



Gilston Area Strategic Landscape Masterplan

Community Working Group - Session 03 (held on 14/11/2023) Results

GSLM605-GA-PR-0025_CWG3 Results

Rev 03, July 2024

INTRODUCTION

THIS INTERIM REPORT SUMMARISES THE THIRD 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 3 was held at Eastwick Village Hall on Tuesday 14 November 2023, from 6-8.30pm (although the session ran over by approximately 30 minutes).



INTRODUCTION

THE COMMUNITY WORKING GROUPS ARE DESIGNED TO PROVIDE AN OPPORTUNITY FOR A SELECTED GROUP OF LOCAL STAKEHOLDERS TO FEEDBACK ON EMERGING PROPOSALS BEFORE WIDER PUBLIC ENGAGEMENT.

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were invited.

In addition to 12 members of the developer project team, a total of 14 people attended Community Working Group 3, representing the following organisations:

- East Herts District Council executive
- East Herts District Council ward member
- St Mary's Church, Gilston
- Hundson Parish Council
- Hundson, Eastwick & Gilston Neighbourhood Planning Group
- Eastwick and Gilston Parish Council
- St Mary's Church, Little Parndon (Harlow)
- Sawbridgeworth Town Council
- Terlings Park Residents Management Company



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



Working Group Site Tour



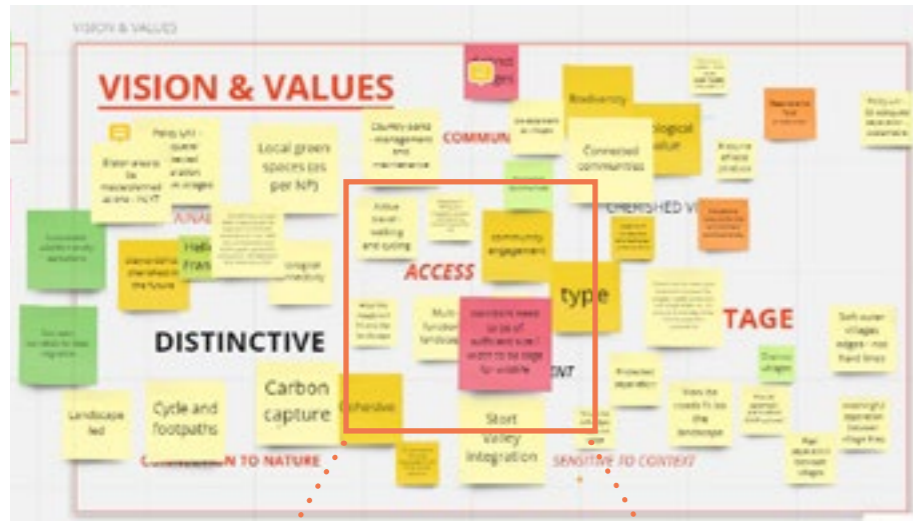
The consultation sessions were held in Gilston Village Hall in the same format as the parallel Village 01 Working Group as photographed here

SUMMARY OF PREVIOUS CWGS

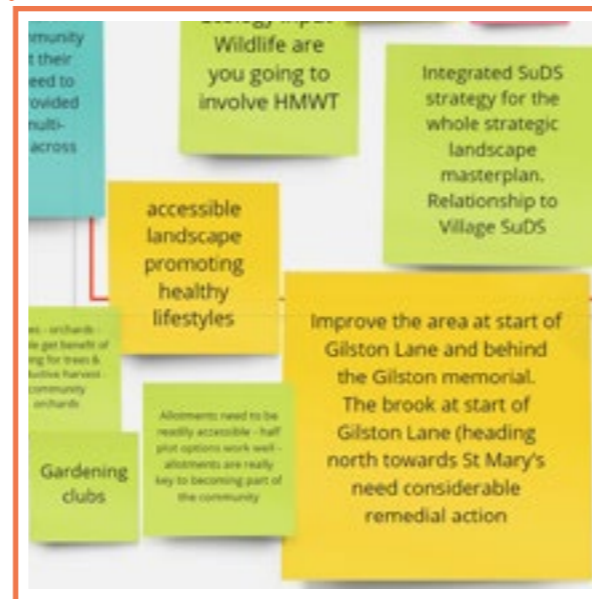
SLMP WORKING GROUP - WORKSHOP 1

THESE SCREENSHOTS GIVE AN EXAMPLE OF THE LEVEL OF FEEDBACK AND COMMENTARY FROM THE WORKSHOP
 FEEDBACK OF THE WORKSHOP IS RECORDED IN GSLM605-GA-PR-006_SLMP ENGAGEMENT SESSION RESULTS

VISION & VALUES



WANTS & WORRIES



REFERENCE IMAGES



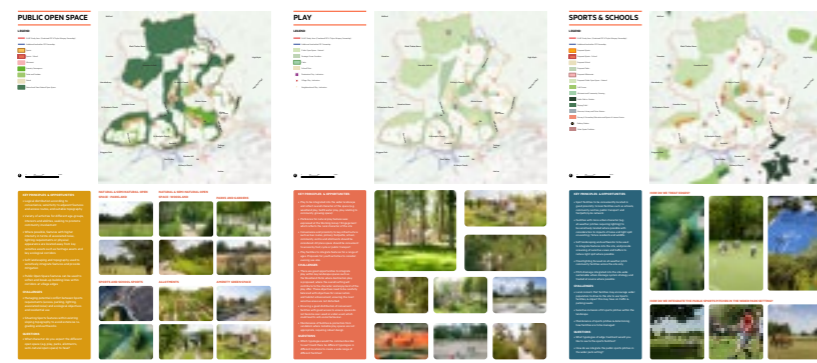
WORKSHOP 2 OVERVIEW - DISCUSSIONS & ACTIVITIES

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

GROUP 1

SESSION 1

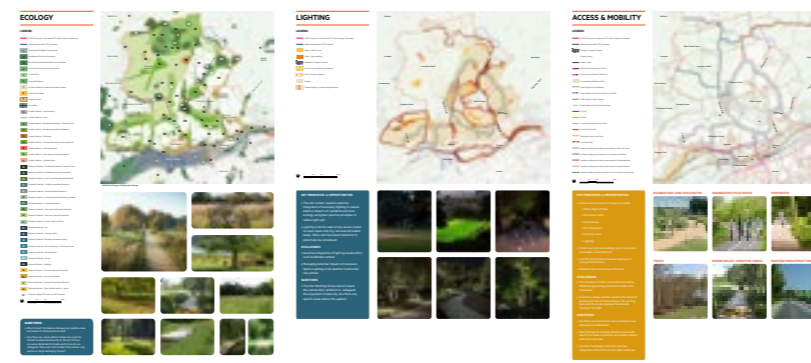
PUBLIC OPEN SPACE, SPORTS AND PLAY



GROUP 2

SESSION 1

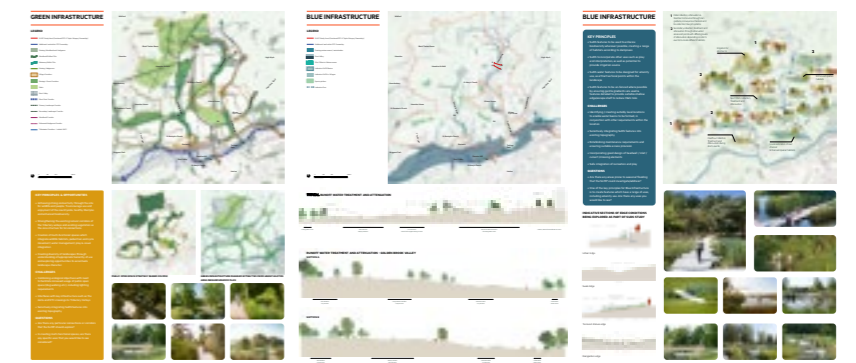
ECOLOGY, LIGHTING AND ACCESS



GROUP 3

SESSION 1

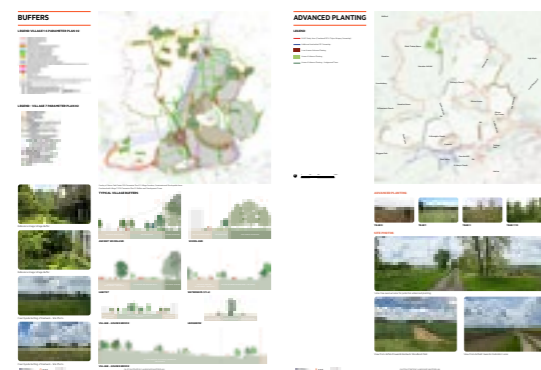
GREEN AND BLUE INFRASTRUCTURE



GROUP 1

SESSION 2

ADVANCED PLANTING AND BUFFERS



GROUP 2

SESSION 2

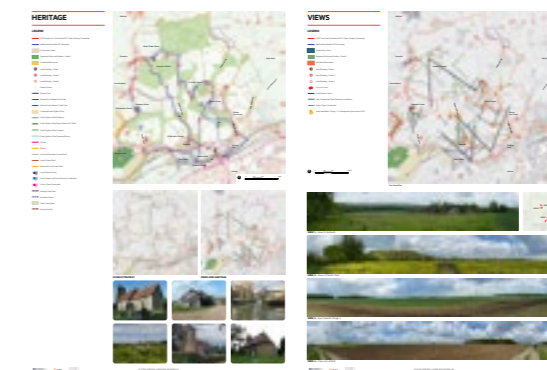
SPECIAL SITES (G&T&TS)



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 FACILITATES 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

CWG3 FEEDBACK

WORKSHOP 3 KEY THEMES OVERVIEW

FROM COMMENTS MADE BY PARTICIPANTS

PRODUCTIVE LANDSCAPES



SPORTS, PLAY & PUBLIC OPEN SPACE USES



MOVEMENT & THE STC



FLOODING & BLUE INFRASTRUCTURE



WORKSHOP 3 KEY THEMES

01. PRODUCTIVE LANDSCAPES - COMMENTS/OBSERVATIONS FROM COMMUNITY

- Amount of agricultural land is a lot. Airfield has shrunk on the plans.
- Airfield is much more underdeveloped and natural.
- Runway as fareway.
- Possibility of city farm?
- Black barns will be regenerated.
- Surprised agricultural land at Hunsdon – this needs to be a viable farm.
- Farm shop idea was liked by attendees. This could then sell food grown on site.
- Woodland group/management needed.
- Why is there an agricultural field in the middle? Made clear that a path runs alongside it.
- What is the stewardship solution going forward and what is the process?
- Specific example of Bodemzicht in the Netherlands given as good practice for sustainable farming and associated apprenticeships. Also Three Rivers orchard and community garden

CONSIDERATIONS AND NEXT STEPS

- The SLMP will explore opportunities for sustainable and local food production (e.g. city farm or farm shop), as was mentioned in the CWG session. The SLMP will establish a framework that allows for dynamic land management, allowing the latest innovations and sustainable agricultural practices to be applied here, subject to specialist input and viability studies at future design stages.
- The management of woodland, and the wider landscape, is important for the success of the Gilston Area. More detailed stewardship proposals will be developed which will be consistent with the Gilston Area Stewardship and Governance Strategy (December 2022) and the s106 Agreement Heads of Terms, to ensure the Gilston Area will be managed and maintained sustainability. These documents set out more details on the process going forward
- Places for People are undertaking some survey work to investigate the feasibility of integrating and bringing back into sustainable use, the designated heritage assets within the Hunsdon Airfield Park



WORKSHOP 3 KEY THEMES

02. SPORTS, PLAY AND PUBLIC OPEN SPACE USE COMMENTS/OBSERVATIONS FROM COMMUNITY

- Why are there so many football pitches?
- Other sports are included such as tennis, cricket etc.
- The inclusion of a golf course was suggested
- Would like other facilities delivered sooner such as the bowls facility moving from village 4 to village 1.
- Important to include girls space for play areas/sports.
- Liked the idea of schools facilities being used outside of school hours.
- Questions about the integration of a running track?
- What is meant by play areas? Some hard/soft.
- Football pitches in the middle – there are a lot, free to all/open.
- Will the pitches be floodlit?

CONSIDERATIONS AND NEXT STEPS

- The sport strategy has been developed at outline planning stage following extensive coordination with the Local Planning Authority (LPA) and Sport England. Sport England have a standard calculator for determining the number of pitches required to serve new homes, and this was used as a starting point for the bespoke approach that has been agreed for the Gilston Area. The SLMP will set out design guidance and principles to integrate the sports facilities located within the SLMP. A football hub has been proposed by the Village 7 developer, this will include some floodlighting. The 3G football pitches within the secondary school sites will be floodlit. The informal village grass pitches will not be floodlit, and neither will the football pitches near the Airfield Park. There is no requirement or demand for additional golf courses or running tracks in the area. The inclusivity of play and sport facilities is important, and the SLMP will include additional design requirements to ensure the inclusivity of the proposed facilities. This will include measures to promote inclusive spaces for girls
- Running trails and other outdoor recreational trails will be promoted as part of the SLMP
- Places for People are anticipating that school facilities will be able to be used by the community outside school hours, but this will need to be discussed and agreed with future school operators



The SLMP sports and amenity strategy indicatively shows the sports and amenity facilities that have been secured as part of the OPA



The SLMP will cover the provision of outdoor recreation. Outdoor trails (e.g. running tracks) are shown by the yellow lines in the above diagram

WORKSHOP 3 KEY THEMES

03. MOVEMENT & THE STC - COMMENTS/OBSERVATIONS FROM COMMUNITY

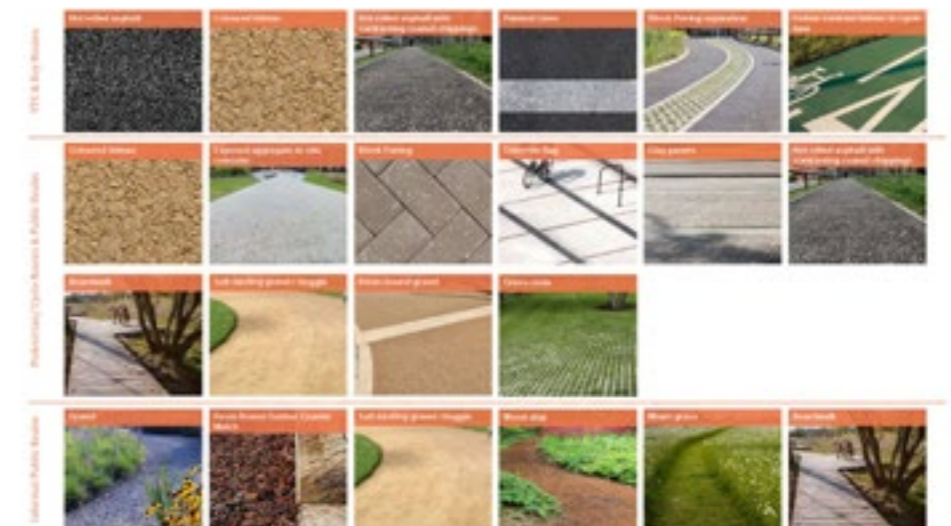
- What surface will the paths be? Tarmac for cycle paths and crushed gravel.
- Different types of routes due to be provided
- Spaces for cars required as well as lorries for major works.
- Question about how you get from the north without a car – lots of options discussed.
- Some concern about the long distances between different areas.
- Lane along village 7 can be dangerous which is why children don't use it.
- Linking up with cycling to Hunsdon will be important and welcome.
- Footpaths and cyclepaths – not all are connecting at the moment.
- Low level lighting was discussed.

CONSIDERATIONS AND NEXT STEPS

- The SLMP proposes a range of different route types to enable people of all abilities to walk and cycle through the study area
- More details on proposed improvements and/or modifications to existing public rights of way can be provided at SLMP stage. Nevertheless, proposed public rights of way modifications are subject to a separate statutory process.
- The SLMP Design Code will provide a range of materials that are appropriate for different route typologies to ensure there is sufficient flexibility for future design stages
- In response to feedback from the CWG, an additional pedestrian/cycle route between Village 7 and the Airfield and Hunsdon has been proposed. This will further strengthen the active travel links between the development and Hunsdon. The outline planning Section 106 Agreement Heads of Terms also includes a requirement to provide a cycling link to Hunsdon during the development of Village 1.
- In response to feedback from the CWG, the site wide active travel strategy has been refined to provide better pedestrian and cycle connectivity between the villages and the open spaces. Illustrative material to demonstrate this is being developed



SLMP Active Travel Strategy. The extract shows the newly included pedestrian/cycle route that links Village 7 to the Airfield Park and to Hunsdon



The above materials palette is an example how the Design Code might provide guidance on appropriate materials for the different path typologies

WORKSHOP 3 KEY THEMES

03. MOVEMENT & THE STC

COMMENTS/OBSERVATIONS FROM COMMUNITY

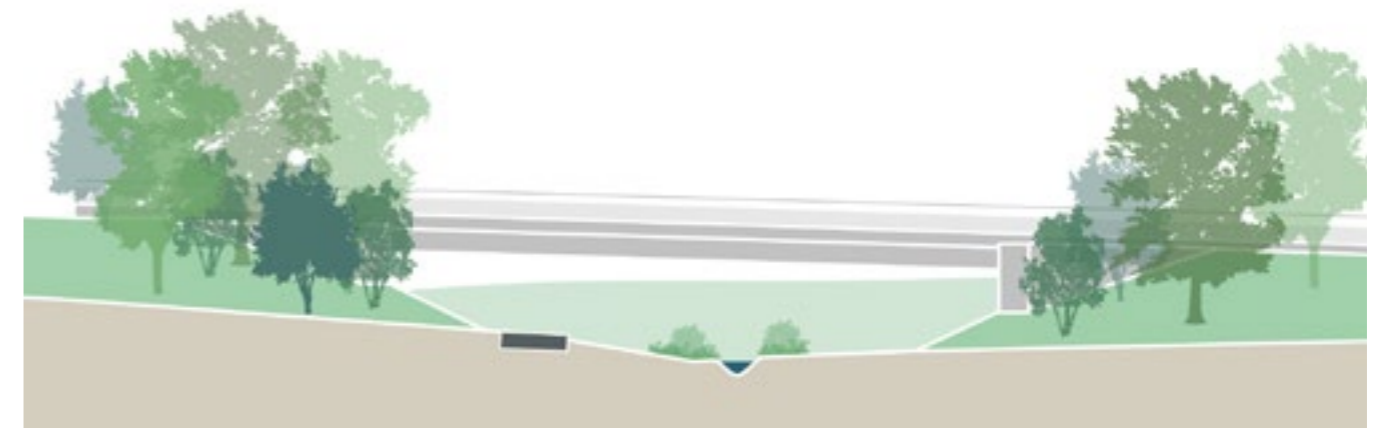
- STC – what exactly is it? James explained what these is and how it will be used.
- How does the STC cross Gilston Lane?
- Question about the roads outside Terlings Park with fears of the estate becoming an island and throughfare to the station.
- Concern that Eastwick Lane will be used as a rat run to the STC between Village 5 and 6
- What is the control on construction traffic and the impact on residents?
- Query on what provision would be made for equestrian routes
- How is St Mary’s Church accessed by car?
- Query raised about access to the farm at the top of Eastwick Hall Lane

CONSIDERATIONS AND NEXT STEPS

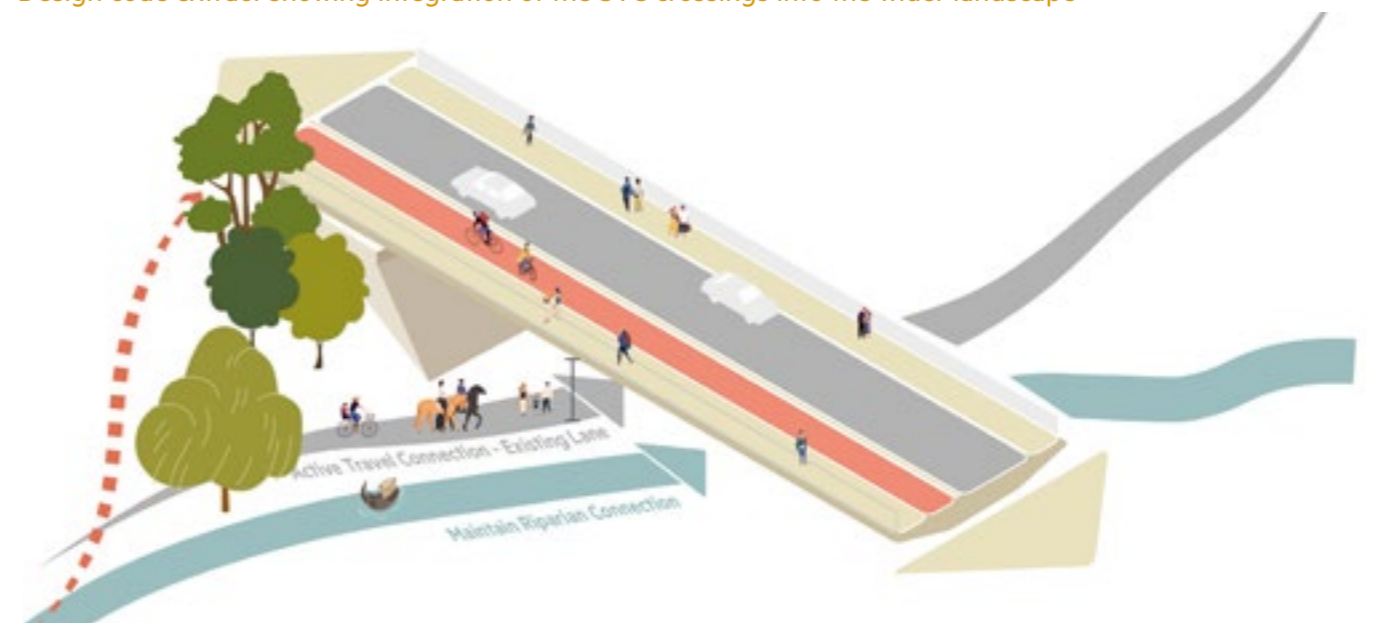
- The SLMP Design Code will leave sufficient flexibility for the design of the STC crossings to be determined at the next design stage. It will provide design guidance to ensure:
 - Walking and cycling connectivity will be maintained along the existing lanes
 - The crossings will be well integrated into the landscape
 - Riparian connectivity is maintained
- The roads by Terlings Park form part of the Stort Crossings proposals and fall outside of the scope of the SLMP study area
- Planning conditions on the outline planning permission will require the details of construction traffic, including access and routing to be submitted to and approved by East Herts Council before development begins



Illustrative section of the STC



Design code extract showing integration of the STC crossings into the wider landscape



Design code principles showing the need to maintain connections along the existing lanes

WORKSHOP 3 KEY THEMES

04. FLOODING & BLUE INFRASTRUCTURE COMMENTS/OBSERVATIONS FROM COMMUNITY

- What about water? More ponds are needed in the wood – Latton Woods given as an example
- Flooding issues are currently a problem – can this be sorted earlier?
- Query raised about drainage from brook as the road floods
- Field to the east of Hunsdon – could this be looked at to help with flooding?
- On Gilston Lane, part of the highways has collapsed potentially due to flooding issues
- Suggestion made to incorporate a wild swimming pond

CONSIDERATIONS AND NEXT STEPS

- Following feedback from the CWG, the SLMP is exploring the creation of ponds within Eastwick Wood Countryside Park
- The SLMP will be accompanied by a Supplementary Flood Risk Assessment and Strategic SUDS (Sustainable Drainage) Strategy which will both be approved by EHDC. The preparation of the documents will involve undertaking additional investigations, surveys and appropriate modelling to understand the areas at risk of flooding and ensure that the development improves surface water drainage and does not exacerbate flood risk issues elsewhere