



Gilston Strategic Landscape Masterplan

CONTENTS

1. Introduction to the Strategic Landscape Masterplan
2. Strategic landscape masterplan engagement workshops
3. SLMP Working Group - Workshop 1, 13th July
4. Workshop 1 Overview - Emerging Themes
5. Emerging Themes
6. SLMP Working Group - Workshop 1 - Agenda and engagement activities
7. SLMP Working Group - Workshop 1 - Exercises
8. Next Steps
9. Supporting Information - Analysis SLMP Working Group - Workshop 1
10. Supporting Information - Miro Board Extracts

INTRODUCTION TO THE STRATEGIC LANDSCAPE MASTERPLAN

The Gilston Area Concept Framework and Gilston Area Charter establish the requirement for a Strategic Landscape Masterplan (SLMP) for the Gilston Area. The SLMP expands upon the principles established in the OPA Parameter Plans, the Gilston Area Concept Framework, the Strategic Design Guide & HGGT Vision & Design Guide. It will present a single, holistic plan, covering the Gilston Area allocation.

The Gilston SLMP will be the first masterplan to come forward, setting the basis for Village Masterplans and RMAs. It will establish the key components & Character Areas of the comprehensive Green Infrastructure network, Community Trust Land, & Country Parks across & surrounding the Gilston site, ensuring the villages, green space & wider landscape function successfully together.

The objectives of the SLMP are to:

- Create a beautiful and resilient landscape
- Create a framework for ongoing stewardship and curation of the landscape
- Develop and articulate the Natural and Historic Landscape Strategy into a clear and shared vision.
- Identify the character, purpose and use of each of the key landscape areas.
- Provide a framework for the successful delivery of the masterplan that encompasses landscape management, amenity, access, leisure & recreation, SuDS drainage & flood risk, ecology & biodiversity, heritage assets, & landscape integration.

The SLMP will create a strategy for a flexible and timeless approach.



Strategic Landscape Masterplan Vision Plan

STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT WORKSHOPS

KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour** - 26th June 2021

- **Working Group - Workshop 1** - Introduction to study & consultation process, Wants and Worries, Early Wins, Site Stewardship

- **Public launch of process via webinar presentation**

- **Working Group - Workshop 2** - Strategies

- **Public webinar Stage 2**

- **Working Group Session 3** - Character Areas

- **Public webinar Stage 3**

- **Working Group Session 4** - Presentation of Study & Design Code examples

- **Public webinar Stage 4**

SLMP WORKING GROUP - WORKSHOP 1, 13TH JULY

WORKSHOP FOCUS

- Introduction to the Study & Engagement Process
- Visioning
- Opportunities and Constraints
- Key Strategies: Green Infrastructure, POS & Sports
- Identifying Wants and Worries
- Early Wins (focusing on items identified by the community)
- Introduction to Stewardship Approach

ATTENDEES - WORKING GROUP

- Places for People - William Sendell
- PFP Consultant Team (Danny Nagle & Nicola Whiting - Grant Associates, Julian Seymour, Ashleigh McLellan & Jennifer Cooper - Cratus, Lucy Bird - JTP)
- EHDC Officers - Kevin Steptoe, Sean Rushton, Jenny Pierce
- Hunsdon Eastwick & Gilston Neighbourhood Planning Group - Mark Orson, Frank, Janine, Bob Toll, John Dunlop
- Village 07 Consultant Team (Andrew Holloway, Jonathan Locke - Taylor Wimpey representative, Will Lusty - Savills, Chris Churchman - Churchman Thornhill Finch, Cody Gaynor - Figure Ground)
- Chelsea Reilly
- Matthew Wood

WORKSHOP FORMAT

Due to ongoing government restrictions relating to the COVID-19 pandemic, this workshop took place in an online format.

In order to facilitate interactive engagement from the working group, the interactive, online whiteboard tool Miro was used.

The quotations shown on the following pages are from comments made at the workshop.

WORKSHOP 1 OVERVIEW - EMERGING THEMES

FROM COMMENTS MADE BY PARTICIPANTS AS PART OF THE EXERCISES

HABITATS



Safeguard and enhance habitat connectivity throughout the SLMP. A range of spaces within the SLMP can contribute to this, including SuDS.

SUSTAINABLE TRANSPORT



The SLMP provides opportunities to create sustainable transport links and promote healthy lifestyles for existing and new communities.

BUFFERS TO VILLAGES



The SLMP should create planted buffers as separation between proposed villages. Buffer planting could be an early win to establish these early on.

DRAINAGE



SuDS can create multi-functional spaces which contribute to human, ecological and environmental amenity.

PRODUCTIVE LANDSCAPES



The SLMP should create productive landscapes (i.e. food production). This will help create a sense of community.

RESPECTING EXISTING & NEW COMMUNITIES



Provide facilities which will create a sense of community for the new residents whilst being sensitive to the existing residents.

SPORTS FACILITIES



Sports facilities can create a sense of community, but their boundary treatment and approach to lighting should be considered to ensure sensitive integration.

EMERGING THEMES

01. HABITATS - KEY COMMENTS

“START PLANTING THE BUFFERS AROUND THE EXISTING COMMUNITIES BEFORE THE DEVELOPMENT STARTS”

“REDUCTION IN WILDLIFE DUE GREEN CORRIDORS BEING INTERCEPTED BY ROADS”

“[RISK OF] URBANISATION OF THE COUNTRYSIDE TO THE DETRIMENT OF WILDLIFE AND TRANQUILLITY”

CONSENSUS

- The Gilston Strategic Landscape Masterplan should consider habitat connectivity (e.g. barn owl and deer)
- Tree planting as early win could contribute to enhancing habitat connectivity
- SuDS and drainage strategy could contribute to ecological enrichment
- Impact of lighting on habitats to be considered
- Ensuring habitat connectivity while accommodating newly proposed amenities and infrastructure associated with the new development
- Preference for precedent examples of features which demonstrated integrated ecological benefits

CHALLENGES

- Habitat and ecological corridors interrupted by development



Green Infrastructure Studies being undertaken in preparation of the SLMP

EMERGING THEMES

02. SUSTAINABLE TRANSPORT - KEY COMMENTS

“STRATEGIC WALKING/CYCLE ROUTE FROM V7 GREENWAY”

“V1 SUSTAINABLE MODES ACCESS THROUGH SOUTHERN GREEN CORRIDOR.”

“MINI-TRAIL FOR FAMILIES BETWEEN HUNSDON, AIRFIELD, COCK ROBIN LANE”

“ACCESSIBLE LANDSCAPE PROMOTING HEALTHY LIFESTYLES”

CONSENSUS

- Support for creation of new cycle and walking routes
- Link the newly proposed network of walking and cycling facilities with the existing network and facilities
- Promote healthy lifestyles
- Promote links to existing settlements

CHALLENGES

- Consider the increase in ‘traffic’ along existing PRowS on the existing community and residents
- Need for a sensitive interface between the existing lanes and the Sustainable Transport Corridor
- How to tie the existing network of lanes to the newly proposed network whilst minimising impact on the existing communities



The above images were well received in the ‘Reference image’ exercise of the session

EMERGING THEMES

03. PRODUCTIVE LANDSCAPES - KEY COMMENTS

“GREEN SPACES WHICH PROVIDE A LINK BETWEEN THE COMMUNITY AND FOOD PRODUCTION; NOT JUST ALLOTMENTS BUT REGENERATIVE SMALL SCALE AGRICULTURE”

“ALLOTMENTS NEED TO BE READILY ACCESSIBLE - HALF PLOT OPTIONS WORK WELL - ALLOTMENTS ARE REALLY KEY TO BECOMING PART OF THE COMMUNITY”

CONSENSUS

- Create productive landscape (food production)
- Allotments and community orchards
- Productive landscapes will help create a sense of community
- Educational spaces
- Create ecologically rich environments through productive landscapes

CHALLENGES

- Management and maintenance to be considered
- Distribution over site to be considered
- How is balance between ecological and productive functions of the landscape managed and maintained



Allotment reference image



The above image was well received in the ‘Reference image’ exercise of the session

EMERGING THEMES

04. DRAINAGE - KEY COMMENTS

“INTEGRATED SUDS STRATEGY FOR THE WHOLE STRATEGIC LANDSCAPE MASTERPLAN. RELATIONSHIP TO VILLAGE SUDS”

“ATTENUATION OF SURFACE WATER RUN-OFF FROM AIRFIELD TO REDUCE RISK OF FLOODING IN HUNSDON AND CREATE WETLAND IN THE PARK.”

CONSENSUS

- SuDS should be considered from a site-wide perspective
- SuDS should form part of multi-functional open space and should contribute to human and ecological and environmental amenities

CHALLENGES

- The brooks running through the area periodically flood. Suitable mitigation is needed when the land is built on
- How is drainage of the site dealt with in a sustainable way while creating multi-functional and ecologically rich spaces



The above images were well received in the ‘Reference image’ exercise of the session

EMERGING THEMES

05. RESPECTING EXISTING & NEW COMMUNITIES - KEY COMMENTS

“LOCATION OF RECREATIONAL FACILITIES CRUCIAL. PROVIDE FOCAL POINT FOR COMMUNITY AND SOCIAL ACTIVITY. NEED SOMETHING IN EACH VILLAGE.”

“WANT TO ENSURE THAT THE VOICE OF FUTURE OCCUPIERS ARE HEARD. YOUNG PEOPLE IN NEED OF HOMES IN THE NEXT FIVE TO TEN YEARS WILL HAVE A VERY DIFFERENT VIEW OF THE WORLD COMPARED TO THOSE FORTUNATE ENOUGH TO OWN THEIR HOMES ALREADY.”

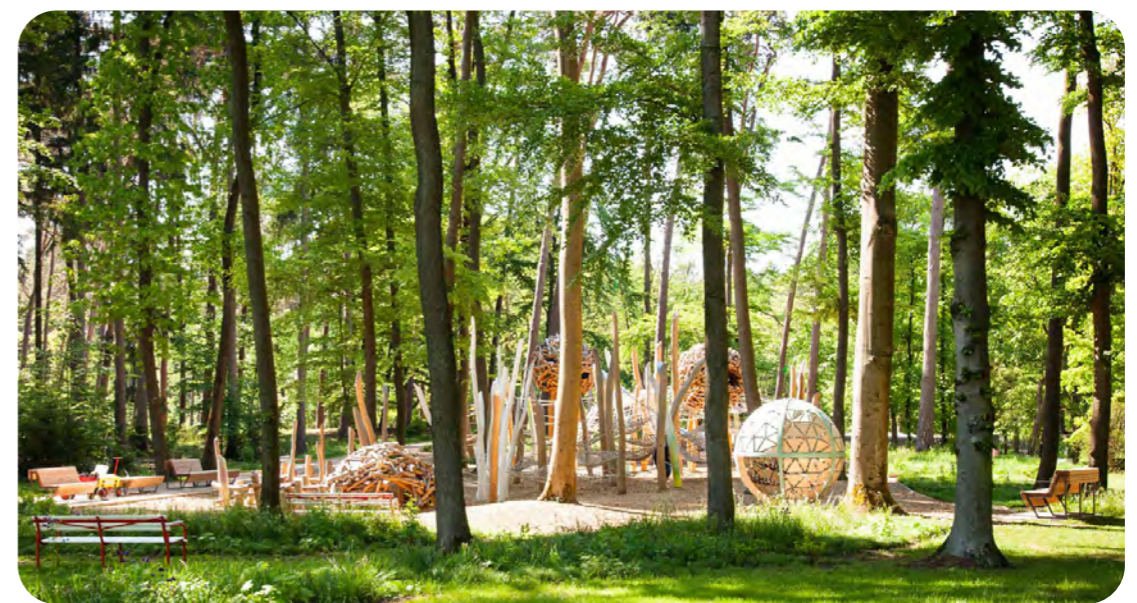
“IMPACT ON EXISTING VILLAGES PARTICULARLY THROUGH TRANSPORT ROUTES”

CONSENSUS

- Provide facilities to create a sense of community e.g. allotments, sport hall, arts and culture, facilities for teenagers. Facilities should be multi-functional and consider day and evening uses, especially for young people

CHALLENGES

- Needs for new community should be considered. This includes provisions for all age groups and being conscious of changing views and habits
- How are existing features that the existing community enjoys safeguarded? E.g. how is the serenity and sense of openness of the countryside maintained and how will the proposal interface with the existing network of lanes? How is the increase in footfall dealt with?
- Balancing the need of the existing and future communities



The above images were well received in the 'Reference image' exercise of the session

EMERGING THEMES

06. BUFFERS TO VILLAGES - KEY COMMENTS

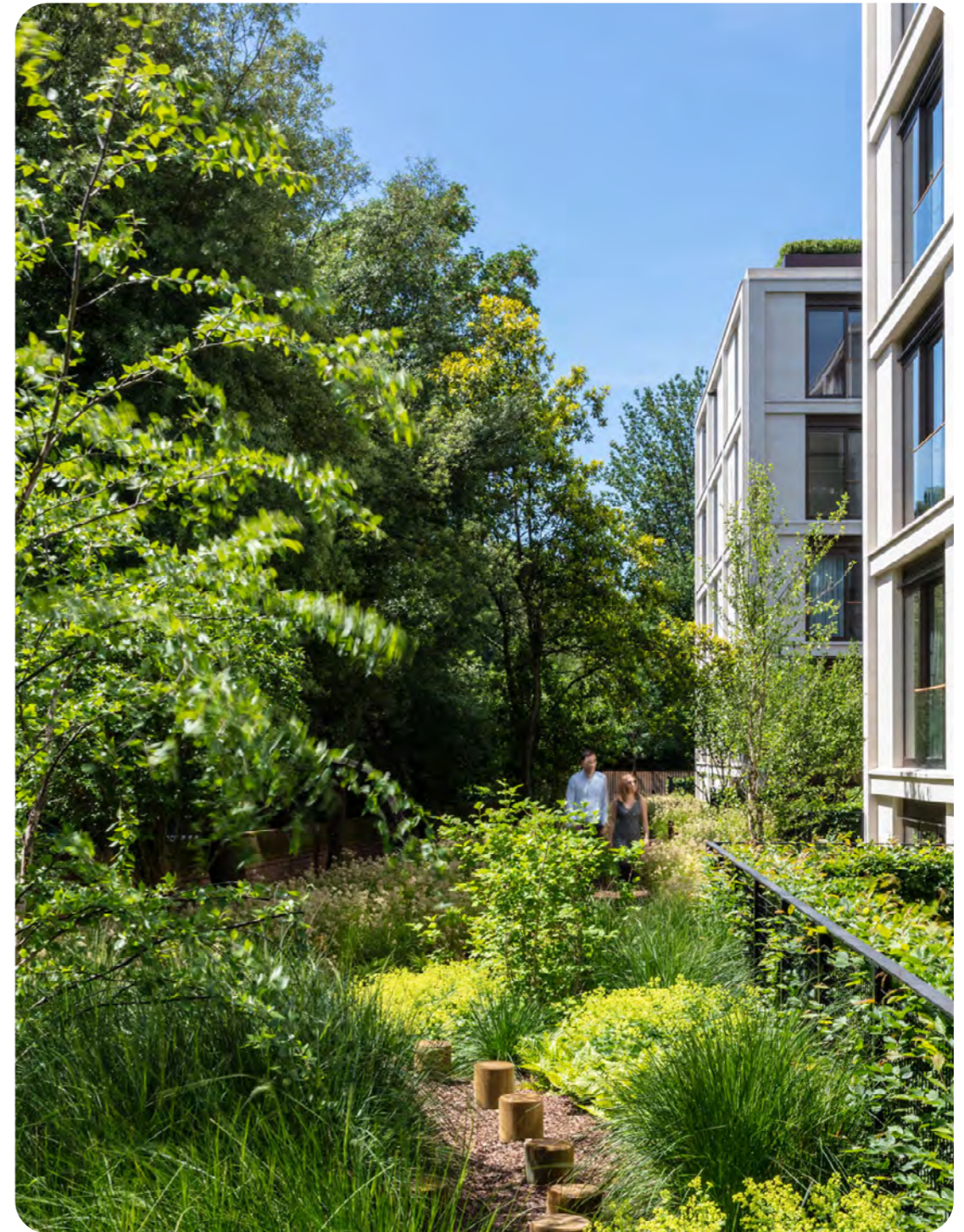
“WORRY THAT LANDSCAPE WILL BE TREATED AS AN AFTERTHOUGHT. THE LANDSCAPE SHOULD DEFINE THE EDGE TREATMENTS AND ROUTES BETWEEN GREEN SPACES.”

CONSENSUS

- Buffers between proposed villages should be of an appropriate size
- Planting as early win to establish buffers early on

CHALLENGES

- The buffers to existing settlements and residents should be of an appropriate size
- Separation between proposed villages is a key concern, particularly between Villages 1 and 5. The participants noted that this buffer is one of the narrower separations between villages. The character of the separation is to be developed



The above image was well received in the ‘Reference image’ exercise of the session

EMERGING THEMES

07. SPORTS FACILITIES - KEY COMMENTS

“IS THE FOOTBALL HUB A REGIONAL FACILITY NEEDED FOR THIS DEVELOPMENT.”

“SENSITIVE INTEGRATION OF SECONDARY SCHOOL PITCHES IN GILSTON PARK - BOUNDARY AND LANDSCAPE TREATMENTS”

CONCERNS OVER USE OF V7 COUNTRY PARK SPACE AS FOOTBALL HUB, PARTICULARLY IF THIS WILL BRING MORE PEOPLE & CARS FROM WIDER REGION - IS IT IN THE RIGHT PLACE? - SUGGEST MAKING GREATER USE OF THE SCHOOL FACILITIES INSTEAD OF GREEN CORRIDORS

CONSENSUS

- Sensitive integration of sports fields is required - specifically with regards to boundary and landscape treatment
- Sports facilities can help create sense of community
- Sensitive approach to lighting to prevent light pollution where possible. This will avoid disturbance of wildlife and allows community to enjoy the sky

CHALLENGES

- Maintenance to be considered
- Resolution of appropriate further design parameters in continuing to guide high quality proposals for the development of the football hub (as satisfying the requirements identified by Sport England arising from the Gilston Area proposals)



The above image was well received in the ‘Reference image’ exercise of the session



The lighting of the sports pitches is a concern for the community. Light pollution should be considered

SLMP WORKING GROUP - WORKSHOP 1

AGENDA AND ENGAGEMENT ACTIVITIES

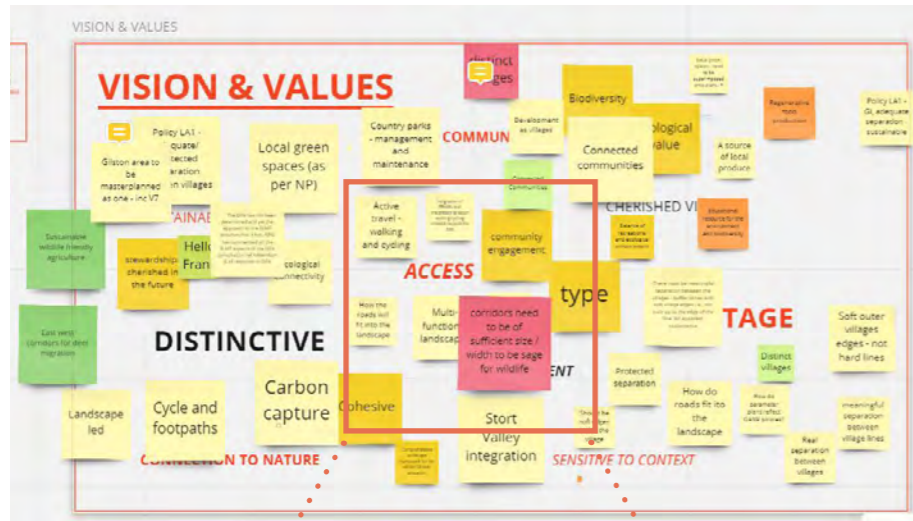
STRUCTURE FOR THE SESSION

- Introductions to the Working Group & Engagement sessions.
Cratus to introduce and pace the session.
- Start with 30min presentation by Grant Associates:
 - Introduce the project team, history of working on the scheme and Grant Associates reference projects
 - the SLMP study, planning process and time-line
 - Engagement objectives, here to listen
- Presentation on SLMP Context (incl. policies), Wider GI framework, OPA context (Parameter Plans, Development Spec, Strategic Design Guide) SLMP Study Area & Character Areas, Site Opportunities & Constraints & Key Strategies presentation
- Break
- Activity 1: Vision & Values - Discussion on Core Vision and Values for the SLMP within the context of the OPA
- Activity 2: Wants & Worries - Organising of Wants & Worries per character area from attendees task prior to workshop. Mapping of these topics onto site plan
- Activity 3: Imagining the Vision - Selection of Precedent Photos & Existing Site Photos to generate discussion - (like / dislike)
- End of Workshop - Summary & Next steps

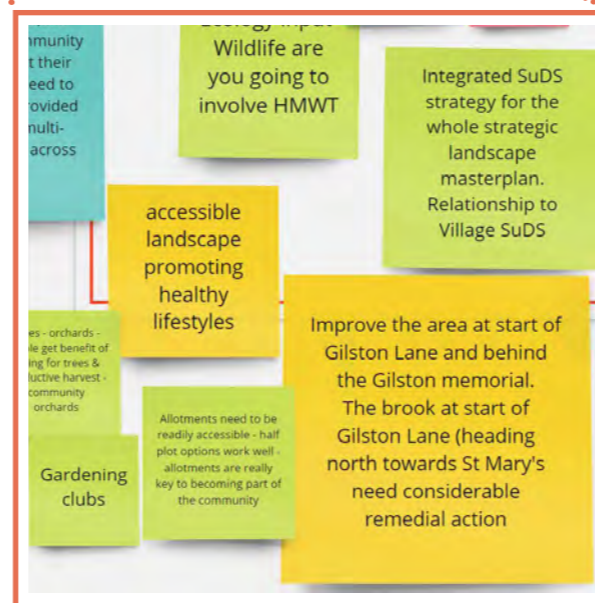
SLMP WORKING GROUP - WORKSHOP 1

THE DETAIL IN THE IMAGES IS PRESENTED ON THE FOLLOWING PAGES
 THESE SCREENSHOTS GIVE AN EXAMPLE OF THE LEVEL OF FEEDBACK AND COMMENTARY FROM THE WORKSHOP

VISION & VALUES



WANTS & WORRIES

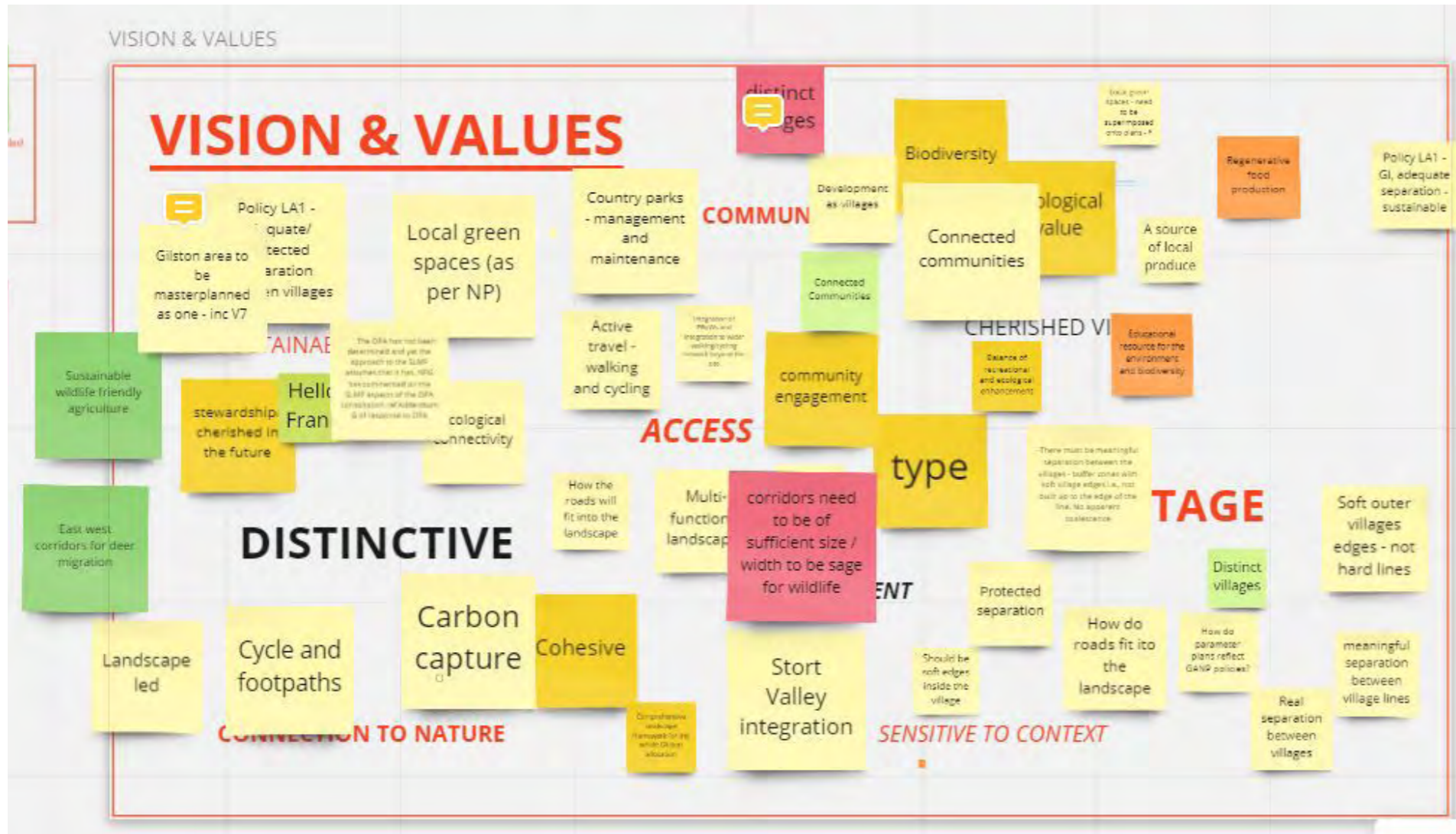


REFERENCE IMAGES



SLMP WORKING GROUP - WORKSHOP 1

EXERCISE 1 - VISION & VALUES



ACTIVITY DESCRIPTION

The first exercise was designed to understand the vision and values the attendees have for the Gilston Strategic Masterplan.

The participants were asked to add words or phrases which reflect their visions and values for the SLMP on the board. The result of this can be seen on the extract from the Miro board on the left.

OUTCOMES

Prior to the Working Group, the Strategic Landscape Masterplan had set out a vision for the Gilston Area. Interestingly, analysis of the outcomes of this exercise have shown that there are clear areas of common ground between the community aspirations and the SLMP Vision, as is shown on the next page

VISION AND VALUE EXERCISE

KEY AREAS OF DISCUSSION



LEGEND

SLMP Vision

Topics Identified at Working Group - Session 1

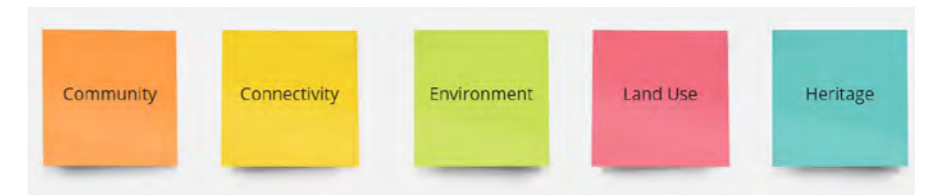
SLMP WORKING GROUP - WORKSHOP 1

EXERCISE 2 - WANTS & WORRIES



ACTIVITY DESCRIPTION

The aim of the second exercise was to understand the wants and worries of the Working Group attendees in relation to the scope of the Strategic Landscape Masterplan for the Gilston Area. In preparation of the session, 5 key themes were identified. The sticky notes, which contains the wants and worries, are colour coded to match the 5 themes, as displayed in the below image.



OUTCOMES

The image on the left shows which themes were most prominent in the wants and worries exercise. The detailed results of this exercise can be found in Supporting Information section of this document.

From analysing the comments brought up during this Working Group, 7 detailed themes emerged which are of particular importance to the community. Although these 7 themes broadly align with the categories previously set out by the design team, the emerging themes are more specific to the site and the community. They identify areas to which the SLMP needs to respond with particular care and sensitivity. These themes are:

- Habitats
- Sustainable Transport
- Buffers to Villages
- Drainage
- Productive Landscapes
- Respecting existing and new communities
- Sports facilities

SLMP WORKING GROUP - WORKSHOP 1

EXERCISE 3 - REFERENCE IMAGES

LEGEND



LIKE



DISLIKE

REFERENCES

Sustainable Urban Drainage



This space could be used for a range of recreational or play activities, including water play.

Use of space as a water feature.

Low embankments to create a sense of enclosure.

Use of space as a water feature.

Use of space as a water feature.

Use of space as a water feature.

Use of space as a water feature.

SUSTAINABLE URBAN DRAINAGE



ACTIVITY DESCRIPTION

For the last exercise, the participants were asked to review a selection of reference images relating to a key landscape feature and highlight whether they liked (star) or disliked (triangle) these. This helps build an understanding of the collective vision for character of the landscape features, as well as highlighting particular concerns or dislikes in relation to how proposals are implemented.

OUTCOMES SUSTAINABLE URBAN DRAINAGE

Support for ecologically rich SUDS integrated into landscape

SUDS that are multifunctional and support both human and ecological functions are often highlighted with stars, including informal play functions

Sensitively integrated proposals using appropriate gradients which avoid the need to steep slopes and subsequent protective fencing were preferred.

Concern over governance of SuDS spaces to ensure their function is protected in perpetuity.

OUTCOMES SUSTAINABLE TRANSPORT

Support for cycle lanes which are separate to vehicular route

Existing roads examples of those with a typical 'rural' character, featuring no footway or cycleway, are highlighted with red triangles and participants notes emphasise concerns over safety for these typologies

Images where routes are accompanied with areas of soft planting and trees are favoured throughout

OUTCOMES ACCESSIBILITY

There is general support for creating a universally accessible landscape to ensure everyone has access to the countryside

Images selected with stars illustrate sensitive interventions which maintain the overall soft-landscape character of the location.

OUTCOMES PLAY

Wide range of different play typologies supported, particularly where this integrated with a wider use of public open space, rather than as a dedicated play space only.

There was some dislike of larger play structures indicated, particularly where the designs incorporated bright colours or man-made materials, creating a more urban overall character

Clear preference for natural play features and woodland play examples

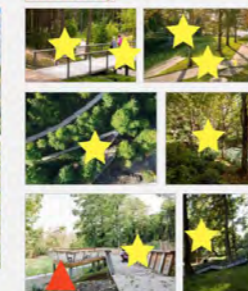
Refer to Supporting Information for the full extracts of the Miro boards

REFERENCES

Sustainable Transport



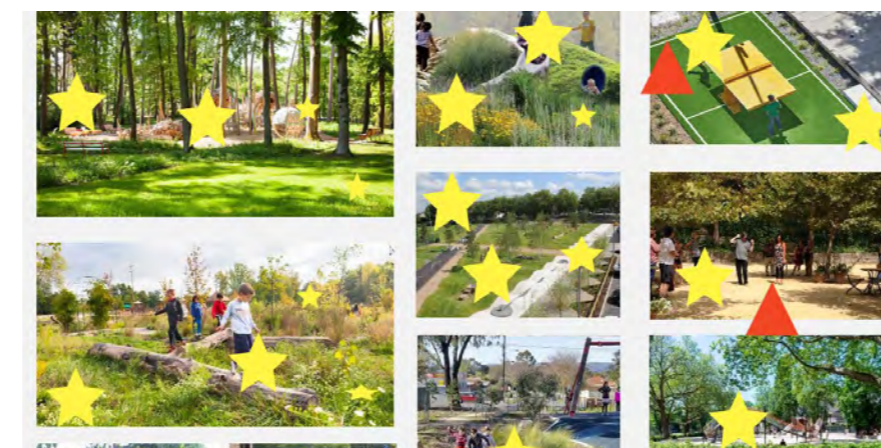
Accessibility



SUSTAINABLE TRANSPORT & ACCESSIBILITY

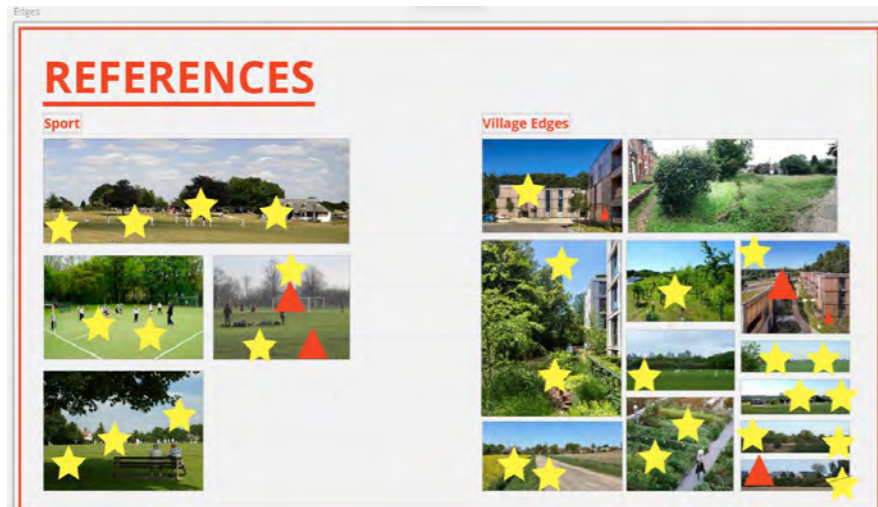


PLAY



SLMP WORKING GROUP - WORKSHOP 1

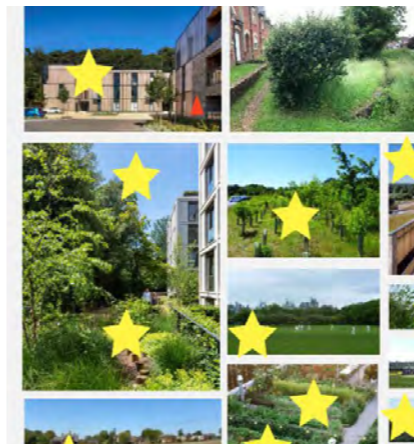
EXERCISE 3 - REFERENCE IMAGES



SPORTS



VILLAGE BOUNDARIES



OUTCOMES SPORTS

Favoured examples illustrated sports facilities which were well integrated into community spaces, either as a focal point for community activities, or through inclusion of buffer planting to assist with screening

Disliked examples may relate to general concern raised regarding inclusion of a football Hub within the area which was a key discussion point of the session.

OUTCOMES BUFFERS

Preference for naturalistic buffer planting including blocks of large-scale tree planting

Small planting strips adjacent to development which did not provide visual separation were disliked

Local examples where built-form is integrated with large-scale tree planting to form a fragmented village edge were also favoured

OUTCOMES LIGHTING

Mixed responses to different lighting typologies with an overall preference for low-lighting levels evident, often using methods other than lighting columns.

Mixed response to certain images suggests need to balance use of sensitive low-light levels with user safety and visibility.

Comments mention innovative lighting solutions which are interactive and respond to use

Concerns over ecological impact highlighted in notes with comments suggesting use of technological solutions to seek to mitigate this issue.

OUTCOMES SIGNAGE & INTERPRETATION

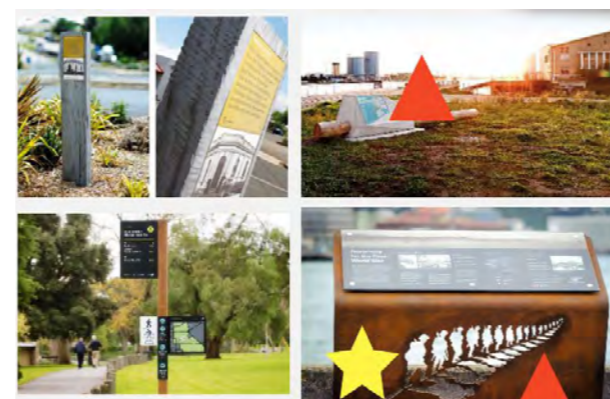
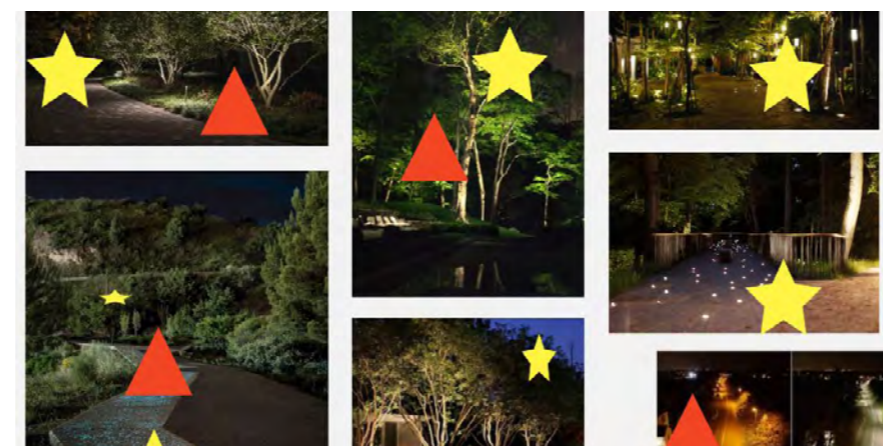
There was less concentration of like & dislike symbols on these boards, potentially reflecting that this topic, whilst important, is less emotive than other features explored through this activity.

Comments mention signage and street furniture can be used to create an identity for Gilston across the wider SLMP, with “room for distinction within different villages” as part of an over-arching strategy for the site.

Refer to Supporting Information for the full extracts of the Miro boards

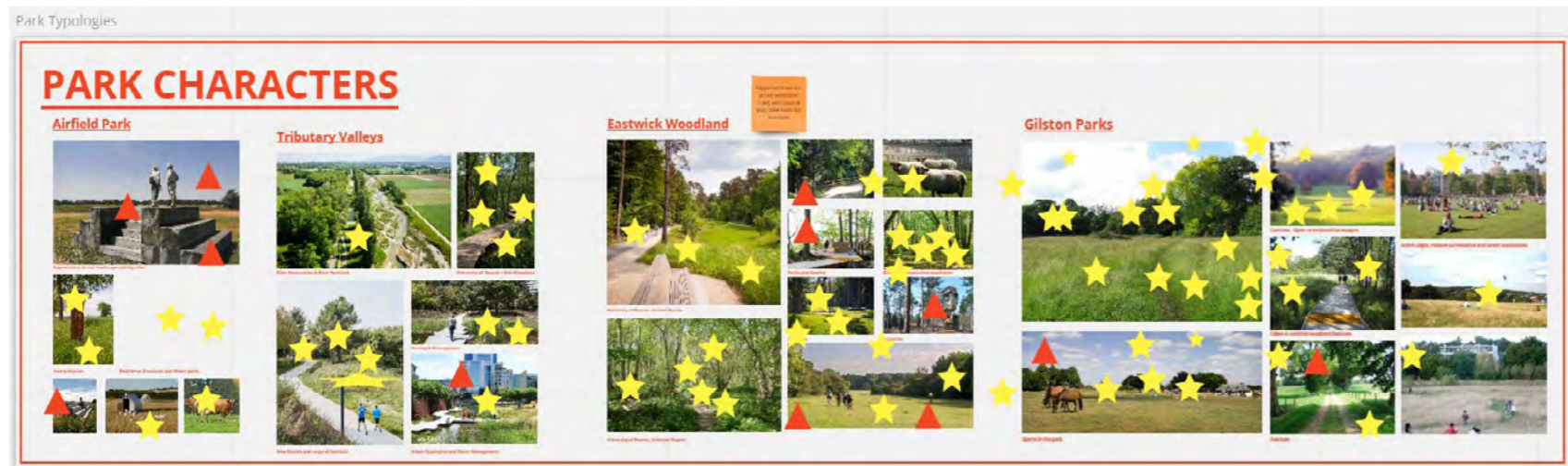


LIGHTING & SIGNAGE AND INTERPRETATION



SLMP WORKING GROUP - WORKSHOP 1

EXERCISE 3 - REFERENCE IMAGES



OUTCOMES PARK CHARACTERS

General support for most images with below two exceptions:

- Urban and more civic space are not preferred
- Structures such as belvedere and viewing towers are not well received

Airfield Park - low-key interventions and images illustrating continued agricultural use were favoured.

Tributary Valleys - preference for naturalistic, soft landscapes made accessible to all through well integrated paths.

Eastwick Woodland - images illustrating a variety of woodland characters and management regimes were favoured. Disliked images illustrate more significant interventions in the woodland or open grassland areas which appear more separate from the woodland.

Gilston Park - strong preference for naturalistic parkland character with long meadow grassland and stands of mature trees.

A provision of clearly accessible, all-weather pathways also appeared to be favoured.

Refer to Supporting Information for the full extracts of the Miro boards

NEXT STEPS

KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour** - 26th June 2021
- **Working Group - Workshop 1** - Introduction to study & consultation process, Wants and Worries, Early Wins, Site Stewardship
- **Public launch of process via webinar presentation**
- **Working Group - Workshop 2** - Strategies
- **Public webinar Stage 2**
- **Working Group Session 3** - Character Areas
- **Public webinar Stage 3**
- **Working Group Session 4** - Presentation of Study & Design Code examples
- **Public webinar Stage 4**

HOW THESE OUTCOMES WILL INFORM FUTURE SESSIONS

- The outcomes of this sessions have given the design team a understanding of the themes which are of particular interest to the community. These 7 'Emerging Themes' will help focus future sessions to ensure they are appropriately addressed in the development of the SLMP
- All three exercises have helped strengthen the Design Team's understanding of the wants and worries for the SLMP across scales, ranging from opportunities and constraints on a site wide scale to preferred and undesirable characters for different Character Areas. This in turn will inform the development of strategies and design codes which will form the basis for future engagements.
- Engagement Session 2 will commence with feedback on the previous Working Group outcomes.

Supporting Information

Analysis SLMP Working Group - Workshop 1

13th July 2021

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WANTS	Community	Productive Landscapes Respecting existing & new communities	Green spaces which provide a link between the community and food production; not just allotments but regenerative small scale agriculture	
	Community	Productive Landscapes	Educational spaces which illustrate how to grow produce and maintain a highly diverse environment	
	Community	Habitats Respecting existing & new communities Buffers	Start planting the buffers around the existing communities before the development starts	
	Connectivity-Community	Respecting existing & new communities	Want to ensure that the voice of future occupiers are heard. Young people in need of homes in the next five to ten years will have a very different view of the world compared to those fortunate enough to own their homes already.	
	Community - Connectivity	Sustainable Transport	Creation of footpath between Eastwick and Pye Corner	
WORRIES	Community	Respecting existing & new communities	How will the existing communities be protected whilst major disruption of development	
	Community	Respecting existing & new communities Sustainable Transport	Where existing PRowS run near existing dwellings - how will residents be protected from increased "traffic"?	
	Community	Respecting existing & new communities Sustainable Transport	How will the spine road cross existing lanes? This is a significant worry for existing communities	

TABLE LEGEND
Community
Connectivity
Environment
Land Use
Heritage
Other
Community - Connectivity

Original theme as categorised in exercise

Updated theme* (Design Team Edit) if applicable. Colours reflect updated category if present

*From analysing the comments brought up during this Working Group, 7 detailed themes emerged which are of particular importance to the community. Although these 7 themes broadly align with the categories previously set out by the design team, the emerging themes are more specific to the site and the community.

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WORRIES	Community - Environment	Habitats	Important to restrict lighting and night time noise to avoid disturbance of wildlife and community enjoyment of the night sky	
	Community	Sports Facilities	A football hub is not wanted anywhere	
	Community	Respecting existing & new communities	Impact on existing villages particularly through transport routes - EB	
	Community - Environment	Habitats	JD - Reduction in wildlife due green corridors being intercepted by roads	
WANTS	Connectivity	Sustainable Transport	Strategic walking/cycle route from V7 greenway - V1 sustainable modes access through southern green corridor.	
	Connectivity	Sustainable Transport	Links between new cycle routes and existing communities	
	Connectivity	Sustainable Transport	Mini-trail for families between Hunsdon, Airfield, Cock Robin Lane etc	
	Connectivity	Sustainable Transport	Improve the area at start of Gilston Lane and behind the Gilston memorial.	
	Connectivity - Environment	Drainage	The brook at start of Gilston Lane (heading north towards St Mary's need considerable remedial action	
	Connectivity	Sustainable Transport	Accessible landscape promoting healthy lifestyles	

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WORRY	Connectivity	Habitat - Transport	Future maintenance	Future maintenance of landscape proposals will be linked to the stewardship strategy of the site
	Environment	Habitat	Early Win - planting trees to extend Eastwick and Lawns Wood in support of the Queen's Green Canopy initiative.	
	Environment	Habitat	Areas of ecological enhancement and achievement of Biodiversity Net Gain	
	Environment-Community	Sports facilities	Strategic sports and open space complementing village provision	
	Environment-Connectivity	Sustainable Transport	Family Cycle Trail for Hunsdon - circular routes. Linking new routes to existing routes and facilities	Could this be an early-win?
WANTS	Environment	Habitat	Ecology Input Wildlife are you going to involve HMWT	
	Environment	Drainage	Integrated SuDS strategy for the whole strategic landscape masterplan. Relationship to Village SuDS	
	Environment	Respecting existing & new communities Productive Landscapes	Trees - orchards - people get benefit of caring for trees & productive harvest - community orchards	
	Environment-Community	Respecting existing & new communities	Gardening clubs	
	Environment-Community	Respecting existing & new communities Productive Landscapes	Allotments need to be readily accessible - half plot options work well - allotments are really key to becoming part of the community	

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WORRIES	Environment	Habitat Sports facilities	Football Hub is in the only east-west corridor for wildlife - deer & barn-owl routes - not compatible with busy use & night-time use - (through brick-House farm - between Stort Valley & Lea Valley) - Where are the barn-owls going to go? The people that move into the villages will want wildlife around them	
	Environment-Land Use	Sports facilities	Concerns there isn't a suitable location for football hub	
	Environment	Habitat	Proximity of school site (with potential flood-lighting) close to Home Wood - concerns on environmental impact	
	Environment	Drainage	The brooks running through the area periodically flood. Suitable mediation is needed when the land is built on	
	Environment	Drainage	Make suds operate as electricity generators.	
	Environment-Land Use		What is going to happen to Brickhouse Farm V 7	
	Environment	Drainage	Drainage flooding -SUDs	
	Environment-Community	Productive Landscapes	Allotments - where? How far to walk?	
	Environment-Land Use	Buffers	Buffers -will they be wide enough?	
	Environment	Sports Facilities Buffers	Sensitive integration of secondary school pitches in Gilston Park - boundary and landscape treatments	

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WORRIES	Environment	Drainage	Good drainage from run-off and extreme weather - EB	
	Environment		Worry that landscape will be treated as an afterthought. The landscape should define the edge treatments and routes between green spaces.	
	Environment	Habitats	Affect of lighting of facilities on wildlife - Affect of Noise on wildlife e.g football hub	
	Land Use	Buffers	Gap between V 7 & V6 is reducing by T&G site and Industrial area	
	Environment-Land Use	Sports facilities	Is the football hub a regional facility needed for this development.	
	Environment	Drainage	SuDS/drainage that forms part of a multifunctional open space. i.e. not fenced with danger deep water keep out signs, but which contribute whether to landscape a PRow or new footpath/cycleway/ecological enrichment etc. - MW	
	Environment	Habitats	Wildlife before people. Consider barn owl and deer corridors to north of V7.	
	Environment-Connectivity	Sustainable Transport	Links by foot and cycles to existing settlements	
	Environment	Habitats	Conservation of wildlife based on strategies for each species	
	Environment-Connectivity	Sustainable Transport	Creation of footpath from Village 7 to St Dunstans Church	
Environment-Land Use	Buffers	Size of buffers is a concern		

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WANTS	Land Use	Respecting existing & new communities	Arts & Culture uses - Sports hall - would be good to have performing arts facilities too - facilities for teenagers in the evening - what's on site that they can walk/cycle to - cultural/cinema/evening facilities. Consider conflicting uses within same hall & specialist facilities e.g. green-room.	
	Land Use		Area in front of St Mary's to be area for contemplation- the churchyard is too small	
	Land Use		Areas of high sensitivity e.g. south of St Mary's Church, west of Homewood need to be v considered	
	Heritage - Land Use	Respecting existing & new communities	Development of 10,000 homes requires community facilities to support their needs. There is a need to ensure these are provided through various multi-functional facilities across the area	
	Land Use - Community	Respecting existing & new communities	Existing residents do not speak for new residents. What do 10 year olds want? What do 18 year olds want?	
WORRIES	Land Use	Buffers	Concern of urban sprawl - & separation of V1 & V5 in particular	
	Land Use	Sports Facilities	Concerns over use of V7 country park space as Football Hub, particularly if this will bring more people & cars from wider region - is it in the right place? - Suggest making greater use of the school facilities instead of green corridors	
	Land Use		Curtailement of existing business uses and intrusive recreational activities on the airfield	
	Land Use - Environment	Drainage	Attenuation of surface water run-off from airfield to reduce risk of flooding in Hunsdon and create wetland in the park.	

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WANTS	Heritage		Heritage input required	
	Other - Environment		Early Wins	
	Other - Environment	Habitat	Tree Planting	
	Other - Land Use	Buffers	Landscaping between new and existing settlements	
	Other - Environment	Habitats	Maintenance of existing woodlands and corridors	
	Other - Community	Respecting existing & new communities	Location of recreational facilities crucial. Provide focal point for community and social activity. Need something in each village.	
	Other - Environment	Productive Landscapes	Food Production	
	Other		Add local green spaces to Cherished Views - all in AG5 Frank	
	Other		Good stewardship	

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WORRIES	Heritage - Community	Sports Facilities	Sports facilities are one way of building community and their long term maintenance is key. Want to ensure the right level of financial and management support is secured.	
	Other		Need to be innovators in design - not more of the same.	
	Other		Phasing! How long before the parklands are complete and ready for handover to the community?	
	Other		Need to ensure crossovers with the requirements being established through conditions and the Dev Spec. Don't want to lose these principles	
	Other		The timetable is tight. Need to make sure that the masterplans are right at this stage in order to avoid conflict at each of the later detailed application stages.	
	Other - Community		Are those wanting to be a part of the longer term stewardship of these spaces equipped to take on the complexities of all they may wish to take on?	
	Other - Environment	Habitats	Urbanisation of the countryside to the detriment of wildlife and tranquillity	
	Other - Community	Respecting existing & new communities	Impact on existing villages particularly through transport routes	
Other - Environment	Habitats	JD - Destruction of environment/trees/hedgerows etc. during construction phase		

EXERCISE 2 - WANTS AND WORRIES

RESULTS

	NOTE THEME	EMERGING THEME	NOTE CONTENT	ADDITIONAL COMMENTS
WORRIES	Other - Community	Respecting existing & new communities	Worry that the wants and worries of existing residents will overpower the wants and worries of new communities	
	Other - Environment	Drainage	Good drainage and run off re extreme weather	
	Other - Environment	Drainage	SuD's to be part of multifunctional open space and contribute to landscape or footpath/cycleway/enrichment etc	
	Heritage - Connectivity	Sustainable Transport	STC Connection between V5 & V6	

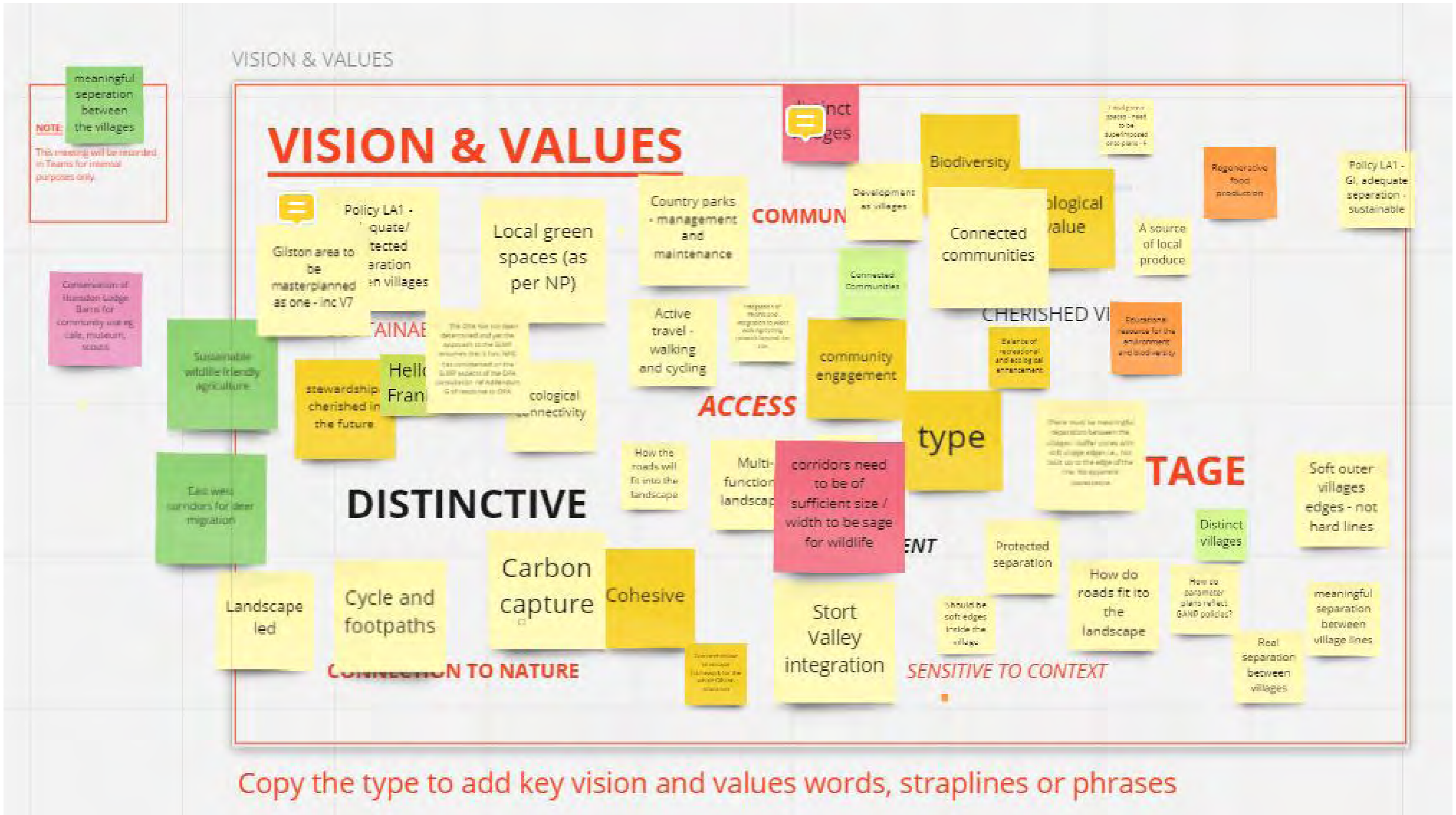
Supporting Information

Miro Board Extracts

13th July 2021

MIRO BOARD EXTRACTS

EXERCISE 1 - VISION



MIRO BOARD EXTRACTS

EXERCISE 2 - WANTS AND WORRIES



MIRO BOARD EXTRACTS

EXERCISE 3 - PRECEDENTS

SUDS

REFERENCES

Sustainable Urban Drainage



This spaces serves no useful purpose in terms of recreational use or movement. It might look nice but is limited in function

Look of space as a wildlife haven appeals

Steep embankments, fenced off, lack of integration,

space is hard an uninviting, limited ecological benefits

Governance issue - how do you ensure future residents/development doesn't unbalance SuDS scheme through building / changing of SuDS features, permeable paving etc?

but they all need to be low cost maintenance and multifunctional open space...not deep pipes/lengthy culverts etc...(as a personal opinion - MW

MIRO BOARD EXTRACTS

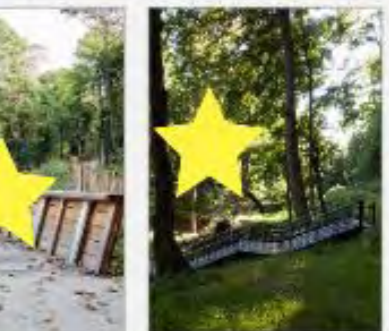
EXERCISE 3 - PRECEDENTS

REFERENCES

Sustainable Transport



Accessibility



MIRO BOARD EXTRACTS

EXERCISE 3 - PRECEDENTS

REFERENCES

Play



Example - New play area in Harton - just re-built

Would be good to get examples of woodland play. There is a commercial aspect to things like Go-Ape type facilities

MIRO BOARD EXTRACTS

EXERCISE 3 - PRECEDENTS

Edges

REFERENCES

Sport



Village Edges



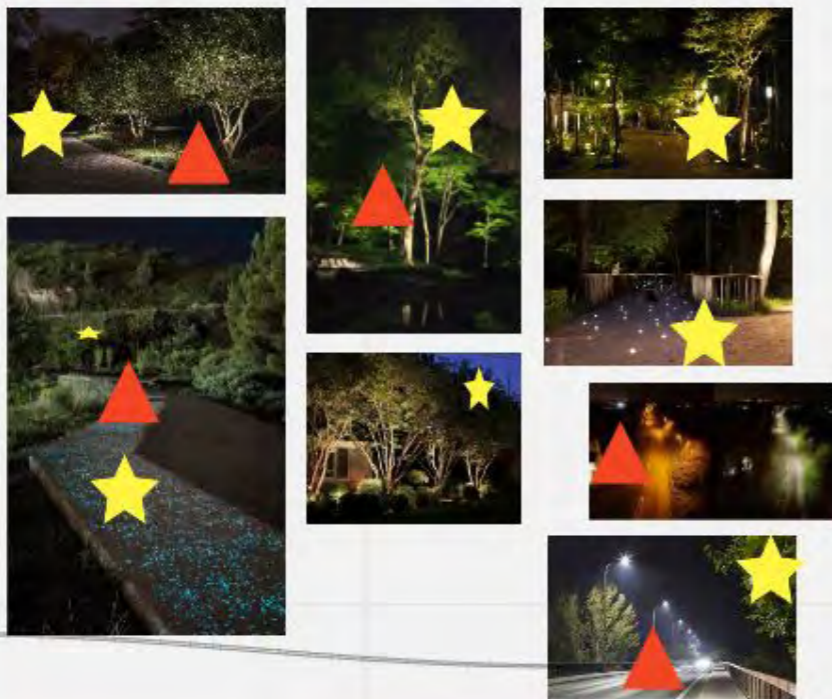
MIRO BOARD EXTRACTS

EXERCISE 3 - PRECEDENTS

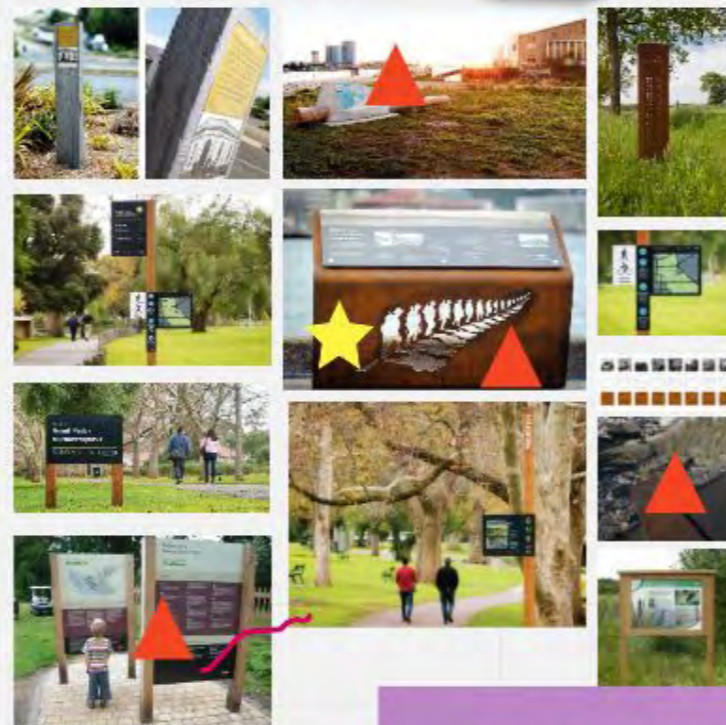
LIGHTING & SIGNAGE

REFERENCES

Lighting



Signage and Interpretation



Can use signage as part of interactive and/or child friendly trails

Lighting needs to be fit for purpose for the intended function, but importantly should ensure lux and technology protects ecology interests. New technologies are being used where lighting in green spaces are reactive, i.e. they light up the path when a cyclist or walker is detected.



Opportunity to create an identity through signage and street furniture across the site. Room for distinction within different villages but with an overarching design that is complimentary to the whole allocation.

MIRO BOARD EXTRACTS

EXERCISE 3 - PRECEDENTS

PARK CHARACTERS

Airfield Park



Appreciation of land, landscape and big skies

Interpretation

Establishment of natural and urban paths

Tributary Valleys



Water features and large of habitats

Urban Typology and Green Management

Eastwick Woodland



Knowledge of Ecology: Natural Beauty

Knowledge of Ecology: Cultural Features

Opportunities for active woodland trails and natural play, bike trails for example

Gilston Parks



Open in an open landscape

Active Edges, Flexible Surveillance and Green Boundaries

Edges to existing woodland features

Sports in the park

Active

MIRO BOARD EXTRACTS

EXERCISE 3 - PRECEDENTS

There needs to be a strategy for the long term maintenance of heritage assets, particularly when these are going to be handed over to a stewardship body.

Copy of SUDS

REFERENCES

Sustainable Urban Drainage



This space serves no useful purpose in terms of recreational use of movement, it might look nice but is limited in function

space is hard an uninviting limited ecological benefits

