

# Welcome

## Introduction

Thank you for joining us for our consultation on the Gilston Area Strategic Landscape Masterplan. Today's event is an opportunity to find out more about the plans which are currently being developed and to discuss them with members of the technical team, prior to their finalisation and submission to East Herts District Council.

## The Context

The Government designated the Harlow & Gilston Garden Town (HGGT) in January 2017 as a suitable location to accommodate significant growth and facilitate the regeneration of Harlow Town Centre. HGGT includes a planned 16,000 additional homes, employment areas and community facilities, of which 10,000 homes are in the Gilston Area.

In early 2023, East Herts District Council resolved to grant consent for Places for People and Taylor Wimpey's outline planning applications for 8,500 homes (in Villages 1 to 6 ) and 1,500 homes (in Village 7) respectively.

The Gilston Area Charter Supplementary Planning Document, produced by East Herts District Council through engagement with key local stakeholders,

requires a Strategic Landscape Masterplan to be produced, and sets out its role and requirements for its production.

The Strategic Landscape Masterplan covers the large area of open space to the north west of the Gilston Area, as well as the open space between villages. It does not cover the developable area of the seven villages which will be subject to their own Village Masterplans.

The Strategic Landscape Masterplan will be produced in accordance with the soon-to-be-issued outline planning permissions and will provide an added layer of detail to guide future 'reserved matters applications' which will contain the details of proposals for the Strategic Landscape Masterplan area.

## The Consultation

This event sets out the emerging plans which are being developed in the form of a Design Code and Regulatory Plans which are being developed to guide future detailed planning applications following a series of Community Working Group and technical workshops. We welcome your feedback today as part of the ongoing process of engagement and to help us add further detail to our proposals.

## Give Us Feedback:

Questionnaire: [GilstonParkEstate.com](https://www.gilstonparkestate.com)

Website Link: [GilstonParkEstate.com](https://www.gilstonparkestate.com)



Gilston Area

## The Team



Chapelton, Aberdeenshire



Meadow Brook, Oxfordshire

## Places for People

Places for People is a leading affordable homes-led placemaker that believes places work when they work for everyone, and that homes and communities are designed for the long term. We design places for the long term that are sustainable economically, socially and environmentally. The Group's award-winning placemaking, property investment, development and management companies are active throughout the UK and collectively have the capability and expertise to create and manage entire places, considering all the things a place needs to become a sustainable community.

## Grant Associates

Our approach is built on supporting natural capital and making a measurable contribution toward improving the natural environment. We are working with stakeholders and a multi-disciplinary team to set a vision for the site, catalogue natural assets, identify options and implement the Gilston SLMP.



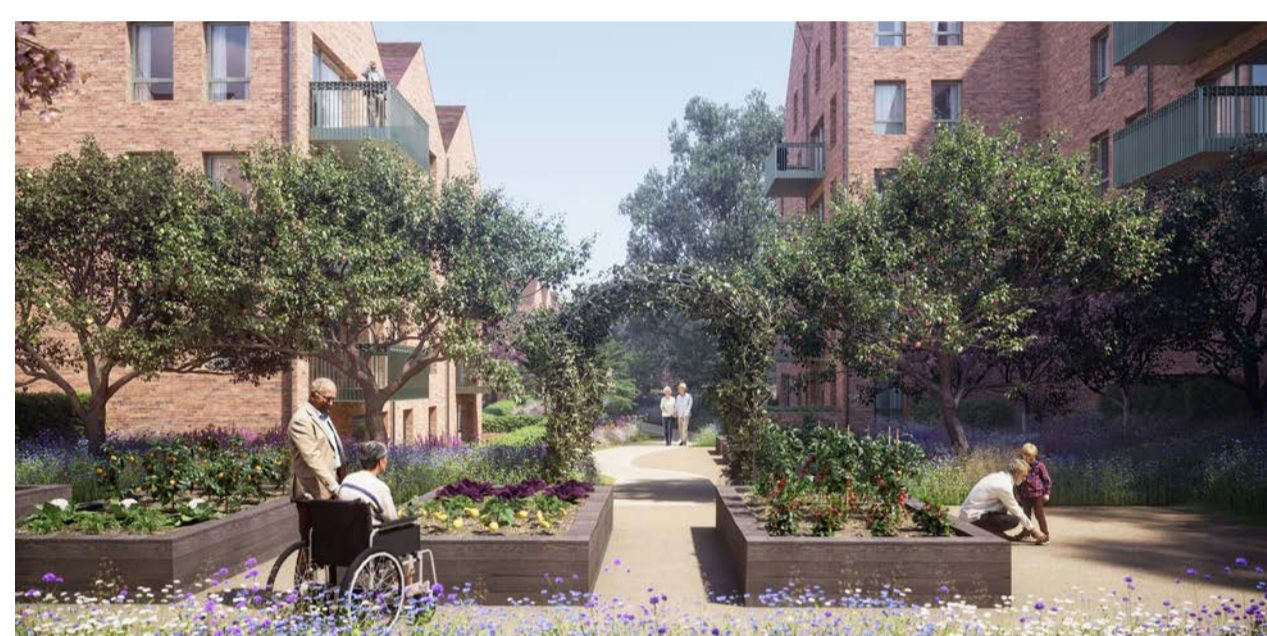
Accordia, Cambridgeshire



Icknield Port Loop, Birmingham



Accordia, Cambridgeshire



Watford Road, Elstree



Blythe Valley Park, Solihull



Wichelstowe, Swindon

## Stantec

At Stantec Landscape we are committed to championing environmental sustainability and resilience in all our projects. We are passionate about implementing robust green infrastructure, prioritising meaningful biodiversity gains, and creating landscapes that have a lasting, positive impact on communities and the climate.

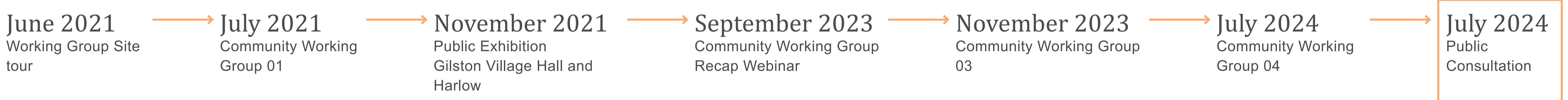


Poppyfield Green



# Planning Context

## Community Engagements Timeline



## Technical Working Groups Timeline



The Strategic Landscape Masterplan (SLMP) will expand upon the principles established in the relevant Outline Planning Application and key planning policy and guidance documents including:

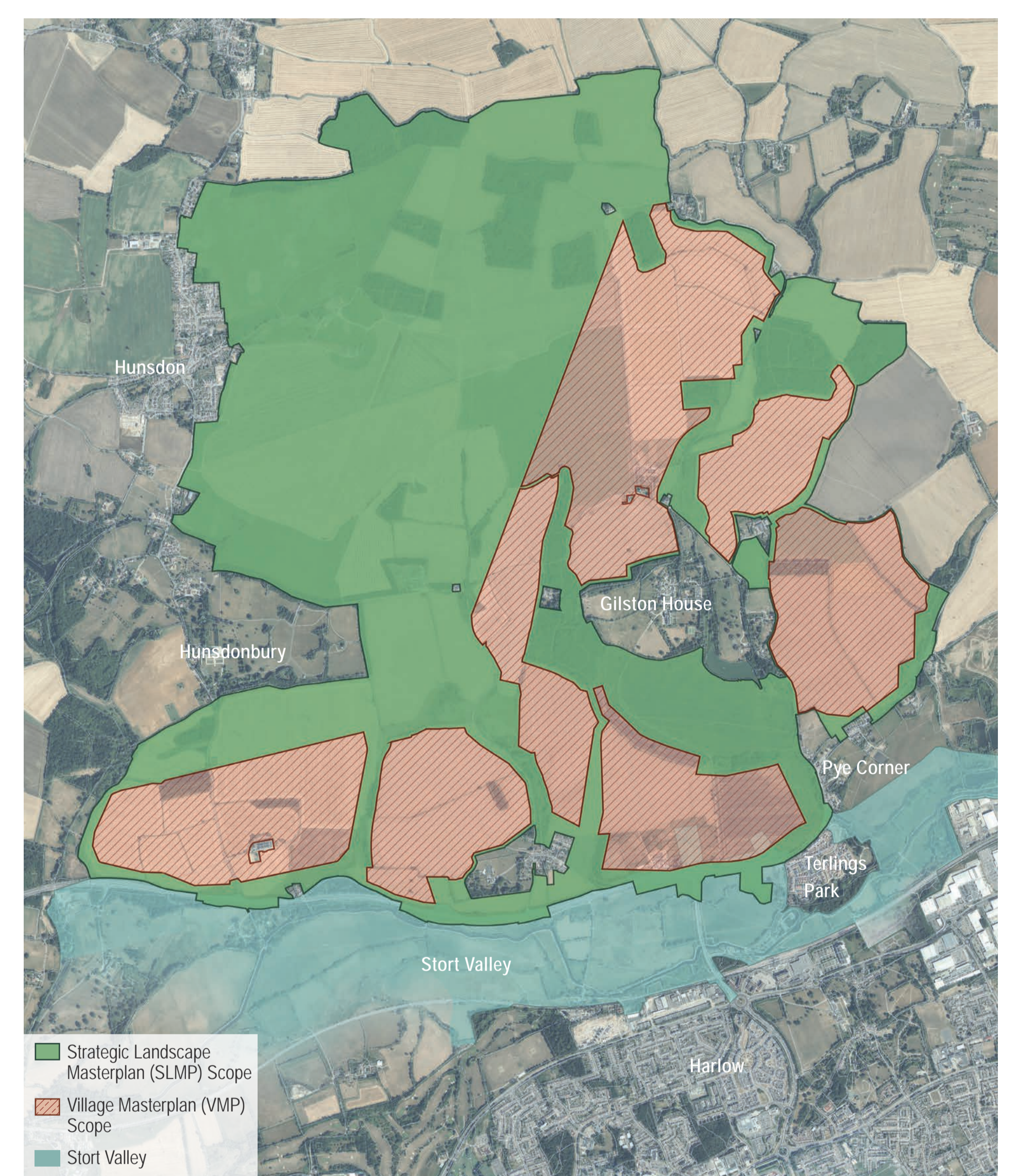
- . East Herts District Plan (2018)
- . Gilston Area Neighbourhood Plan (2021)
- . Gilston Area Charter SPD (2020)
- . Gilston Area Concept Framework (2018)
- . Gilston Area Community Engagement Strategy (2020)
- . Garden Town Vision and Design Guide (2018)
- . HGGT Sustainability Guidance & Checklist (2021)

The Gilston Area Charter sets out a high-level brief for the SLMP, which is to establish a spatial strategy for the comprehensive development of the Gilston Area site allocation, focusing on establishing the key components and Character Areas that will form the green infrastructure network.

- The SLMP is to look to address strategic matters such as:
- . Prioritising active and sustainable travel;
  - . Green infrastructure (including parks & sport etc.);
  - . Integration with adjacent settlements and landscapes;
  - . Landscape buffers;
  - . Flood risk and biodiversity net gain; and
  - . Long-term maintenance.

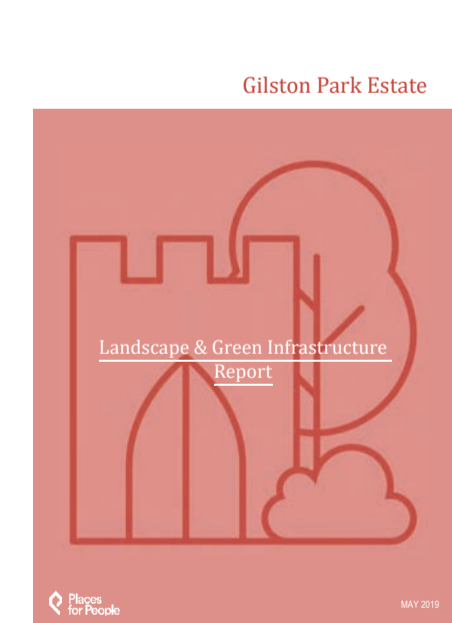
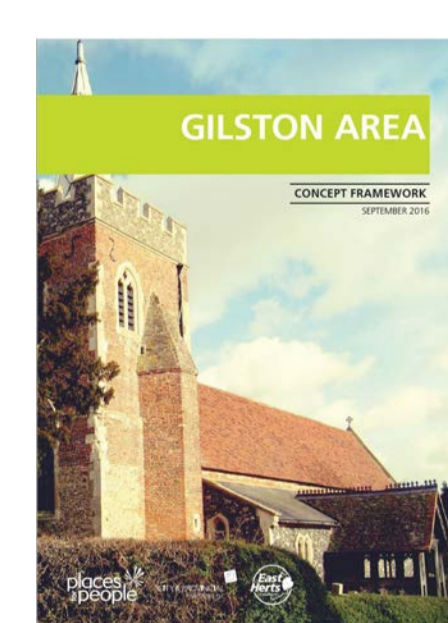
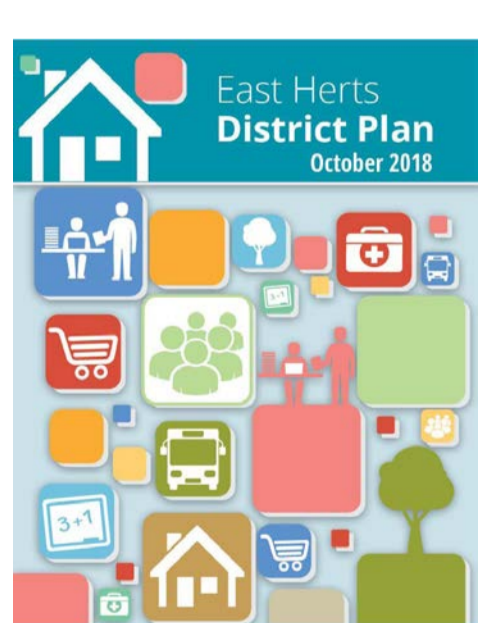
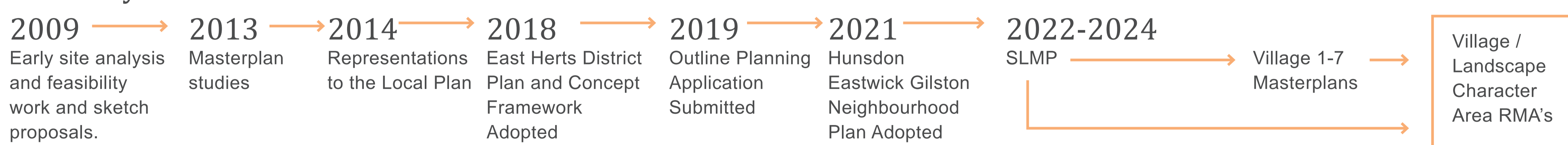
The Gilston Area is allocated for residential-led development in the adopted East Herts District Plan (2018) under Policy GA1. The Gilston Area comprises Places for People's Gilston Park Estate proposals for up to 8,500 new homes in Villages 1 - 6 and the Taylor Wimpey proposals for up to 1,500 new homes at Village 7, along with supporting infrastructure, which is to be developed in keeping with Garden City principles. Outline Planning Applications (OPAs) have resolution to grant permission from East Herts District Council.

The Gilston Area Concept Framework (2018) and the Gilston Area Charter SPD (July 2020), identify that the OPAs are to be followed by the preparation of a Strategic Landscape Masterplan ("SLMP") (for the landscape that binds the villages together) and a Village Masterplan ("VMP") for each village. These Masterplans will inform future Reserved Matters Applications which will set out the detailed design of each space and building.



Site Plan

## Summary Timeline



Gilston Park

Places for People

grant associates

Taylor Wimpey

# The Site



Aerial photo of the site with annotation of indicative photo locations



View over Gilston Park to Gilston House from Lime Avenue



View over Gilston Park to Gilston House from Home Wood



View from St Mary's Church over Gilston Fields



Open View From Airfield Memorial and Hangers



View from Eastwick Church



View from Golden Brook Valley to Golden Grove



View over Hunsdon Airfield



Open View towards Home Wood from Cock Robin Lane



View from Airfield towards overhead power lines



Open View towards Cock Robin Lane from Home Wood



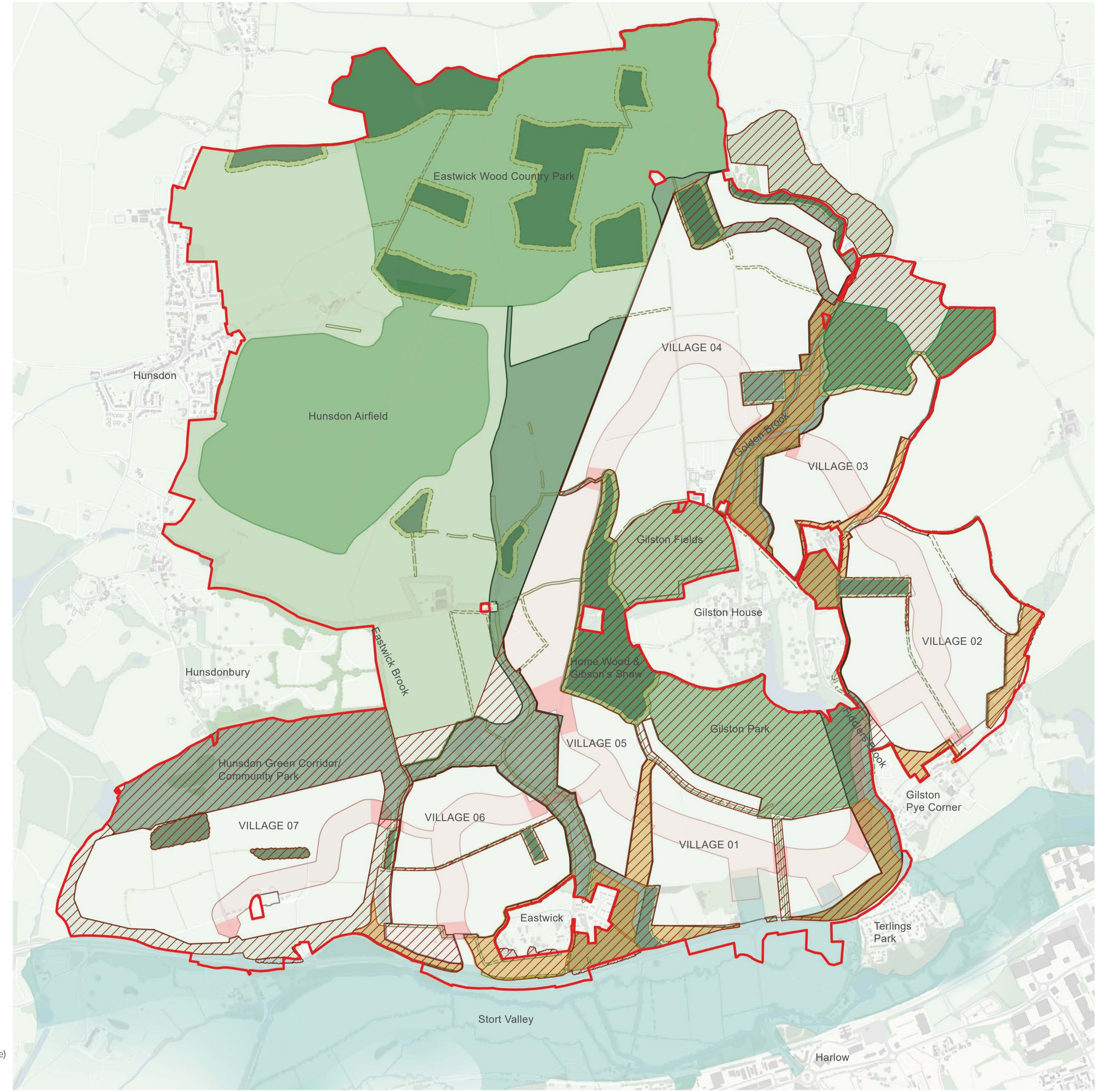
View over Gilston Park from Gilston House

# Masterplan Objectives

## SLMP Scope, Objectives & Intended Outcomes

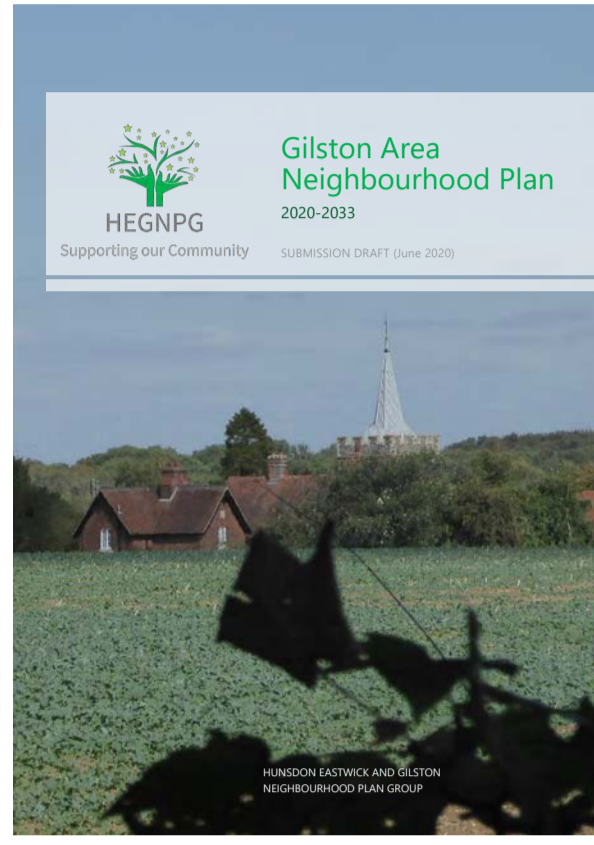
The objectives of the Masterplan are to:

- 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; and
- Provide a framework for the successful delivery of the masterplan that encompasses landscape management, amenity, access, leisure and recreation, SuDS drainage and flood risk, ecology and biodiversity, heritage assets, and landscape integration.



SLMP Scope Plan

Hunsdon Eastwick Gilston Neighbourhood Plan, adopted in 2021, is a key policy document which informs the development of the Gilston Strategic Landscape Masterplan



- SLMP Study Area
- Parks
- Strategic Green Corridors
- Stort Valley
- Village Corridors
- Sustainable Transport Corridor
- Sustainable Transport Corridor Interface with Character Areas
- Existing Woodland
- Woodland Buffer Zones
- Hedge/mire Buffer Zones
- Landscape Areas (Wider agricultural estate)
- Landscape Areas (Adjacent to Villages)

## The Vision



SLMP Vision Plan

- IMPROVED ACCESS TO HERITAGE FEATURES
- NEW ALLOTMENTS AND PRODUCTIVE LANDSCAPES
- INCLUSION OF SUSTAINABLE DRAINAGE SYSTEMS
- NEW SPORT FACILITIES
- LANDSCAPES INSPIRED BY LOCAL SETTING
- ADVANCE PLANTING
- SUSTAINABLE TRANSPORT CORRIDOR
- LOCAL HERITAGE TRAILS



SLMP Vision Section

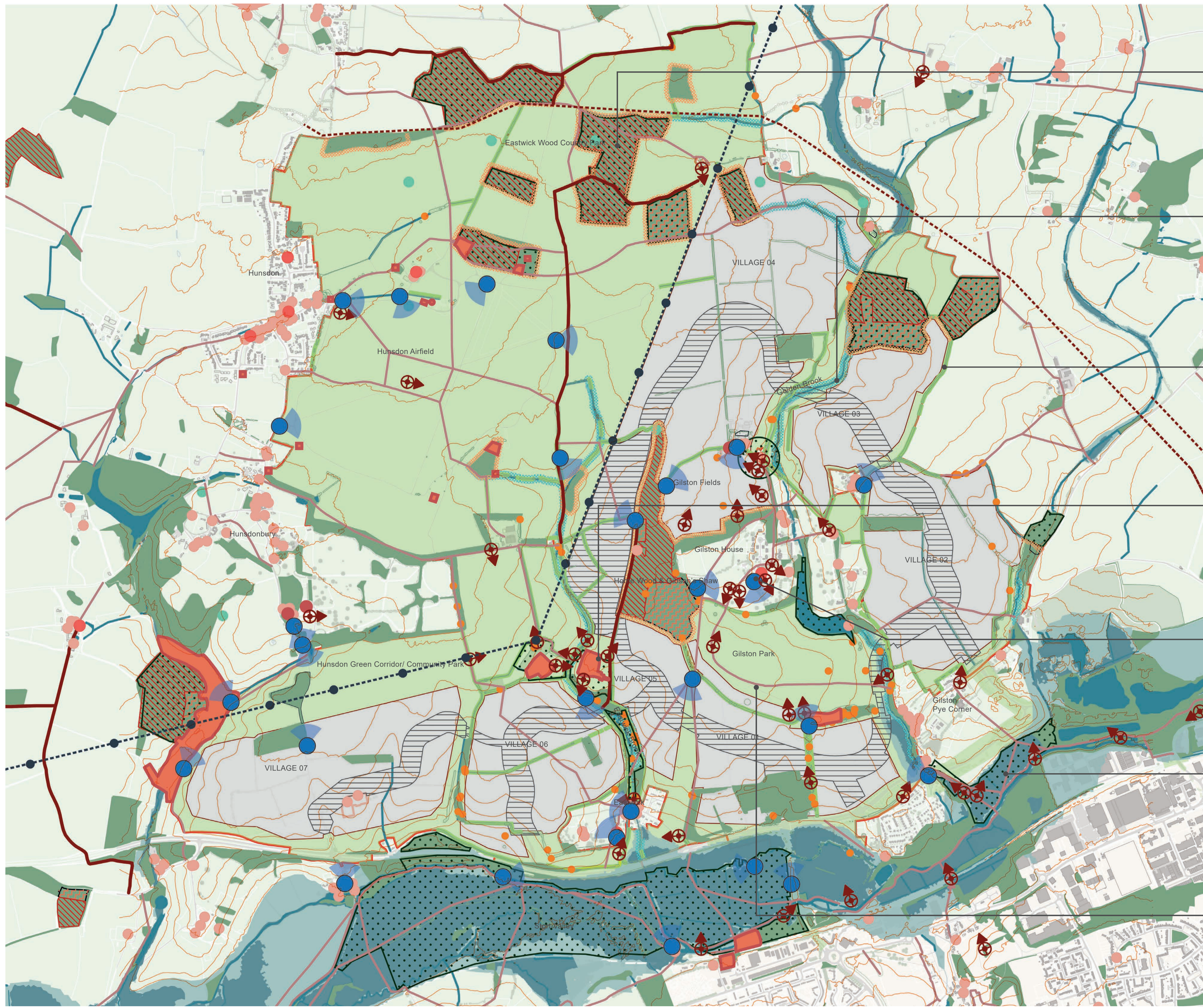
# SLMP Considerations & Opportunities

As part of the Gilston Strategic Landscape Masterplan, the current site conditions have been reviewed and mapped utilising the latest OS Photography, and GIS data-sets. The Consolidated Considerations Plan on this board compiles key areas of analysis into one diagram, therefore giving an overview of the various landscape layers which inform the SLMP strategies.

The Opportunities diagram illustrates the key moves, informed by the Considerations studies, that the SLMP will implement to achieve the vision it sets for the Gilston Area.

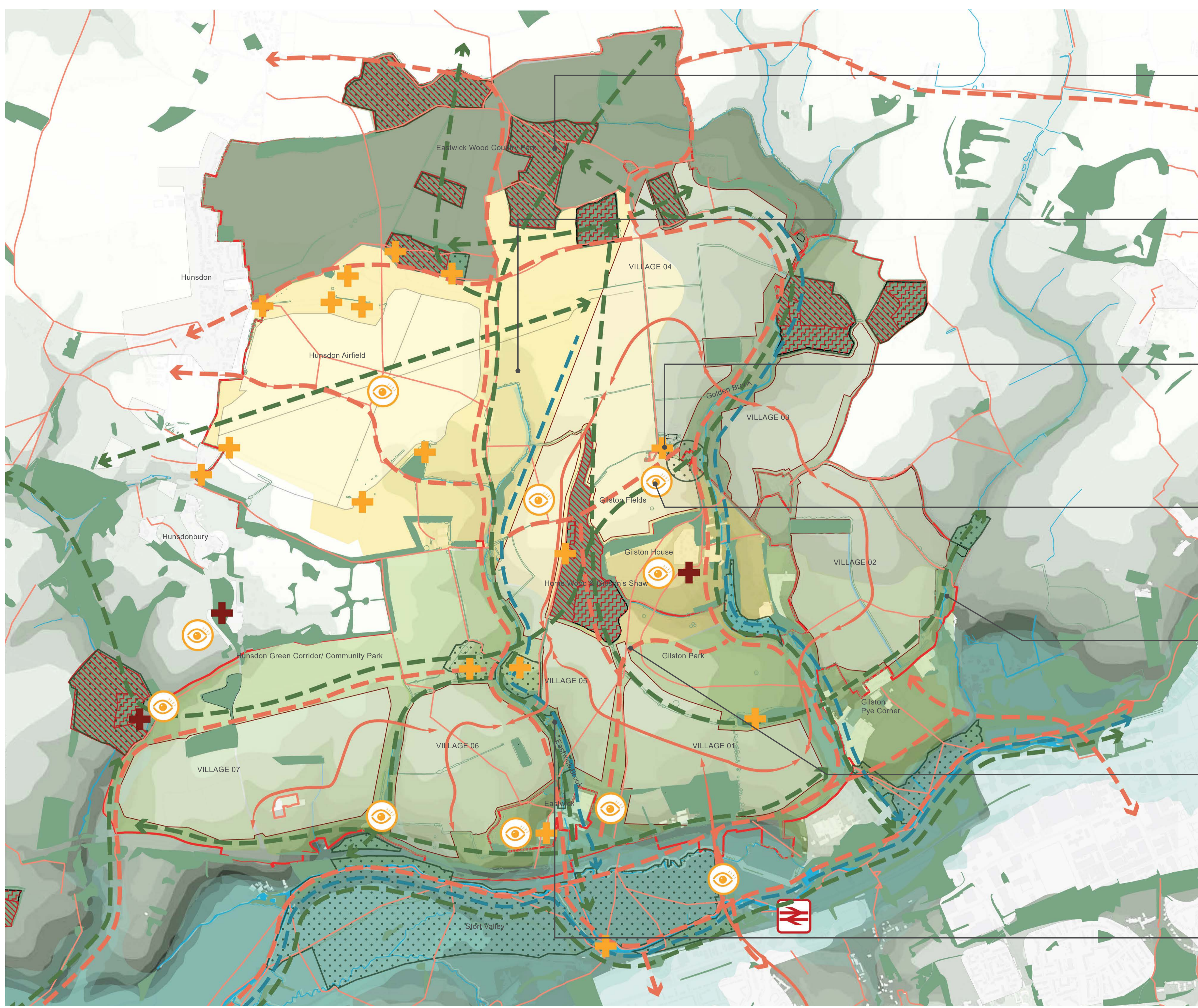
## Key Existing Site Considerations

- 1. Woodlands**  
Including Ancient and Semi-Natural Woodland and Ancient Replanted Woodland
- 2. Watercourses**  
Including Golden Brook, Fiddler's Brook and Eastwick Brook in the Strategic Green Corridors
- 3. Hedgerows**  
Existing networks of hedgerows across the site
- 4. Heritage**  
Including Scheduled Ancient Monuments and Listed Buildings
- 5. Views**  
As identified in Development Specification and the Landscape Visual Impact Assessment
- 6. Habitats**  
Including Local Wildlife Sites and Great Crested Newts sites
- 7. Footpaths**  
Including existing Public Right of Ways



## Opportunities

- 1. Woodlands**  
Protect existing woodlands by providing buffer zones
- 2. Character Areas**  
Allow the 4 distinct character zones to influence the character of design proposals
- 3. Heritage**  
Create better access and interpretation of heritage features
- 4. Views**  
Respect the views identified in Development Specification and Neighbourhood Plan
- 5. Habitats**  
Create network of ecological connections through enhanced habitats
- 6. Movement**  
Build on the existing networks of paths and PROWs to enhance access through the site
- 7. Blue Infrastructure**  
Use of Sustainable Drainage Solutions to manage water across the site



# Outline Planning Parameter Plans

## Submitted Parameter Plans

A series of Parameter Plans were submitted with the V1-6 and V7 Outline Planning Applications (OPAs).

The Parameter Plans provide the basis for future Village Masterplans and the Strategic Landscape Masterplan, as well as Reserved Matters Applications.

The Parameter Plans identify the spatial framework of the Village Development and define those elements that are subject to limits of deviation or some extent of flexibility. The Parameter Plans contain some contextual information to assist interpretation and orientation of the scheme – both inside and outside the site boundary. The V1-6 and V7 Parameter Plans have been combined in the illustrations below for ease of reference.

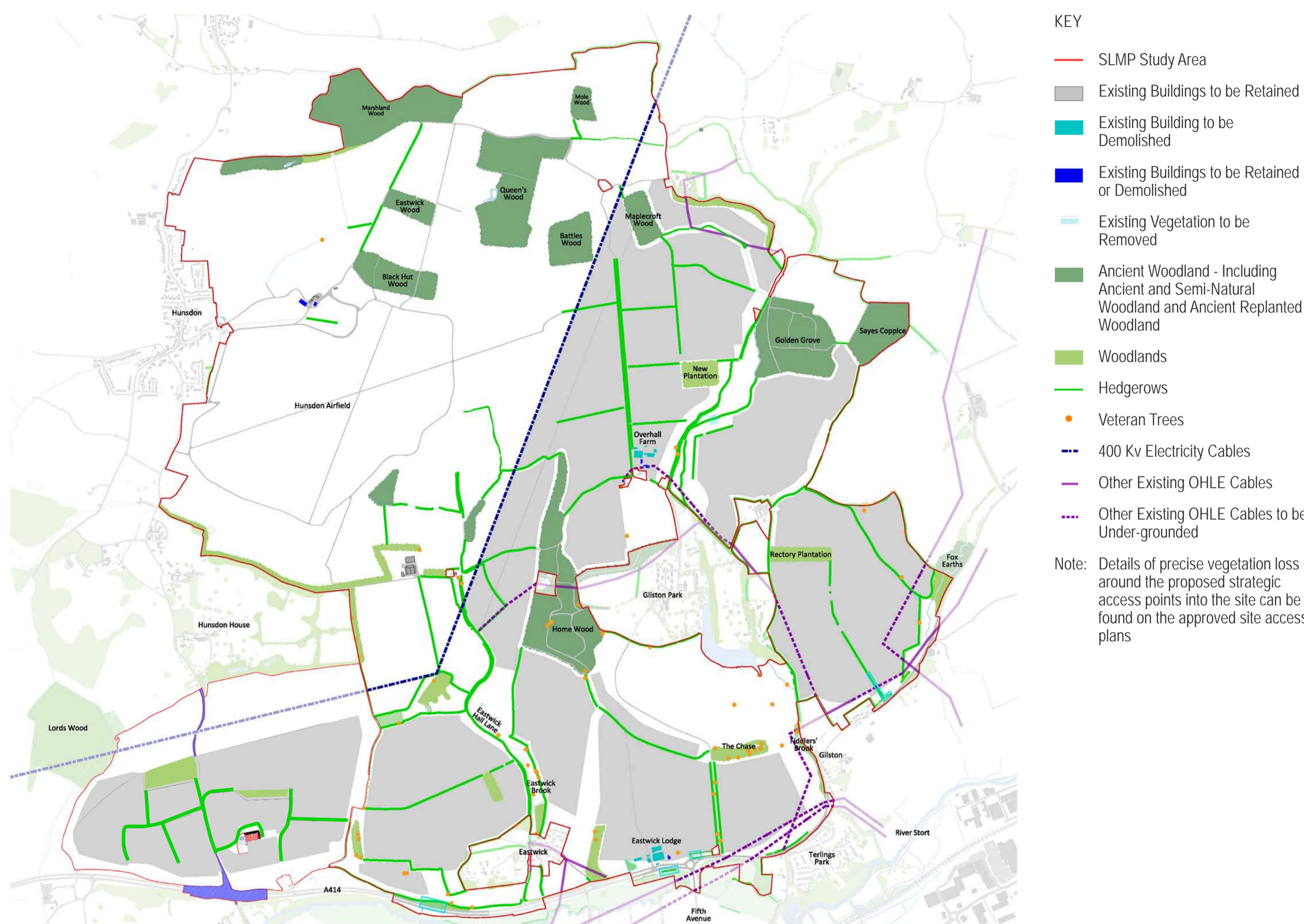
## Submitted Development Specification

Development Specifications were submitted as part of both the V1-6 and V7 Outline Planning Applications (OPAs).

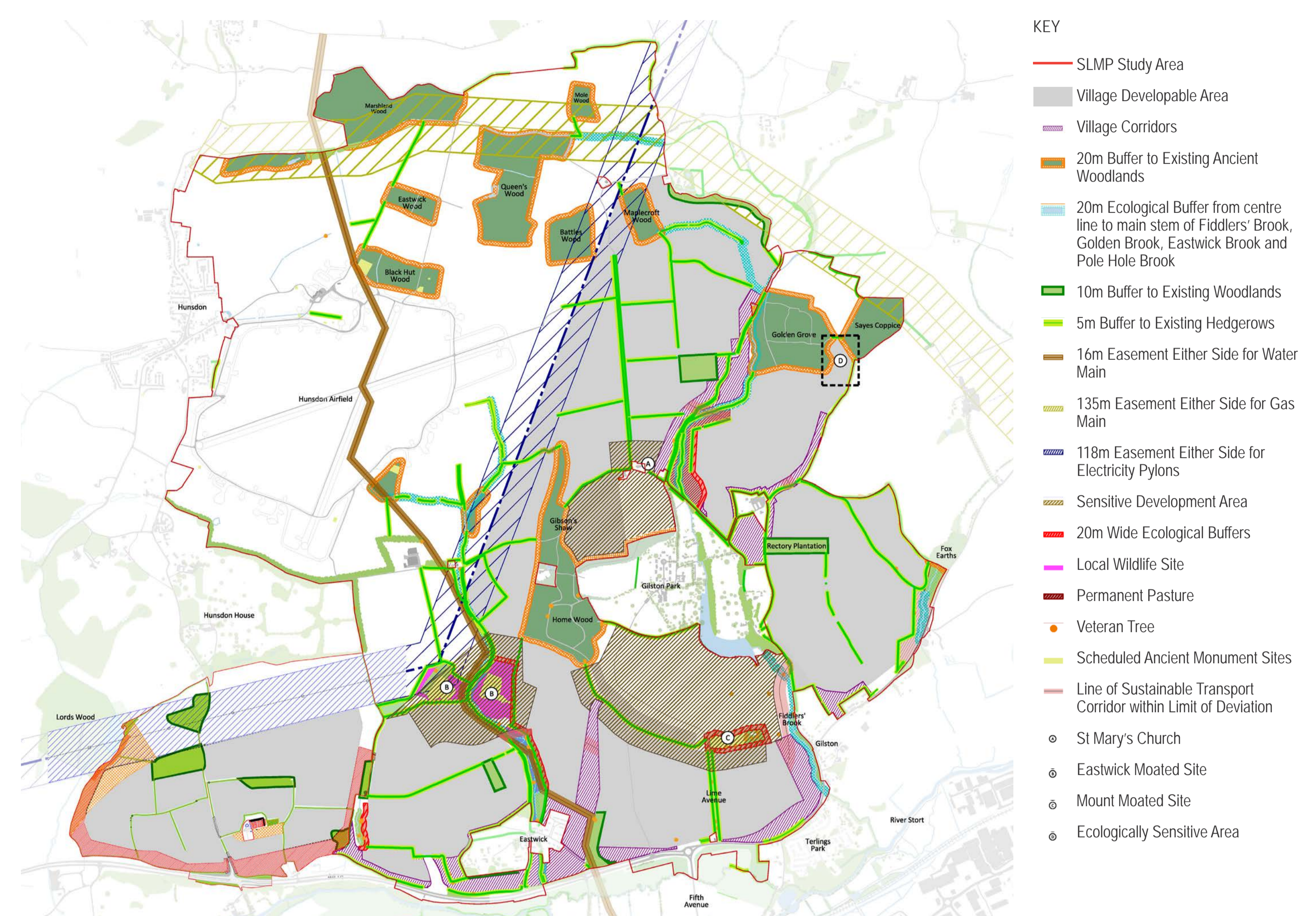
The primary purpose of the Development Specifications is to define and describe the principal components of the Gilston Area Development, as well as the parameters that will guide future Village and Landscape Masterplans, and detailed applications to be submitted under Reserved Matters.

The Development Specification also sets out objectives for the uses of the different green spaces across the site which are a key focus of the SLMP such as Eastwick Woods Country Park and Hunsdon Airfield Park. It also provides other contextual details such as descriptions of buffers to sensitive features, which will be developed into typical details as part of the SLMP study.

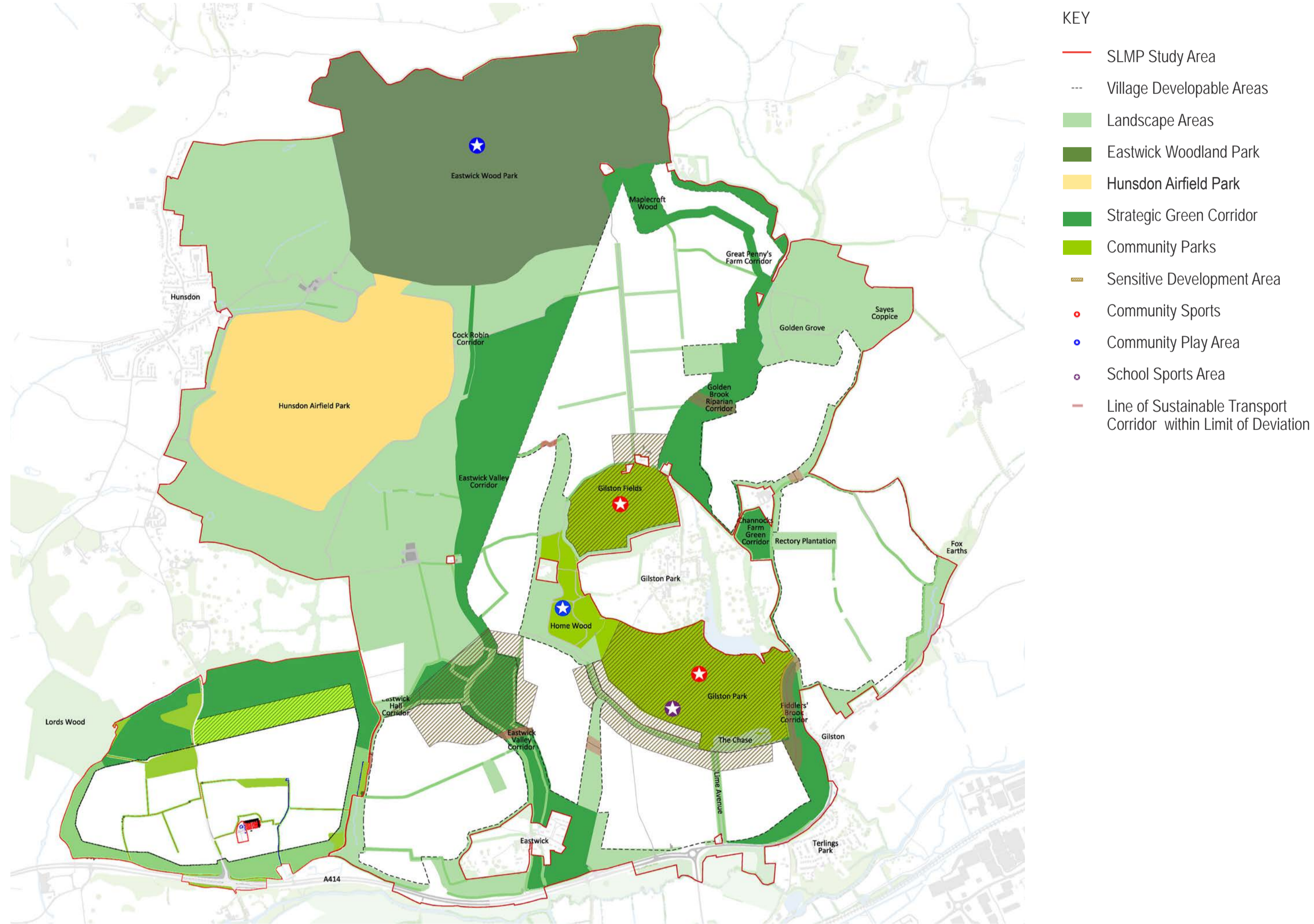
Combined V1-6 & V7 Parameter Plan - Existing Vegetation and Buildings



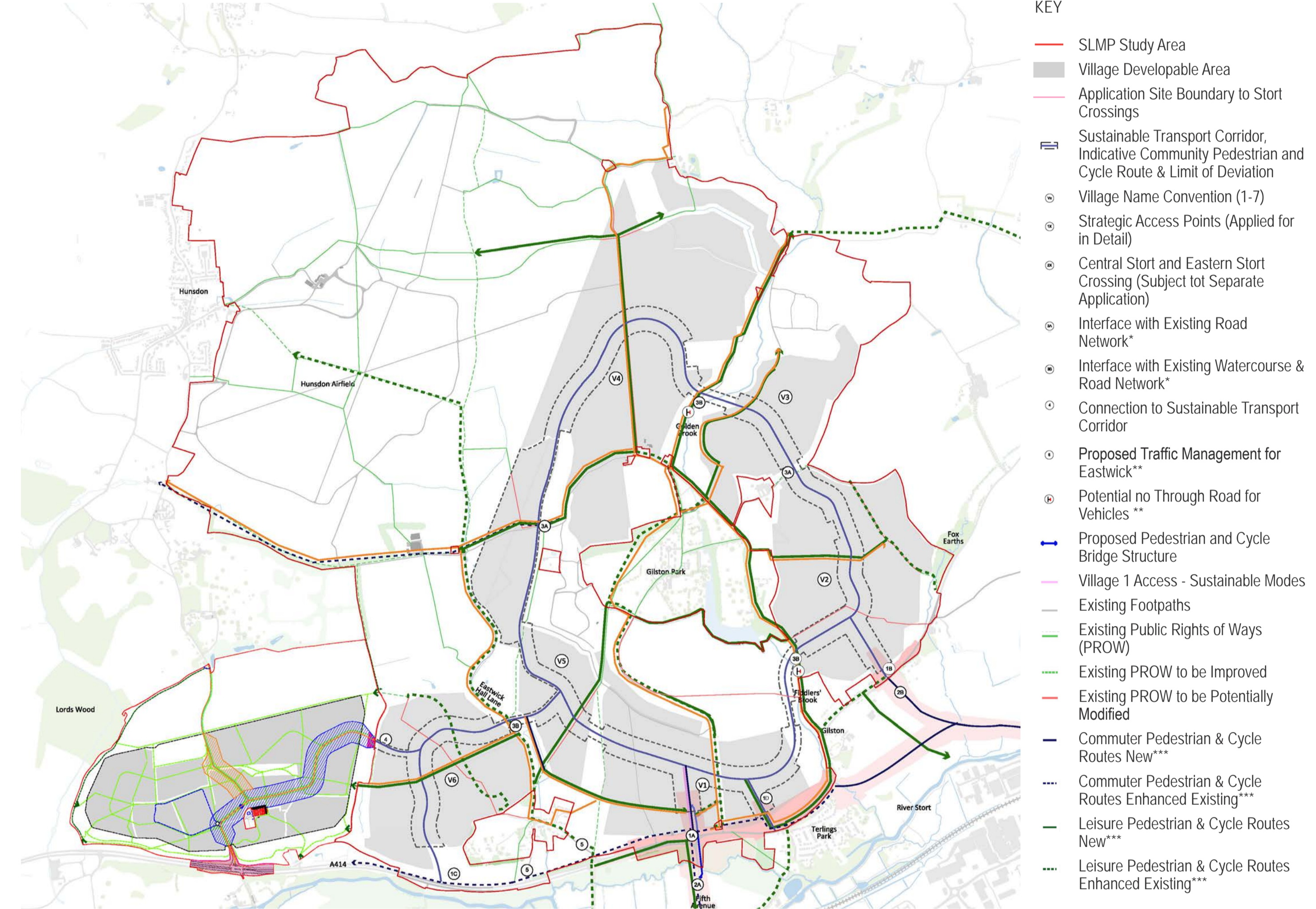
Combined V1-6 & V7 Parameter Plan - Village Corridors, Constraints and Developable Area



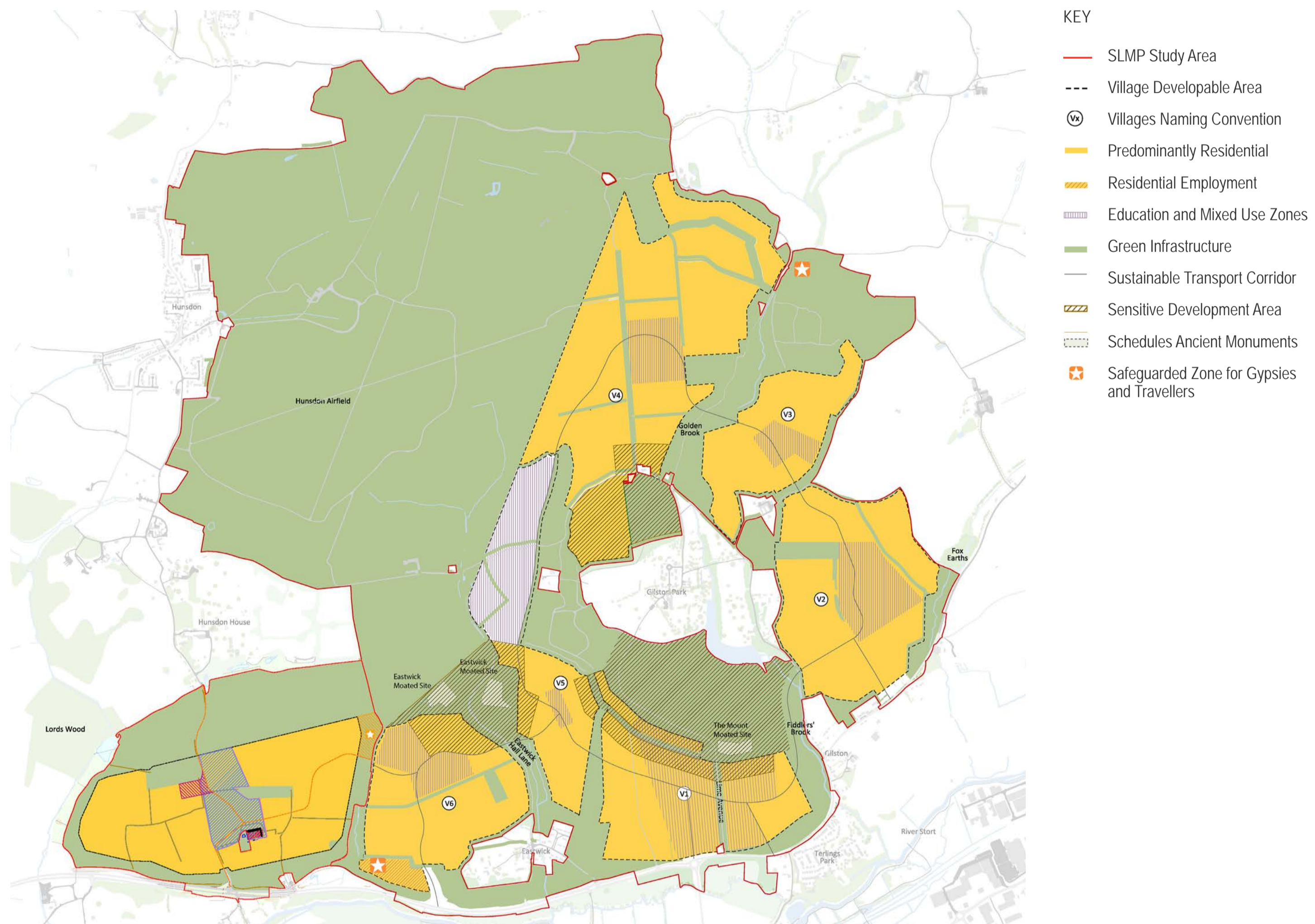
Combined V1-6 & V7 Parameter Plan - Green Infrastructure and Open Space



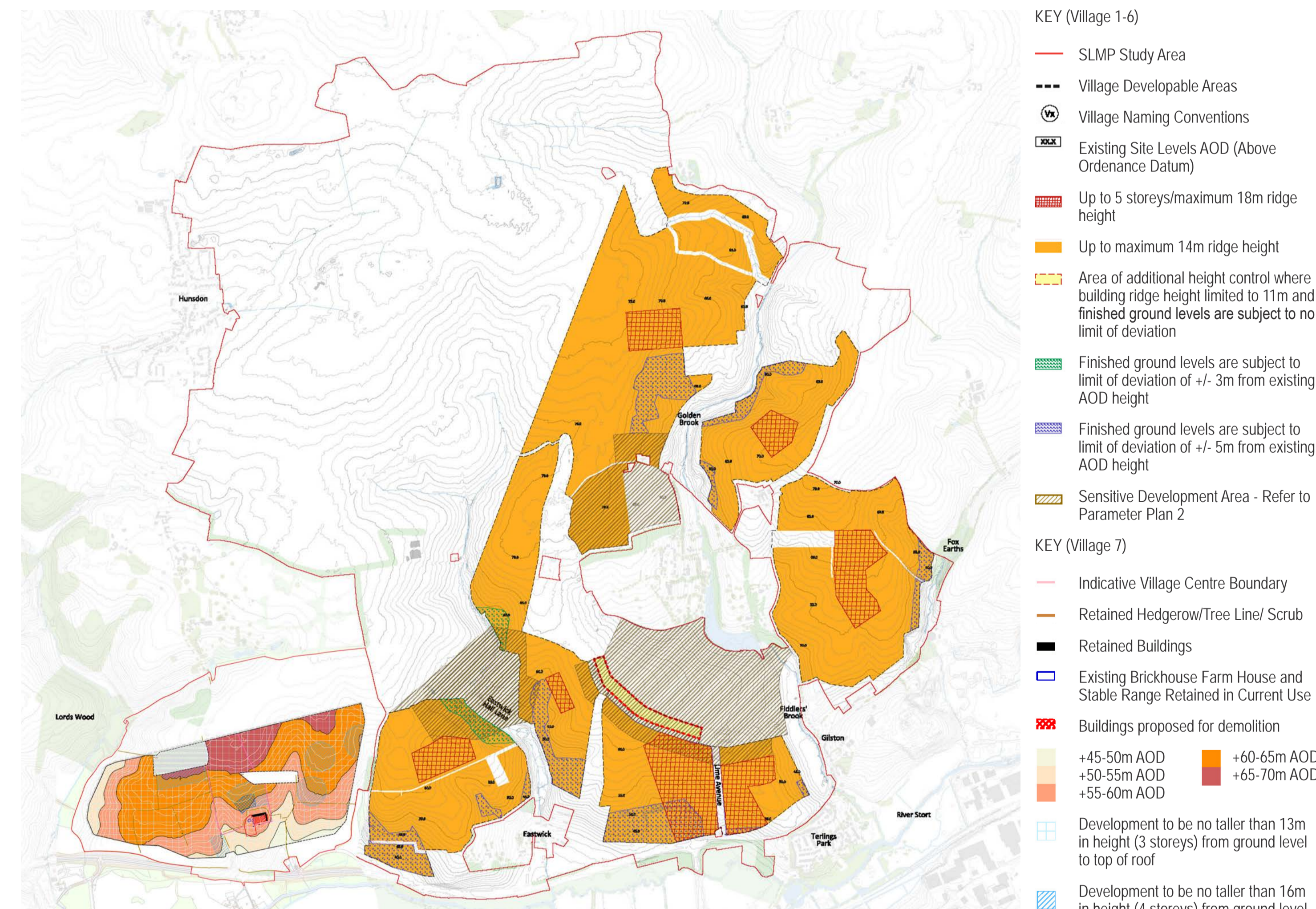
Combined V1-6 & V7 Parameter Plan - Access and Movement



Combined V1-6 & V7 Parameter Plan - Principle Land Uses



Combined V1-6 & V7 Parameter Plan - Maximum Heights



# SLMP Strategies

## SLMP Strategies Introduction

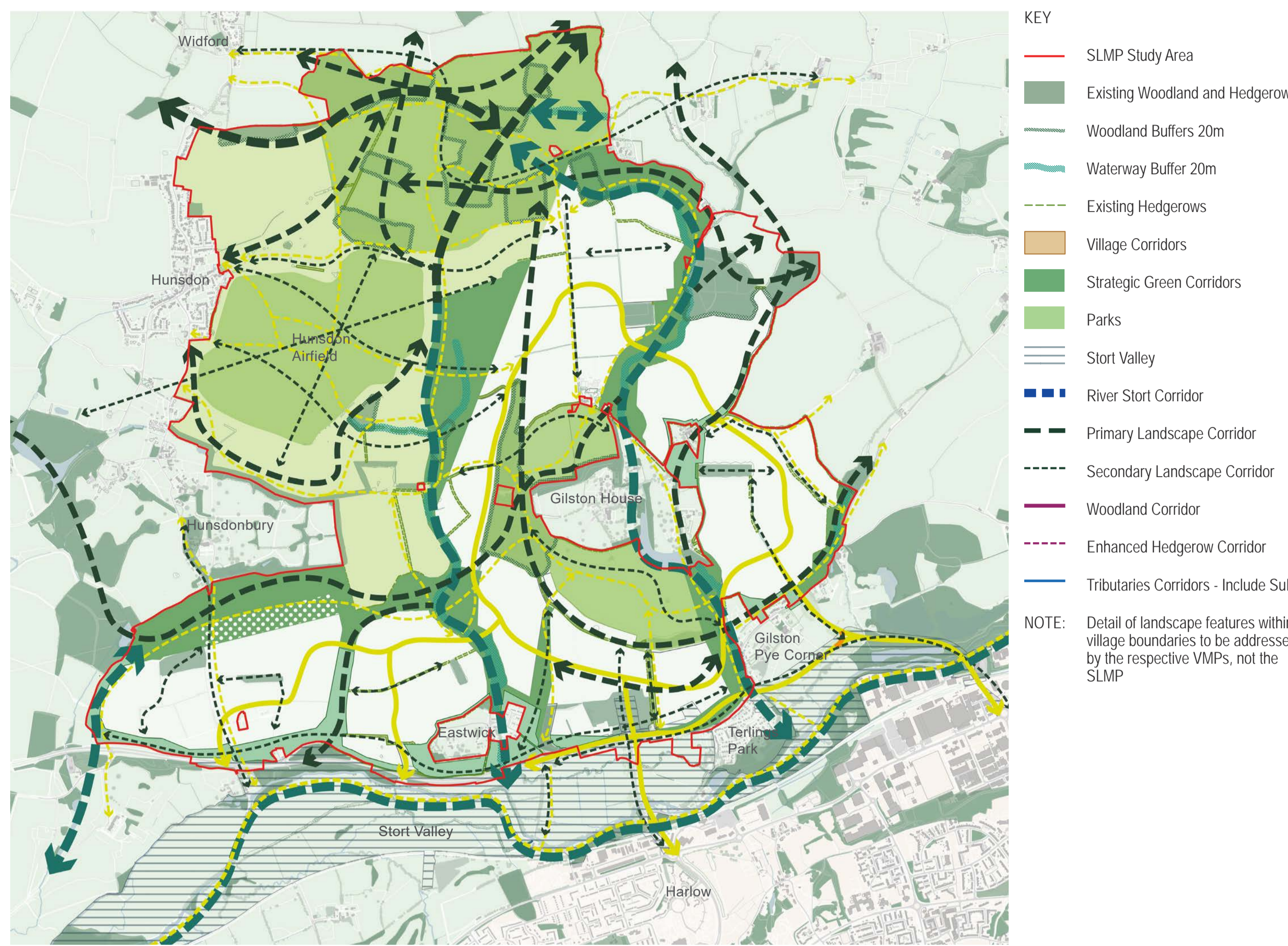
The Gilston Strategic Landscape Masterplan Strategies develop the commitments set out within the OPA Parameter Plans, and utilise the updated technical analysis of the Site Analysis and Constraints Studies, to provide a series of definitive strategy plans which will form the basis of the design development for the Character Areas and determine the features to be defined within the Strategic Landscape Masterplan Design Codes.

The Strategies are used as the basis to define detailed strategies, for example, locations of access routes, and key amenities, such as sports and play facilities, as well as features such as lighting and planting, which will be detailed at Reserved Matters Application Stage.

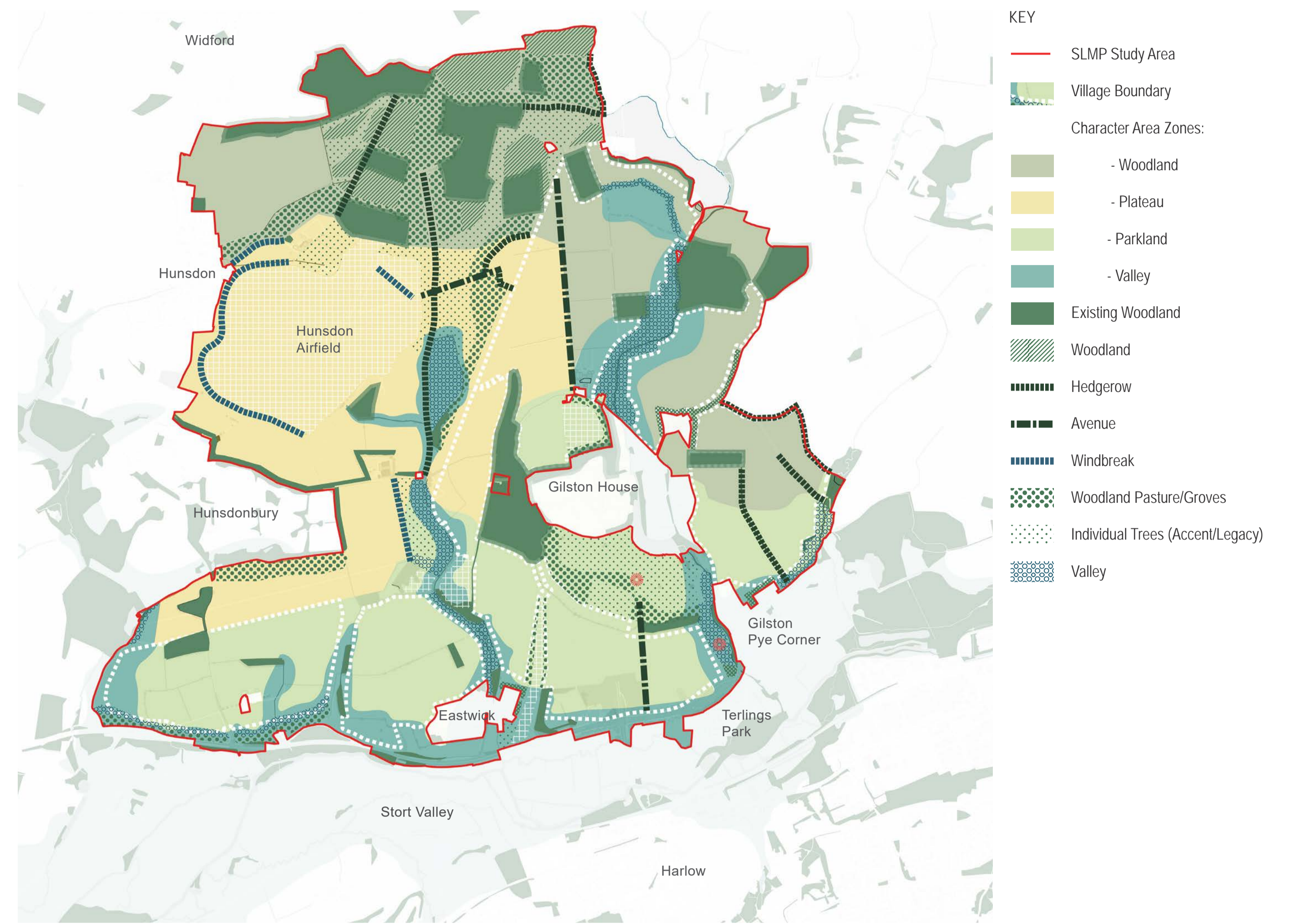
## Developing Regulatory Plans & Design Codes

The Strategies developed as part of the Gilston Strategic Landscape Masterplan form the basis of the design development of the Character Areas. Each of the Character Areas will have a specific vision and principles that will guide the masterplan and detailed design of Reserved Matter Applications (RMA) in due course

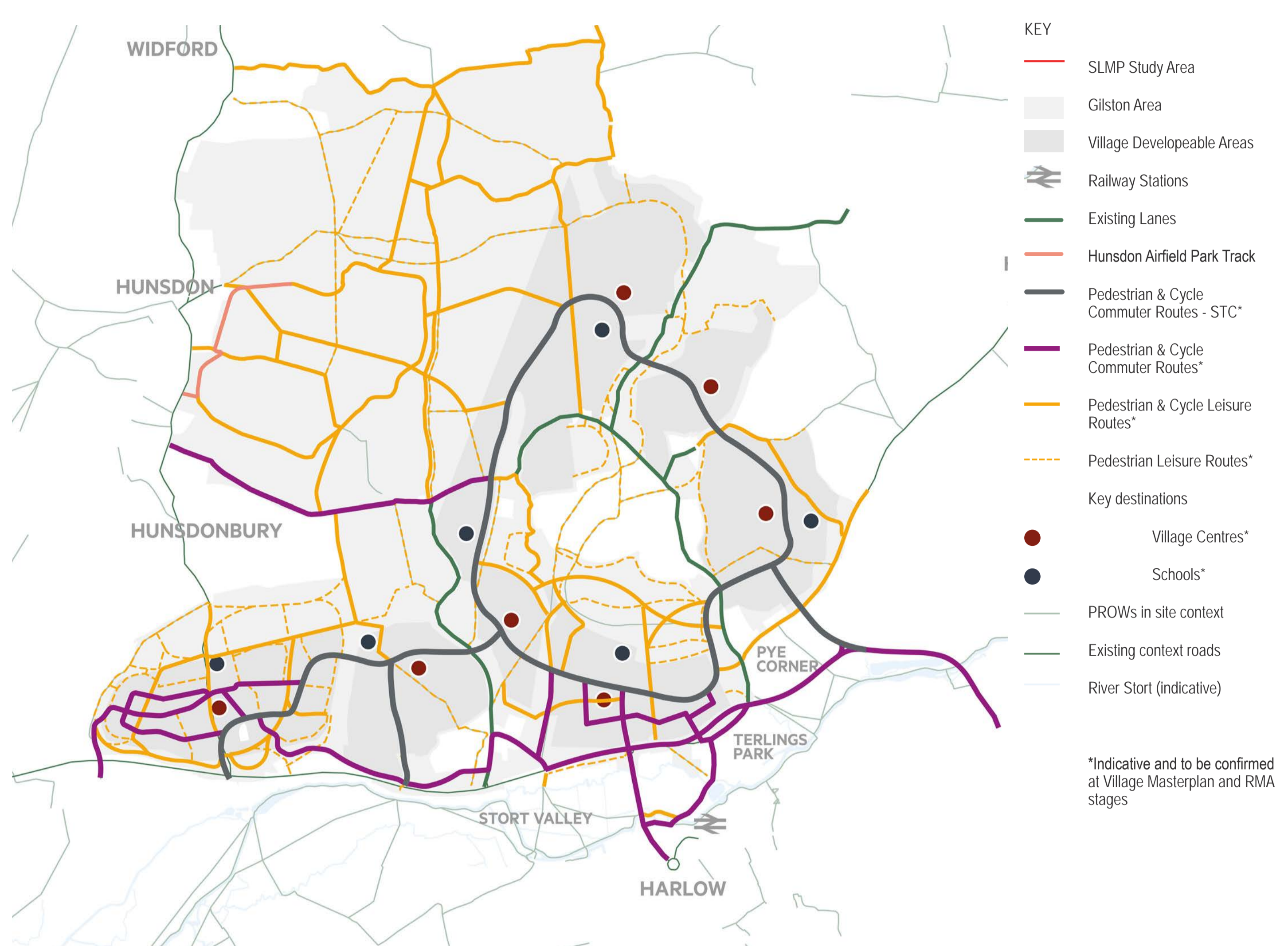
This will be achieved through the use of both Regulatory Plans and Design Codes. These will define aspects of design that must be followed as well as aspects of design that can be more flexible. The Design Codes and Regulatory Plans will provide a set of tools, approaches and guidance, based on typical details, which will inform the detailed design at RMA stage. Examples of the illustrative guidance to be delivered as part of the Design Codes are set out below.



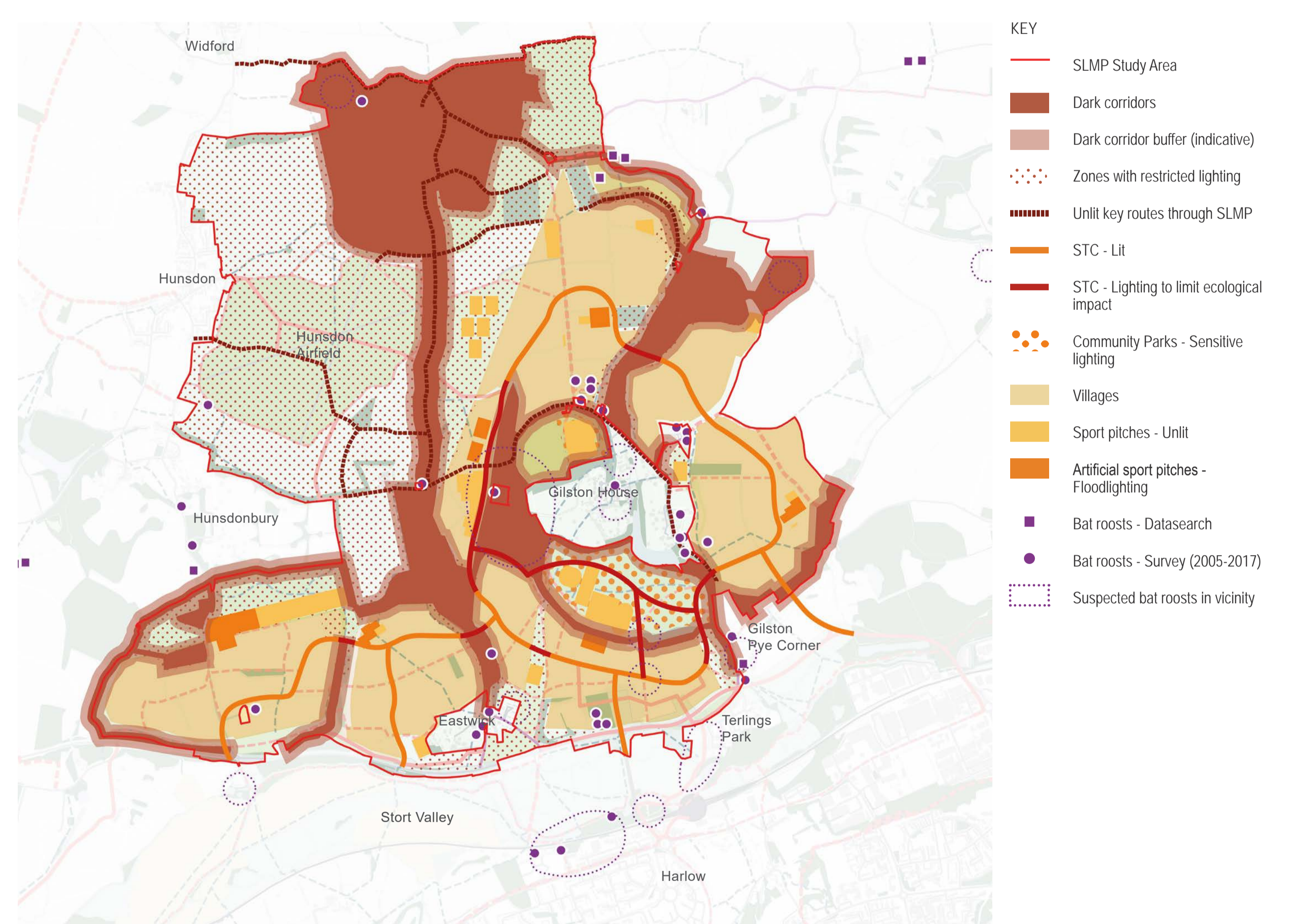
Green Infrastructure Strategy



Tree Planting Strategy



Active Travel Strategy

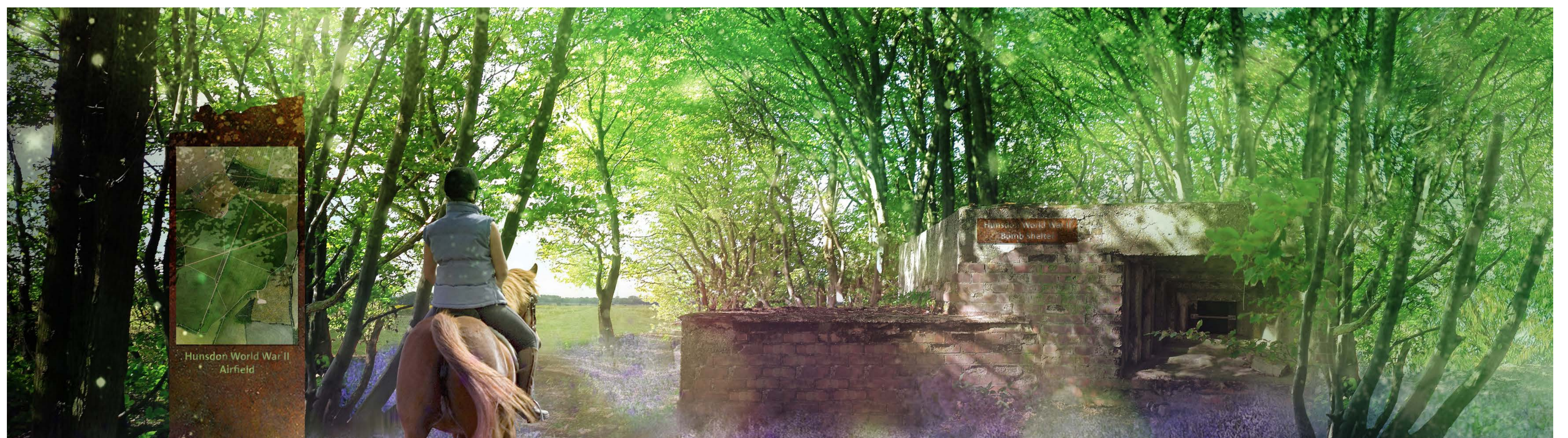


Lighting Strategy Active Travel Strategy

# SLMP Character Areas

## Eastwick Wood Country Park

The existing woods, scattered throughout the North of the Gilston Area present an opportunity to create a diverse mosaic of habitats. The proposed country park will balance human uses, productive landscapes and landscapes managed for ecology and wildlife. New pathways will provide access for existing and new residents and enhance access to the countryside.



## Hunsdon Airfield Park

Hunsdon Airfield comprises of agricultural land located on the Hunsdon Plateau, characterised by open views framed by existing woodland blocks. The Hunsdon Airfield Country Park will retain agricultural uses while providing enhanced access to countryside. The SLMP will explore ways of enhancing the ecological value of the agricultural land whilst lowering environmental impacts.

## Hunsdon Community Park

Hunsdon Community Park will form the northern edge of Village 7, with Hunsdon House lying to the north. The Football Hub, providing key amenities, will be the main active use within the park.



# Emerging Concept Masterplan



**SLMP**

The Strategic Landscape Masterplan sets out the vision for retention and enhancement of existing and valued landscape features of the site such as designated wildlife site, ancient woodlands and water courses, and the provision of large areas of open space; enabling ecological gain within the site and surrounding area and providing enjoyment of the landscape for all.

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

The Landscape Masterplan has been developed around an understanding of the overarching landscape character of the site, evolving from the Woodland Park and Plateau of the higher ground in the north, through the Parkland spaces within the heart of the Masterplan, and then sloping down to the Stort Valley corridor.

The study will result in a definitive design document which will guide future stages of the Gilston Area Development.

## The SLMP will...



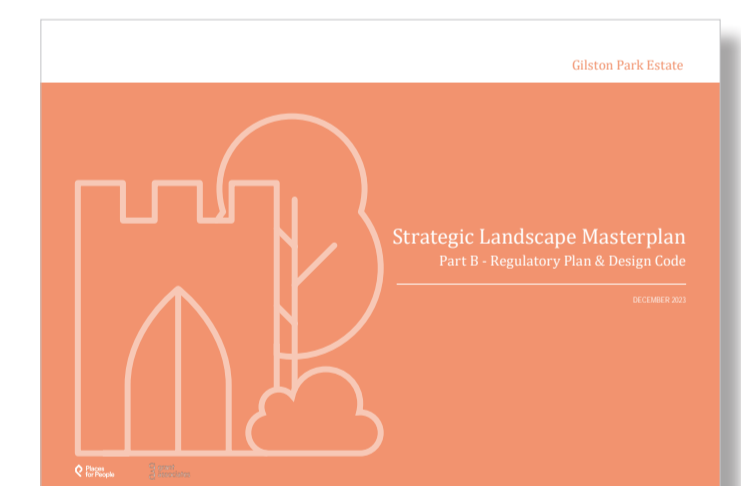
# How to read the Design Code

## Part A - Context & Strategies

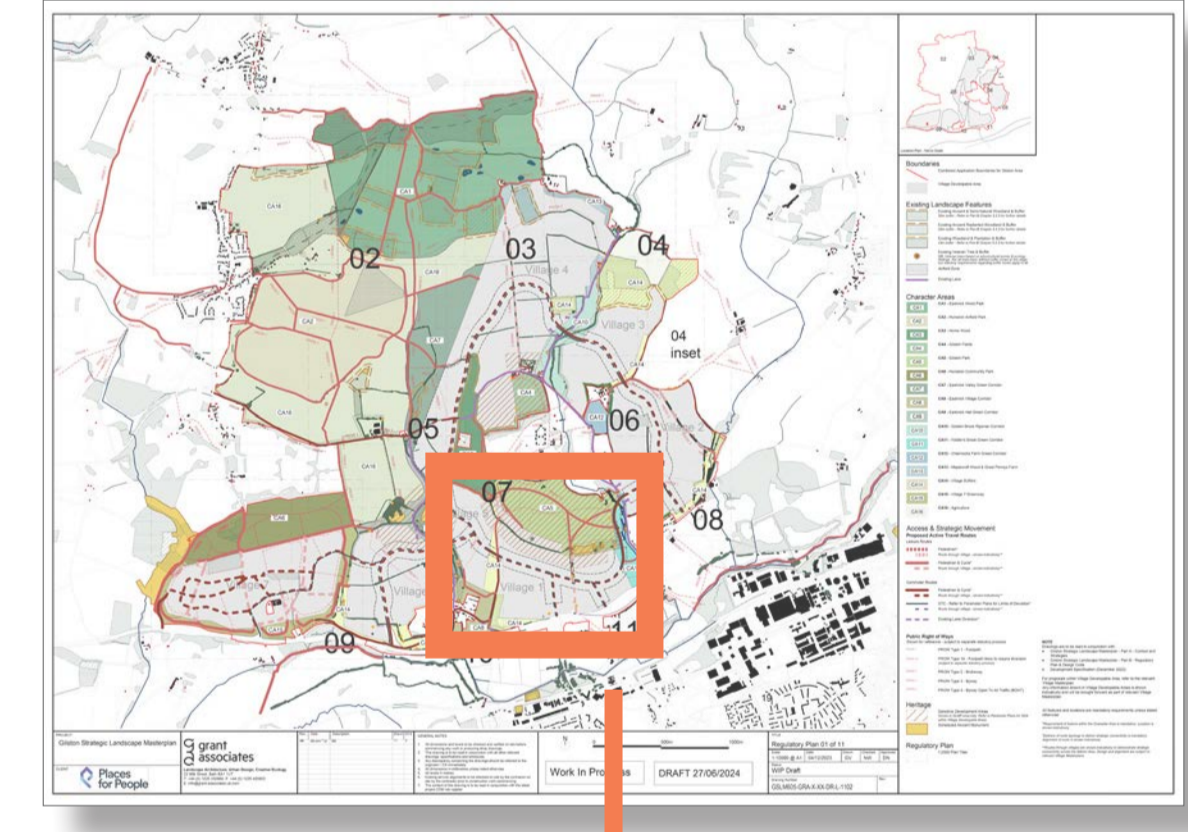


SLMP Part A is the starting point for all proposals

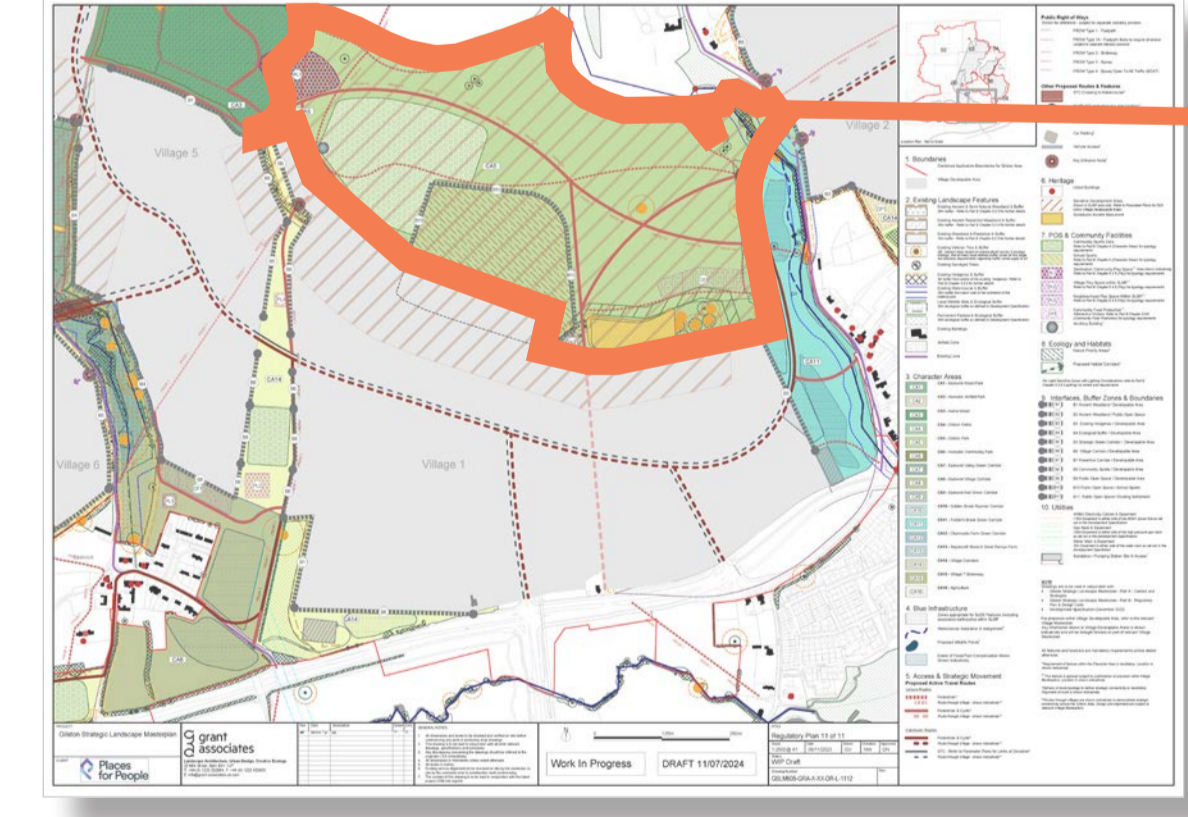
## Part B - Reg Plan & Design Codes



### Strategic Site Wide Reg Plan



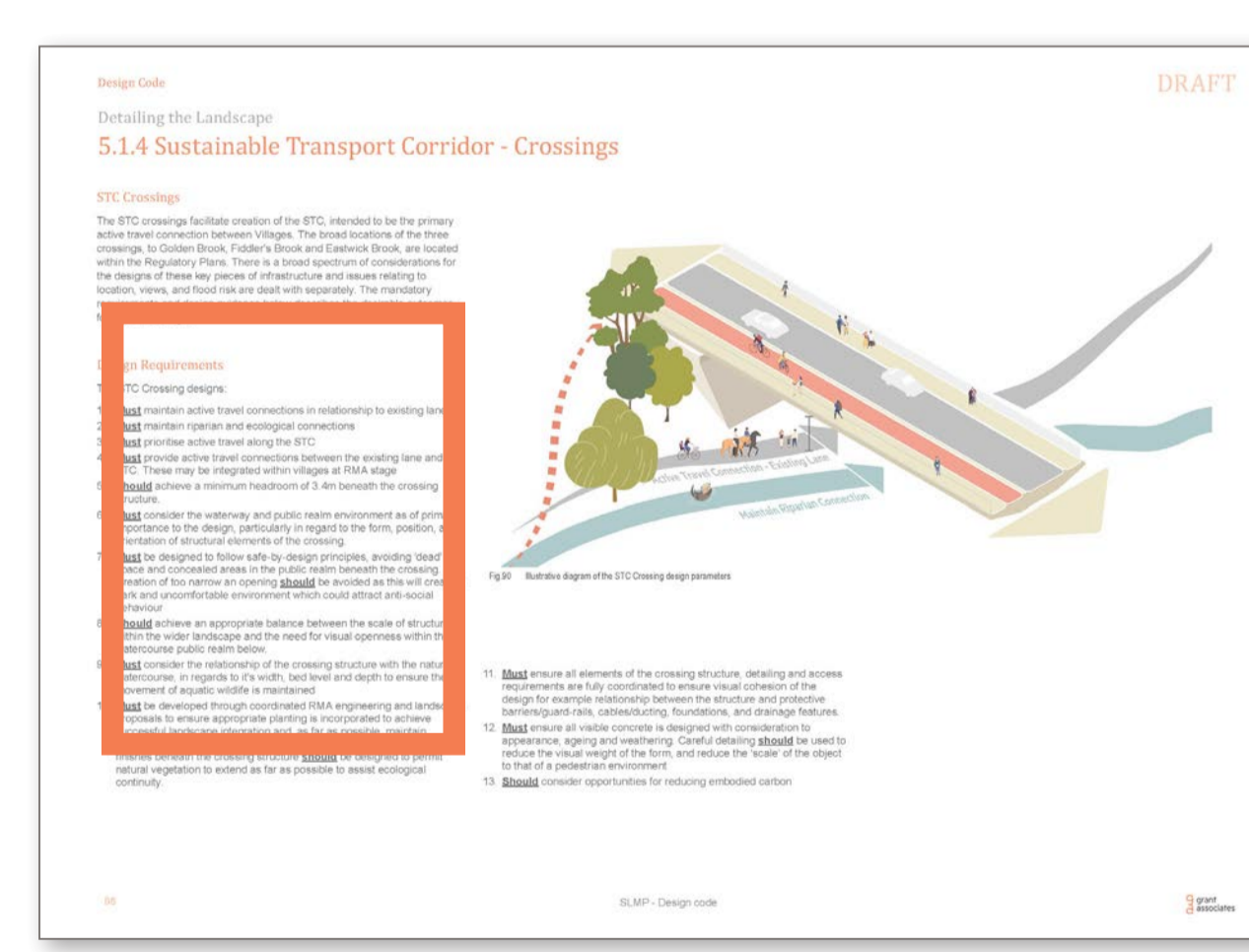
### 1:2500 Reg Plan



### Character Area Design Principles & Requirements



### Detailing Topic - Typology & Requirements



### RMA Design Proposal

### Checklist

