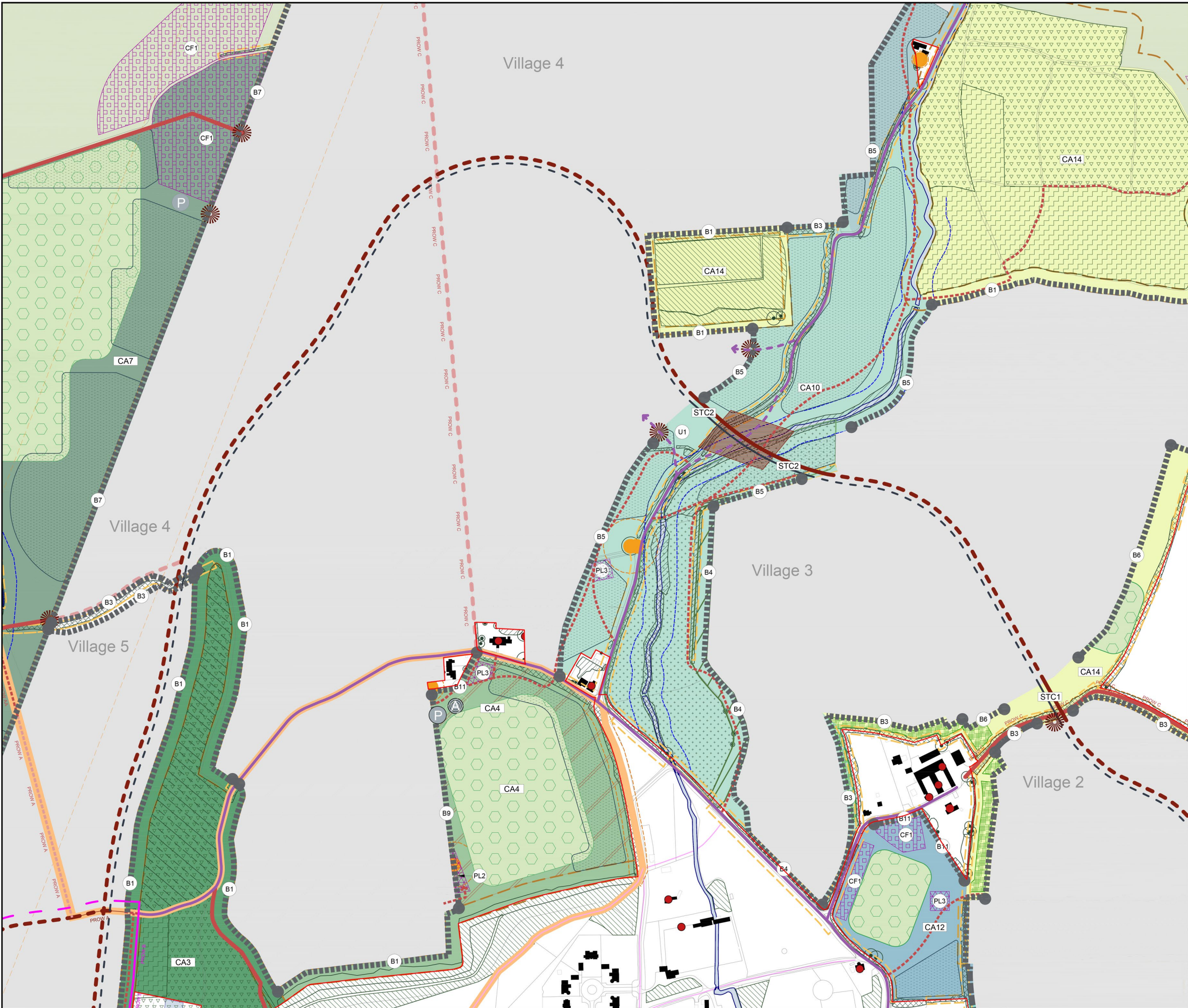
Regulatory Plan 05 of 11

Scale: 1:2500@ A1 Date: 25/03/2025 Drawn: GV Checked: NW Approved: DN

Status

For Planning

Drawing Number: GSLM605-GRA-X-XX-DR-L-1106 Rev: P02



STC - Refer to Parameter Plans for Limits of Deviation*
Route through Village - shown inductively**

STC1
STC2
Other Routes

Public Right of Ways
Shown for reference, refer to Definitive Maps for definitive alignment, typologies and naming. Subject to separate statutory process. For illustrative overview of existing PROWs through Gilston Area, refer to '4.10 Access' in Part A

PROW A
PROW AA
PROW B
PROW C
PROW D

PROW Type 1 - Footpath
PROW Type 1A - Footpath likely to require diversion (subject to separate statutory process)
PROW Type 2 - Bridleway
PROW Type 3 - Restricted Byway
PROW Type 4 - Byway Open To All Traffic (BOAT)
PROW in site context
Outside of combined application area for the Gilston Area
Shown for reference - refer to definitive map

Other Proposed Routes & Features
STC Crossing to Watercourse*
Key Entrance Node*
SLMP STC indicative bus stop location*
Existing Lane Diversion*
Potential to divert existing lane connection to accommodate STC crossing and provide new connections to Village Developable Area as indicated
To be determined at RMA stage in coordination with VMP
Car Parking*
Vehicle Access*
Site Safeguarded for Gypsies, Travellers and Travelling Showpersons*
6. Heritage
Listed Buildings
Sensitive Development Areas
Shown in SLMP area only. Refer to Parameter Plans for SDA within Village Developable Areas
Scheduled Monument
Heritage asset trail - shown inductively*
Refer to Chapter 5.3 for further details including alternative routes

7. POS & Community Facilities
Community Sports Zone*
Refer to Part B Chapter 4 (Character Areas) for typology requirements
School Sports
Refer to Part B Chapter 4 (Character Areas) for typology requirements
PL1 - Destination Play Space
Icon not representative of area. Location shown inductively. Refer to Chapter 4 and Chapter 5.4.5 (Play)
PL2 - Village Playground within SLMP*
Refer to Part B Chapter 5.4.5 (Play) for typology requirements
PL3 - Neighbourhood Play Space Within SLMP*
Refer to Part B Chapter 5.4.5 (Play) for typology requirements
Community Food Production*
Allotment or Orchard. Refer to Part B Chapter 5.4.6 (Community Food Production) for typology requirements
Ancillary Building*
Location shown inductively. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings.
Optional ancillary building associated with community sports provision. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings. Location inductive

8. Ecology and Habitats
Nature Priority Areas*
Refer to Part B Chapter 5.2.6 Ecology and Habitats
For Light-Sensitive Zones with Lighting Considerations refer to Part B Chapter 5.5.5 (Lighting) for extent and requirements

9. Interfaces & Boundaries
Refer to Part B Chapter 5.5.4 (Interfaces) for requirements
B1 Woodland / Developable Area
B2 Ancient Woodland / Public Open Space
B3 Existing Hedgerow / Developable Area
B4 Ecological Buffer / Developable Area
B5 Strategic Green Corridor / Developable Area
B6 Village Corridor / Developable Area
B7 Powerline Corridor / Developable Area
B8 Community Sports / Developable Area
B9 Public Open Space / Developable Area
B10 Public Open Space / School Sports / AGP
B11 Public Open Space / Existing Settlement

10. Utilities
400kV Electricity Cables & Easement
118m Easement to either side of the 400kV power line as set out in the Development Specification
Gas Main & Easement
135m Easement to either side of the high pressure gas main as set out in the Development Specification
Water Main & Easement
16m Easement to either side of the water main as set out in the Development Specification
U1 - Utilities
Substation / Pumping Station Site, Access & Screening*
U2 - Utilities - Primary Electricity Substation
Primary Electricity Substation, Access & Screening
A single feature is required, location options are inductive.

NOTE
Drawings are to be read in conjunction with:
• Gilston Strategic Landscape Masterplan - Part B - Regulatory Plan & Design Code
• Development Specification (December 2022)
For proposals within Village Developable Area, refer to the relevant Village Masterplan
Any information shown in Village Developable Areas is shown inductively and will be brought forward as part of relevant Village Masterplan
All features and locations are mandatory requirements unless stated otherwise:
*Requirement of feature within the Character Area is mandatory. Location is shown inductively
**This feature is optional subject to confirmation of provision. Location is shown inductively
*Delivery of route typology to deliver strategic connectivity is mandatory. Alignment of route is shown inductively.
*Existing routes through villages are shown inductively to demonstrate strategic connectivity across the Gilston Area. Design and alignment are subject to relevant Village Masterplans. For proposed strategic routes refer to OPP Parameter Plan 4
****The Regulatory plan defines areas that can accommodate Strategic SuDS associated with the Villages. The precise location, configuration and extent of the SuDS zones will be determined by the Strategic and Village SuDS Strategies and in future reserved matters applications. Localised SuDS features within the SLMP and Villages are not included in this plan. This does not preclude creation of appropriate localised SuDS features to manage surface water within the landscape

1. Boundaries
Combined Application Boundaries for Gilston Area
Village Developable Area

2. Existing Landscape Features
Existing Ancient & Semi-Natural Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details
Existing Ancient Replanted Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details
Existing Woodland & Plantation & Buffer
10m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details
Existing Veteran Tree & Buffer
NB: Veteran trees based on arboricultural survey & ecology findings. Not all trees have defined buffer zones at this stage but statutory requirements regarding buffer zones apply to all
Existing Surveyed Trees
Existing Hedgerow & Buffer
5m buffer from centre of the existing hedgerow as defined in Development Specification - Refer to Part B Chapter 5.2.3
Existing Main River Watercourse & Buffer
20m buffer from each side of the centreline of the watercourse as defined in Development Specification
Existing Ordinary Watercourse & Buffer
V1-6: 10m buffer each side of the centreline of the watercourse
V7: 8m buffer each side of the centreline of the watercourse
Other existing watercourse / surface drainage features
Local Wildlife Sites & Ecological Buffer
20m ecological buffer as defined in Development Specification
Permanent Pasture & Ecological Buffer
20m ecological buffer as defined in Development Specification
Existing Buildings
Airfield Zone
Location of potential extension of Microlight Club.
Optional - subject to feasibility study. Refer to Chapter 4.3.2
Existing Lane
Existing advance planting

3. Character Areas
CA1 - Eastwick Wood Park
CA2 - Hunsdon Airfield Park
CA3 - Home Wood
CA4 - Gilston Fields
CA5 - Gilston Park
CA6 - Hunsdon Community Park
CA7 - Eastwick Valley Green Corridor
CA8 - Eastwick Village Corridor
CA9 - Eastwick Hall Green Corridor
CA10 - Golden Brook Riparian Corridor
CA11 - Fiddler's Brook Green Corridor
CA12 - Channocks Farm Green Corridor
CA13 - Maplecroft Wood & Great Pennys Farm
CA14 - Village Corridors
CA15 - Village 7 Greenway
CA16 - Agriculture

4. Blue Infrastructure
Zones appropriate for Strategic SuDS Features (including associated earthworks) within SLMP***
Watercourse restoration & realignment*
Proposed Wildlife Ponds*
Number and configuration is indicative
Extent of Flood Plain Compensation Works Shown Inductively
Existing waterbodies

5. Access & Strategic Movement
Proposed Active Travel Routes
Leisure Routes
Pedestrian*
Route through Village - shown inductively**
Pedestrian & Cycle*
Route through Village - shown inductively**
Commuter Routes
Pedestrian & Cycle*
Route through Village - shown inductively**

Rev. Date Description Drawn CWD

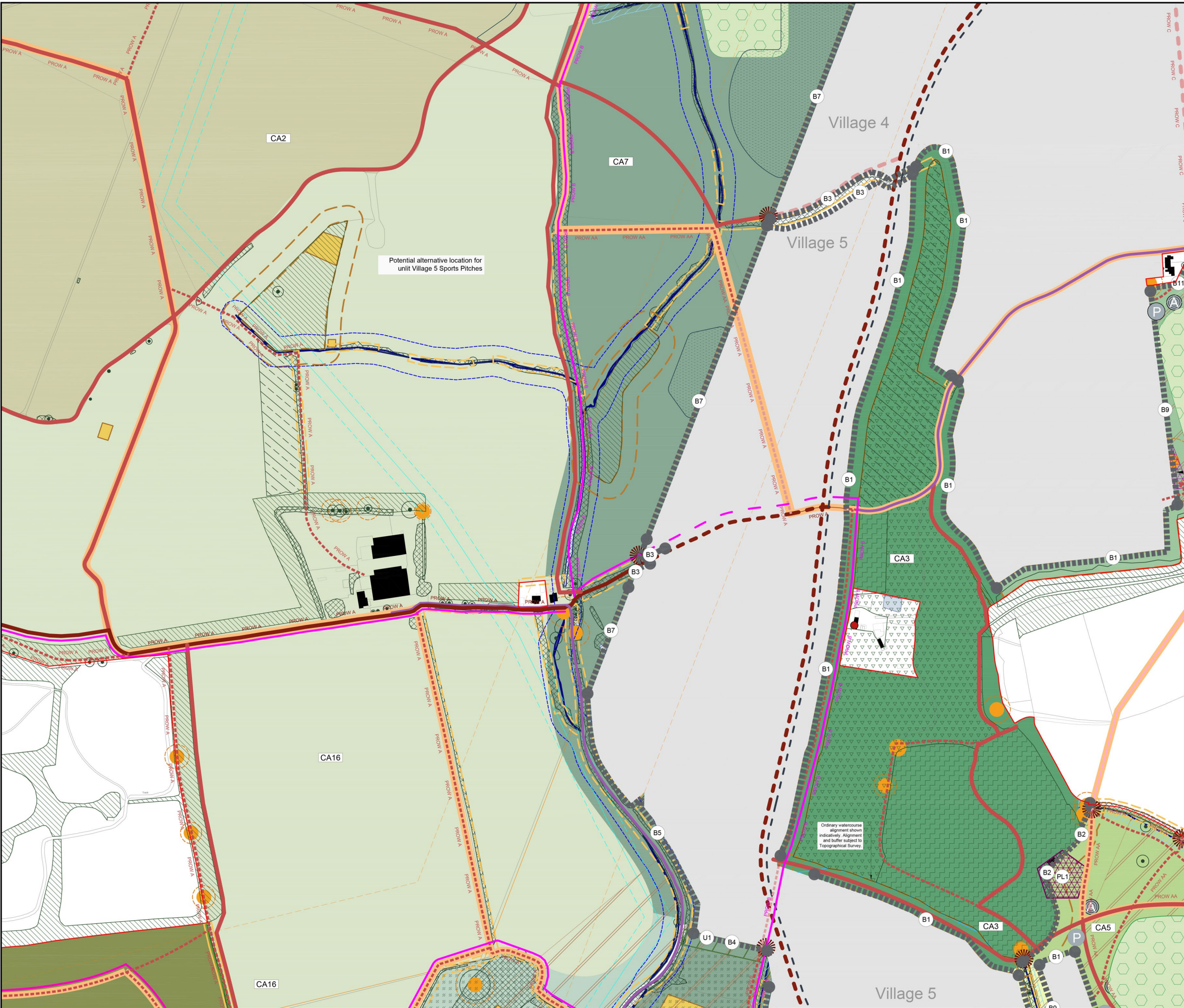
P00	25.03.2025	For Planning	GV	NW
P01	05.12.2025	For Planning	GV	NW
P02	12.02.2026	For Planning	GV	NW

GENERAL NOTES:
1. All dimensions and levels to be checked and verified on site before commencing any work or producing shop drawings
2. This drawing is to be read in conjunction with all other relevant drawings, specifications and schedules
3. Any discrepancy concerning the drawings should be referred to the originator / CA immediately
4. All dimensions in millimetres unless noted otherwise
5. All levels in metres
6. Existing service alignments to be checked on site by the contractor on site by the contractor prior to construction work commencing
7. The content of this drawing is to be read in conjunction with the latest project CDM risk register

0 125m 250m

FOR PLANNING

TITLE
Regulatory Plan 06 of 11
Scale: 1:2500 @ A1 Date: 25/03/2025 Drawn: GV Checked: NW Approved: DN
Status: For Planning
Drawing Number: GSLM605-GR-A-X-XX-DR-L-1107 Rev: P02



1. Boundaries

Combined Application Boundaries for Gilston Area

Village Developable Area

2. Existing Landscape Features

Existing Ancient & Semi-Natural Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Ancient Replanted Woodland & Buffer
20m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Woodland & Plantation & Buffer
10m buffer as defined in Development Specification - Refer to F Chapter 5.2.3 for further details

Existing Veteran Tree & Buffer
NB: Veteran trees based on arboricultural survey & ecology findings. Not all trees have defined buffer zones at this stage but statutory requirements regarding buffer zones apply to all

Existing Surveyed Trees

Existing Hedgerow & Buffer
5m buffer from centre of the existing hedgerow as defined in Development Specification - Refer to Part B Chapter 5.2.3

Existing Main River Watercourse & Buffer
20m buffer from each side of the centreline of the watercourse as defined in Development Specification

Existing Ordinary Watercourse & Buffer
V1-6: 10m buffer each side of the centreline of the watercourse
V7: 8m buffer each side of the centreline of the watercourse

Other existing watercourse / surface drainage features

Local Wildlife Sites & Ecological Buffer
20m ecological buffer as defined in Development Specification

Permanent Pasture & Ecological Buffer
20m ecological buffer as defined in Development Specification

Existing Buildings

Airfield Zone

Location of potential extension of Microlight Club, Optional - subject to feasibility study. Refer to Chapter 4.3.2

Existing Lane

Existing advance planting

3. Character Areas

CA1 - Eastwick Wood Park

CA2 - Hunsdon Airfield Park

CA3 - Home Wood

CA4 - Gilston Fields

CA5 - Gilston Park

CA6 - Hunsdon Community Park

CA7 - Eastwick Valley Green Corridor

CA8 - Eastwick Village Corridor

CA9 - Eastwick Hall Green Corridor

CA10 - Golden Brook Riparian Corridor

CA11 - Fiddler's Brook Green Corridor

CA12 - Channocks Farm Green Corridor

CA13 - Maplecroft Wood & Great Pennys Farm

CA14 - Village Corridors

CA15 - Village 7 Greenway

CA16 - Agriculture

4. Blue Infrastructure

Zones appropriate for Strategic SuDS Features (including associated earthworks) within SLMPT**

Watercourse restoration & realignment†

Proposed Wildlife Ponds‡
Number and configuration is indicative

Extent of Flood Plain Compensation Works
Shown Indirectly

Existing waterbodies

5. Access & Strategic Movement

Proposed Active Travel Routes

Leisure Routes

Pedestrian*
Route through Village - shown indicatively**

Pedestrian & Cycle*
Route through Village - shown indicatively**

Commuter Routes

Pedestrian & Cycle*
Route through Village - shown indicatively**

6. Heritage

Listed Buildings

Sensitive Development Areas
Shown in SLMPT area only. Refer to Parameter Plans for SDA within Village Developable Areas

Scheduled Monument

Heritage asset trail - shown indicatively*
Refer to Chapter 5.3 for further details including alternative routes

7. POS & Community Facilities

Community Sports Zone†
Refer to Part B Chapter 4 (Character Areas) for typology requirements

School Sports
Refer to Part B Chapter 4 (Character Areas) for typology requirements

PL1 - Destination Play Space
Icon not representative of area. Location shown indicatively. Refer to Chapter 4 and Chapter 5.4.5 (Play)

PL2 - Village Playground within SLMPT†
Refer to Part B Chapter 5.4.5 (Play) for typology requirements

PL3 - Neighbourhood Play Space Within SLMPT†
Refer to Part B Chapter 5.4.5 (Play) for typology requirements

Community Food Production††
Allotment or Orchard. Refer to Part B Chapter 5.4.6 (Community Food Production) for typology requirements

Ancillary Building‡
Location shown indicatively. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings.

Ancillary Building
Optional ancillary building associated with community sports provision. Refer to Chapter 4 Character Areas, 5.4.4 Sports and Recreation and 5.5.8 Ancillary Buildings. Location indicative

8. Ecology and Habitats

Nature Priority Areas†
Refer to Part B Chapter 5.2.6 Ecology and Habitats

For Light-Sensitive Zones with Lighting Considerations refer to Part B Chapter 5.5.5 (Lighting) for extent and requirements

9. Interfaces & Boundaries

Refer to Part B Chapter 5.5.4 (Interfaces) for requirements

B1 Woodland / Developable Area

B2 Ancient Woodland / Public Open Space

B3 Existing Hedgerow / Developable Area

B4 Ecological Buffer / Developable Area

B5 Strategic Green Corridor / Developable Area

B6 Village Corridor / Developable Area

B7 Powerline Corridor / Developable Area

B8 Community Sports / Developable Area

B9 Public Open Space / Developable Area

B10 Public Open Space / School Sports / AGP

B11 Public Open Space / Existing Settlement

10. Utilities

400kV Electricity Cables & Easement
11m Easement to either side of the 400kV power line as set out in the Development Specification

Gas Main & Easement
135m Easement to either side of the high pressure gas main as set out in the Development Specification

Water Main & Easement
16m Easement to either side of the water main as set out in the Development Specification

U1 - Utilities
Substation / Pumping Station Site, Access & Screening†

U2 - Utilities - Primary Electricity Substation
Primary Electricity Substation, Access & Screening
A single feature is required, location options are indicative.

NOTE

Drawings are to be read in conjunction with:

- Gilston Strategic Landscape Masterplan - Part B - Regulatory Plan & Design Code
- Development Specification (December 2022)

For proposals within Village Developable Area, refer to the relevant Village Masterplan

Any information shown in Village Developable Areas is shown indicatively and will be brought forward as part of relevant Village Masterplan

All features and locations are mandatory requirements unless stated otherwise:

- *Requirement of feature within the Character Area is mandatory. Location is shown indicatively
- †This feature is optional subject to confirmation of provision. Location is shown indicatively
- **Delivery of route typology to deliver strategic connectivity is mandatory. Alignment of route is shown indicatively
- ***The Regulatory plan defines areas that can accommodate Strategic SuDS associated with the Villages. The precise location, configuration and extent of the SuDS zones will be determined by the Strategic and Village SuDS Strategies and in future reserved matters applications. Localised SuDS features within the SLMPT and Villages are not included in this plan. This does not preclude creation of appropriate localised SuDS features to manage surface water within the landscape

Rev.	Date	Description	Drawn	Chd
P00	25.03.2025	For Planning	GV	NW
P01	05.12.2025	For Planning	GV	NW
P02	12.02.2026	For Planning	GV	NW

GENERAL NOTES:

- All dimensions and levels to be checked and verified on site before commencing any work or producing shop drawings
- This drawing is to be read in conjunction with all other relevant drawings, specifications and schedules
- Any discrepancy concerning the drawings should be referred to the originator / CA immediately
- All dimensions in millimetres unless noted otherwise
- All levels in metres
- Existing service alignments to be checked on site by the contractor on site by the contractor prior to construction work commencing
- The content of this drawing is to be read in conjunction with the latest project CDM risk register