



Gilston Area Strategic Landscape Masterplan

Community Working Group - Session 04 (held July 2024) Results

GSLM605-GA-PR-0027_CWG4 Results

Rev 01, March 2025

INTRODUCTION

THIS REPORT SUMMARISES THE FOURTH ROUND OF ENGAGEMENT UNDERTAKEN TO SUPPORT THE MASTERPLANNING OF THE STRATEGIC LANDSCAPE AT THE GILSTON AREA, A DEVELOPMENT OF 10,000 HOMES IN EAST HERTFORDSHIRE, NORTH OF HARLOW.

Community Working Groups have been established to ensure emerging proposals are actively shaped by local stakeholders.

Community Working Group 4 was held in two parts, on site in the afternoon (2pm-5pm) and at Eastwick Village Hall on Thursday 18 July 2024, from 6pm-9pm.

A public exhibition was held on Saturday 20 July 2024, 9am-6pm in Harlow and Hunsdon.



STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT WORKSHOPS

KEY SLMP ENGAGEMENT SESSIONS

- **Working Group Site Tour** - 26th June 2021
- **Exhibition Consultation**
 - Eastwick and Gilston Village Hall 23/11/21
 - Our Lady of Fatima Harlow 27/11/21 in November 2021
- **Working Group - Workshop 1** - Introduction to study & consultation process, Wants and Worries, Early Wins, Site Stewardship, Online, 13/07/21
- **Working Group - Workshop 2** - Strategies, Eastwick & Gilston Village Hall, 16/09/21
- **Recap webinar**, Online, 19/09/23
- **Working Group Session 3** - Character Areas, Eastwick & Gilston Village Hall, 14/11/23
- **Working Group Session 4** - Presentation of Study & Design Code examples
 - Site Visit, 18/07/2024
 - Presentation of Study & Design Code examples, 18/07/2024
 - **Public Consultation** - Harvey Centre, Harlow & Hundson Village Hall, 20/07/2024



Working Group Site Tour



Public Consultation in Hundson Village Hall

SUMMARY OF PREVIOUS CWGS

WORKSHOP 2 OVERVIEW - DISCUSSIONS & ACTIVITIES

FEEDBACK OF THE WORKSHOP IS RECORDED IN GSLM605-GA-PR-012_SLMP ENGAGEMENT SESSION 2 RESULTS

GROUP 1

SESSION 1

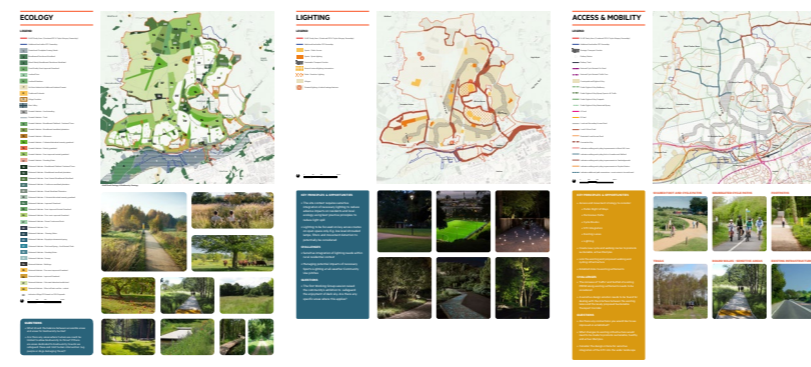
PUBLIC OPEN SPACE, SPORTS AND PLAY



GROUP 2

SESSION 1

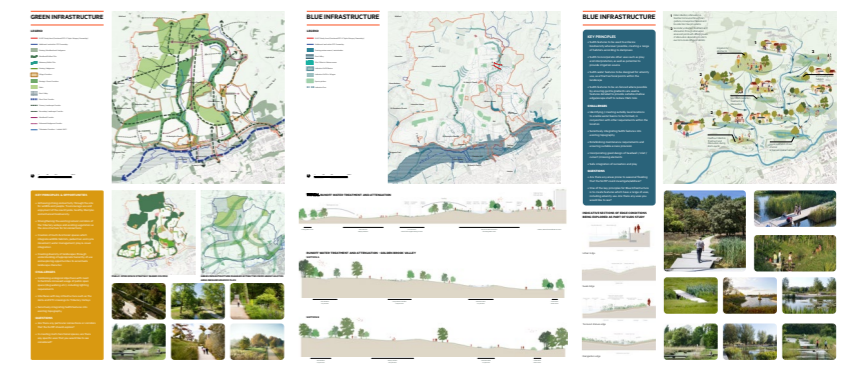
ECOLOGY, LIGHTING AND ACCESS



GROUP 3

SESSION 1

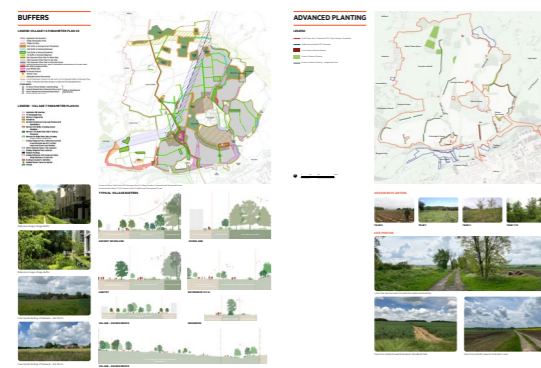
GREEN AND BLUE INFRASTRUCTURE



GROUP 1

SESSION 2

ADVANCED PLANTING AND BUFFERS



GROUP 2

SESSION 2

SPECIAL SITES (G&T&TS)



GROUP 3

SESSION 2

HERITAGE



Summary of Presentation boards used during workshop

CWG OVERVIEW - EMERGING THEMES

SUMMARY OF THEMES THAT HAVE EMERGED DURING THE CWG SESSIONS

PUBLIC OPEN SPACE FUNCTIONS



KEY SUGGESTIONS INCLUDED CONSIDERATION OF THE PROVISION FOR CULTURAL SPACES (E.G. OPEN AIR THEATRE), COMMUNITY ORCHARDS, AND INFORMAL FORAGING/'INCIDENTAL ALLOTMENT' AREAS

SPORTS PROXIMITY & INTEGRATION



PREFERENCE TO LOCATE SPORTS PITCHES NORTH OF PYLONS DUE TO GOOD PROXIMITY TO V4 & STC. CONCERN OVER LIGHTING, NOISE & TRAFFIC IMPACTS OF FACILITIES ON EXISTING COMMUNITIES

SAFEGUARDING EXISTING SPECIES



IDENTIFY OPPORTUNITIES FOR HABITAT CORRIDORS AND NEW FEATURES (E.G. SUDS) TO SUPPORT EXISTING SPECIES INCLUDING DEER AND GREAT CRESTED NEWTS. CONSIDER APPROPRIATE LOCATIONS TO RESTRICT ACCESS TO HELP PRIORITISE WILDLIFE

CHARACTER OF ROUTES



INTEREST IN CHARACTER OF DIFFERENT ROUTES, ACTIVE TRANSPORT MODES WILL REQUIRE LESS LIGHTING. PREFERENCE FOR LOOSE SURFACE WHERE HORSE RIDING FACILITIES ARE PROVIDED, PARALLEL TO WALKING/CYCLING

LOCAL FLOODING, FUTURE WATER USE & QUALITY



LOCALISED FLOODING OCCURS ON SITE. OPPORTUNITIES TO PROMOTE EFFICIENT FUTURE WATER USE & IMPROVE WATER QUALITY THROUGH NATURAL SYSTEMS SUCH AS REEDBEDS

BUFFER ZONE CHARACTER



PRINCIPLES OF EDGES TO DEVELOPMENT, WITH RESIDENTS EXPRESSING PREFERENCE FOR SOFT-EDGES TO VILLAGES & G&T SITES. NEED FOR BUFFERS TO HELP SCREEN NOISE & LIGHTING EFFECTS

PLAY FACILITIES THAT CONNECT WITH NATURE



PREFERENCE FOR NATURAL, NON-URBANISED, NON-COMMERCIAL PLAY AREAS INSPIRED BY THEIR SETTING. OPPORTUNITIES TO CONNECT CHILDREN WITH NATURE THROUGH PLAY

WORKSHOP 3 KEY THEMES OVERVIEW

FROM COMMENTS MADE BY PARTICIPANTS

PRODUCTIVE LANDSCAPES



SPORTS, PLAY & PUBLIC OPEN SPACE USES



MOVEMENT & THE STC



FLOODING & BLUE INFRASTRUCTURE



WORKING GROUP 3 FEEDBACK

EXAMPLES OF HOW COMMENTS MADE DURING THE CW3 SESSION HAVE BEEN INCORPORATED TO THE SLMP PROPOSALS. FURTHER DETAILS ARE PROVIDED IN THE RELEVANT RESULT DOCUMENTS

YOU SAID

- What about water? More ponds are needed in the wood – Latton Woods given as an example

WE DID

- Ponds included in the regulatory plan in Eastwick Wood Countryside Park. A sustainable drainage strategy is being prepared for the SLMP area. This is required to be approved by EHDC.

YOU SAID

- Field to the east of Hunsdon – could this be looked at to help with flooding?

WE DID

- Team has liaised with Hertfordshire County Council, future potential measures not precluded

YOU SAID

- Would like other facilities delivered sooner such as the bowls facility moving from village 4 to village 1.

WE DID

- Bowls facilities have been moved to Gilston Park, allowing potential for early delivery of the bowls facility

YOU SAID

- Important to include girls space for play areas/sports.

WE DID

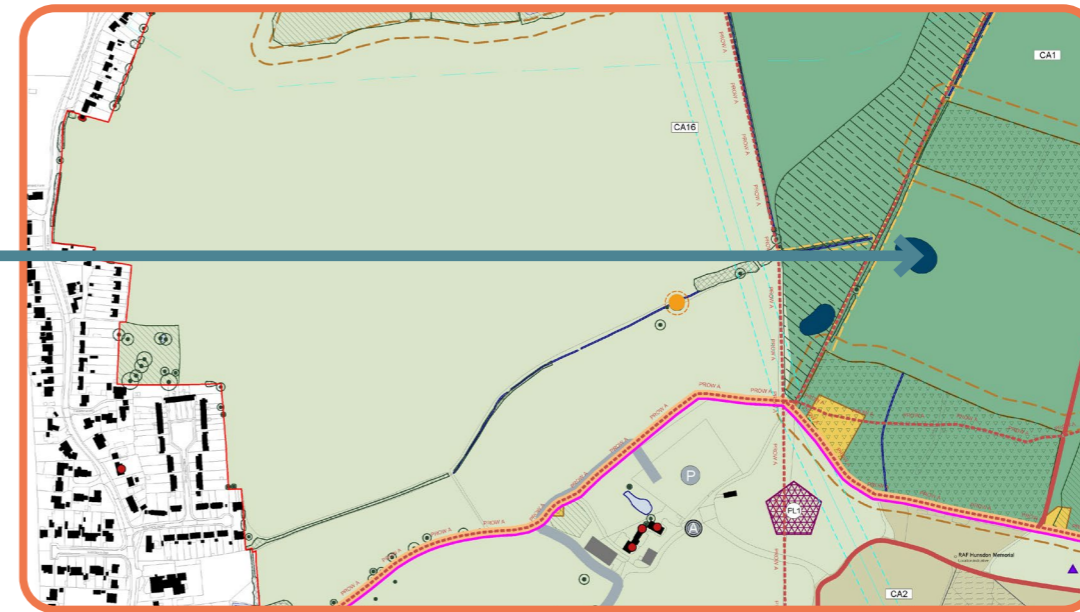
- Specific mention to inclusive landscape design, including space for girls, included in the design code

YOU SAID

- What is meant by play areas?

WE DID

- Detail of different play typologies included in the design code, and reflected on regulatory plans



Detailing the Landscape
5.4.3 Inclusive Public Open Spaces

Designing for Safety and Diversity in Gilston's Public Open Spaces

The central theme of the Gilston landscape is access to and enjoyment of the countryside and it is essential that this is provided to all residents and visitors to the area. Inclusive design principles ensure that everyone can access and enjoy the landscape and public realm independently, safely, conveniently and with dignity.

Successful proposals will give consideration to a wide range of potential impairments including hearing, sight, mobility, cognitive, mental health, and neurodiversity. It is also important to consider how proposals may impact on different people, in particular in relation to protected characteristics, as defined under the Equality Act which include: age, gender reassignment, being married or in a civil partnership, being pregnant or maternally disabled, race, religion or belief, sex and sexual orientation.

In regards to public realm, focus on the needs of more vulnerable members of society can lead to improved design outcomes for all, ensuring a welcoming environment which ensures that causes of potential discomfort such as inaccessibility, conflicts with traffic, congested or dead-end spaces, lack of resting places or amenities are designed out as an integral part of the design process. Viewing specific elements of the public realm, such as road design, from the perspective of more vulnerable users such as the elderly or young children provides a good sense-check towards ensuring spaces are appropriately designed, and the input of both Accessibility specialists and representatives of different communities can be a beneficial contribution.

Additionally, the landscape and public realm design should make consideration of different preferences for outdoor recreation. Social, active spaces should be balanced with quieter areas, routes should provide both longer-distance treks and shorter circuits. Space for young people in particular should consider the need for variety of facilities, including ensuring there are spaces designed specifically to encourage use by girls.

Design Requirements

The landscape and public realm design must be developed in accordance with BS5300-1 requirements as appropriate, including:

1. Accessible key routes, including the design of key-routes and access to buildings and facilities, steps and level changes, pedestrian crossings, road design, lighting, gates and barriers where possible.
2. Furniture provision, including the frequency and design of benches and resting places and provision of shelters. Locations of benches to accommodate those who may require privacy (such as breastfeeding mothers or those with neurodiverse conditions) may also be considered.
3. Appropriate parking provision for key facilities.
4. Cycle infrastructure, ensuring that cycle parking facilities include provision for accessible bike types.
5. Inclusive design of play spaces to ensure there can be accessed and enjoyed by children and carers of all abilities. This may include seeking accreditation for inclusive play spaces, where appropriate.

Additionally, design must consider:

6. Accessibility and inclusivity in regards to signage and wayfinding, ensuring information is clearly presented, reduces potential for confusion and considers appropriate provision for information in alternative formats. Proposals must ensure accessible routes, WCAs and other facilities are indicated on signage and consider inclusion of meeting points and landmarks.
7. Provision of WCAs within the landscape and public realm where possible including disabled WCAs and changing facilities. WCAs to be free, universally accessible, and gender and culturally appropriate.
8. Provision of spaces to be designed following Male Space for Girls principles as a positive contribution to the public realm.
9. Strategies for ensuring a joined-up approach to inclusive design across the Gilston Area, so that users benefit from conveniently positioned facilities. An example may be focusing the design of a particular play area on accessible and inclusive features where this is in close proximity to

WORKING GROUP 3 FEEDBACK

EXAMPLES OF HOW COMMENTS MADE DURING THE CW3 SESSION HAVE BEEN INCORPORATED TO THE SLMP PROPOSALS. FURTHER DETAILS ARE PROVIDED IN THE RELEVANT RESULT DOCUMENTS

YOU SAID

- Home Wood might be too sensitive for adventure play

WE DID

- Destination play shown in replanted areas of Home Wood, and reg plan shows opportunity for part of the destination play allocation in Gilston Park. This creates flexibility for RMA stage



YOU SAID

- General preference for sports pitches to be closer to the villages

WE DID

- Sports pitches that used to be located on the Airfield have been relocated to the boundary with Village 4



YOU SAID

- Planting should be carried out as early as possible to establish buffers early on

WE DID

- 1.2ha of early planting has been carried out to date around Channoeks Farm and Pye Corner



YOU SAID

- Equestrian routes through Gilston Area are important

WE DID

- Equestrian routes providing connectivity through the area are being tested and if possible will be included on the Regulatory Plan



YOU SAID

- Flooding issues around Fiddler's Brook were raised

WE DID

- Proposals to realign Fiddler's Brook included in Design Code and Regulatory Plan. This will reduce flooding and enhance habitats in this area

ENGAGEMENT FEEDBACK

YOU SAID... WE DID

YOU SAID

Has the SLMP given weight to the emerging Local Nature Recovery Strategy?

Including consideration of habitats for existing species, including Barn Owls.

Has there been consideration to developing “green skills” through the plans?

The connection to Harlow Town Station seems poorly conceived.

Treatment, design and setting of PROWs needs to reflect their place and usage.

WE DID

The LNRS is an emerging policy.

The SLMP will protect existing and create new habitats as set out in the Design Code.

Nature priority zones have been proposed and have been included in the regulatory plans to ensure high quality habitat connections are created throughout the Gilston Area.

Design Code design requirements for Eastwick Wood Countryside Park include encouraging the management of the parks as a productive landscape. This includes suggestion of “green skills” (e.g. coppicing, agro-forestry and silvopasture).

The strategic connection to Harlow Town Station is primarily over the Central Stort Crossing which is the most direct route and required by policy GA2. It incorporates a pedestrian and cycle bridge over Eastwick Road which will also be delivered under that permission. The other connection via Burnt Mill Lane is an enhancement of an existing route which will be part delivered as a planning obligation on the outline permission, and part through the CSC permission.

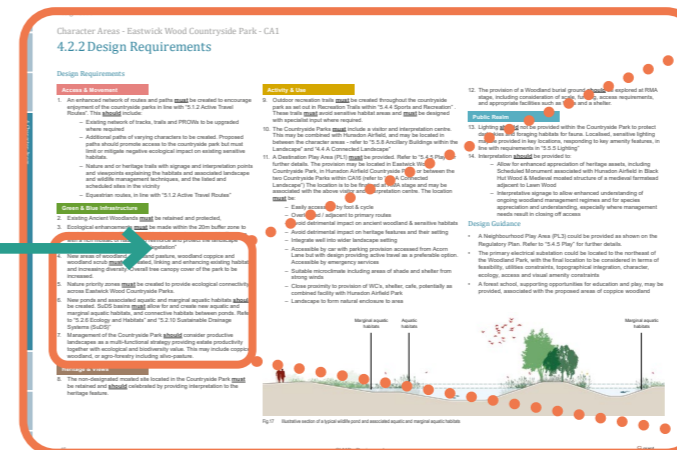
Study has looked at existing PROWs and working with HCC which has identified key routes for enhancement. The PROW network is incorporated into the SLMP Active Travel Strategy and this takes into account potential need to widen/resurface routes to accommodate increased use.



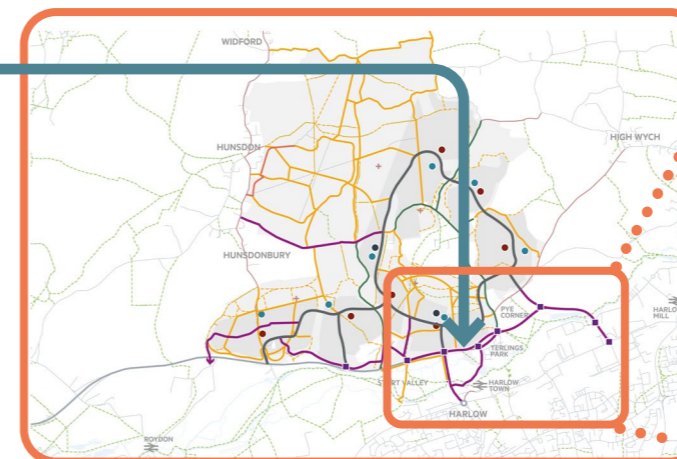
Nature Priority Zones Design Requirements

The Regulatory Plans identify Nature Priority Zones within the SLMP landscape. The primary aim is to create high quality ecological connectivity by creating a rich mosaic of habitats. To be coordinated with project ecologist at RMA stage. Within these areas the designs:

1. **Must** be designed to respond to the specific ecological conditions and enhancement opportunities of the location identified as appropriate by the project ecologist
2. **Should** be designed where possible to prioritise ecological requirements and sensitivity over other land-uses and activities, such as public access, leisure and recreational activities and infrastructure requirements.
3. **Should** consider appropriate boundary treatments to manage access needs and habitat protection, including, where appropriate, signage to enable understanding of the objectives for land-use and management for the area



4. Ecological enhancements **must** be made within the 20m buffer zone to Ancient Woodlands. This **should** include creating a planted buffer zone with a rich mosaic of habitats to reinforce and protect the landscape feature. Refer to “5.2.5 Existing Vegetation”
4. New areas of woodland, woodland pasture, woodland coppice and woodland scrub **must** be created, linking and enhancing existing habitats and increasing diversity. Overall tree canopy cover of the park to be increased.
5. Nature priority zones **must** be created to provide ecological connectivity across Eastwick Wood Countryside Parks.
6. New ponds and associated aquatic and marginal aquatic habitats **should** be created. SuDS basins **must** allow for and create new aquatic and marginal aquatic habitats, and connective habitats between ponds. Refer to “5.2.6 Ecology and Habitats” and “5.2.10 Sustainable Drainage Systems (SuDS)”
7. Management of the Countryside Park **should** consider productive landscapes as a multi-functional strategy providing estate productivity together with ecological and biodiversity value. This may include coppice woodland, or agro-forestry including silvo-pasture.



YOU SAID... WE DID

YOU SAID

Does the SLMP take into account climate change and the trees that will thrive in the proposed landscape?

What do you want to see from new public open spaces?

- Children's play areas.
- Play areas for toddlers.
- Adventure playground.
- Spaces for Special Education Needs

Does the SLMP and travel plan accord with the emerging Local Cycling and Walking Infrastructure Plan (LCWIP)?

How do you use public open spaces or how do you interact with nature?

- Bridleways

WE DID

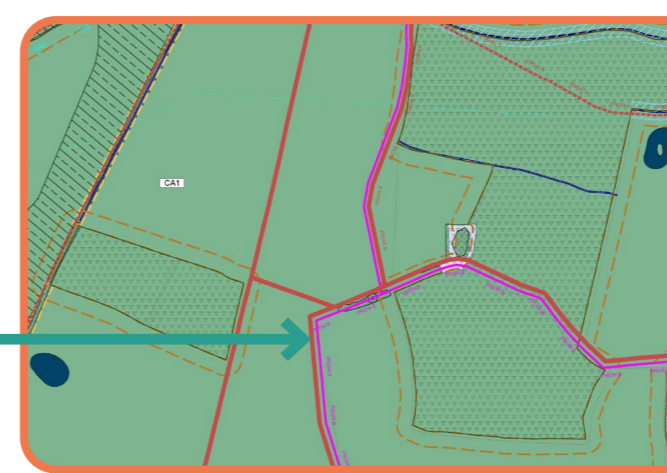
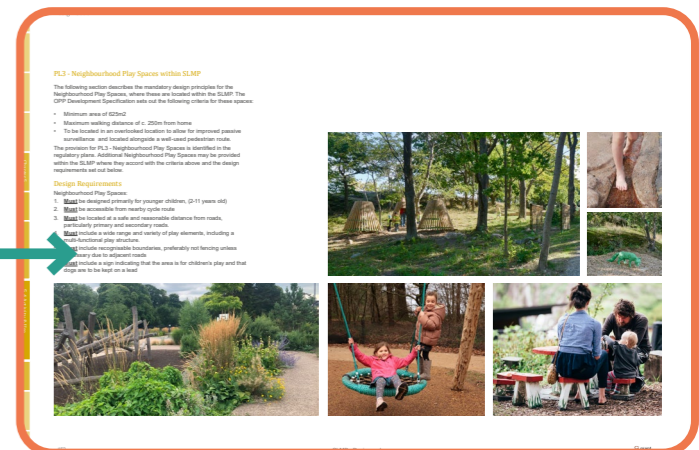
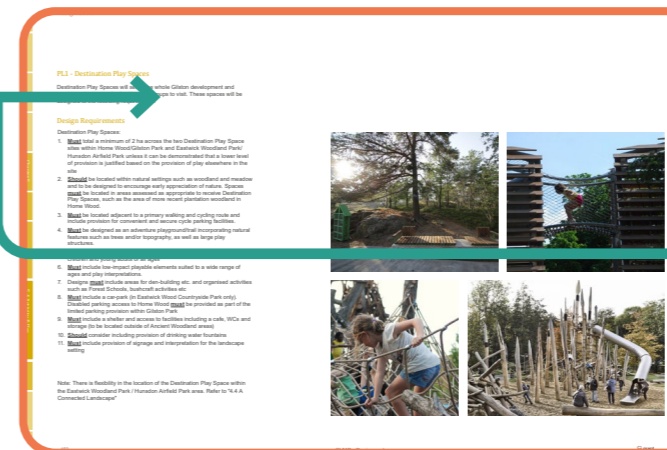
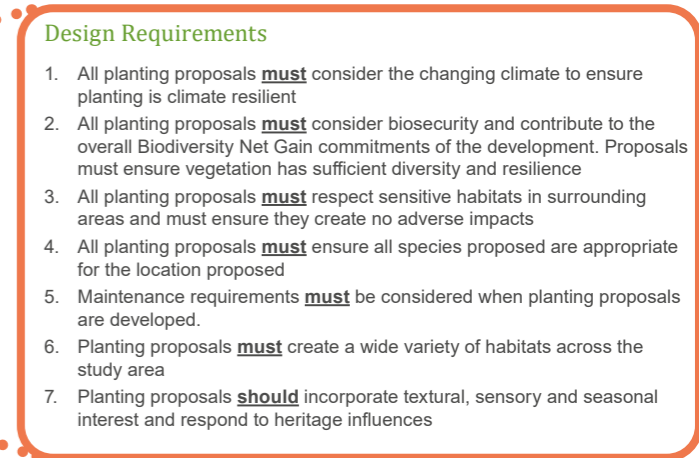
The SLMP Design Code sets out Design Requirements to ensure the plant and tree species proposed are resilient to climate change and to ensure the selected species are appropriate for the proposed location.

The SLMP Design Code and Regulatory Plans set out provision of and design requirements for a range of different play typologies, including 'Destination Community Play Spaces' and 'Neighbourhood Play Spaces within SLMP'.

The overall design requirements for play spaces in the SLMP set the requirement to provide facilities appealing to children with special educational needs

The LCWIP is an emerging plan. Our active travel strategies have been developed through extensive consultation with EHDC and HCC

Following feedback from several engagement sessions, Bridleways and Equestrian Routes have been incorporated into the regulatory plans, and design requirements for these routes have been included in the design code.



PUBLIC CONSULTATION FEEDBACK

What do you want to see from new public open spaces?

Children's play areas.
Traffic is a big issue.
Play areas for toddlers.
Botanical gardens.
Mix of landscapes, wild paths, play and dogs.
More cycle paths.
Green spaces with places to sit.
Spaces for special educational needs.
Safe access.
Adventure playground.
Restricted/limited parking.
Water features.
Minimal human intervention.

How do you use public open spaces or how do you interact with nature?

Bridleways.
Forest.
Already using green space.
Walking through nature reserves.
Bats, deer, birds and owls.
Picnics or sitting quietly.
Walking.
Walking the dogs.
Walking and cycling.
Running and jogging.
Woodland walks.

CONSIDERATIONS

- The Gilston Area will provide a wide range of landscapes, green spaces and public open spaces with opportunities for walking and cycling, seating areas, and opportunities for outdoor play and recreation. This is recorded in the Design Code, including in :
 - 4 Character Areas
 - 5.1 Access & Movement
 - 5.4 Activity & Use
- The SLMP does not propose botanical gardens or water features. However, the design code does not preclude these features from being proposed at the RMA stages that follow
- The OPP establishes that 60% of trips originating in Villages 1-7 will be made by sustainable modes of transport, which will contribute to minimising traffic and need for parking.
- The SLMP establishes a network of strategic active travel routes that will encourage and provides opportunities for walking, cycling, running and jogging in a wide range of landscape settings
- The SLMP will protect existing and create new habitats as set out in the Design Code. Nature priority zones have been proposed and have been included in the regulatory plans to ensure high quality habitat connections are created throughout the Gilston Area. Refer to 5.2.6 Ecology and Habitats