



Gilston Strategic Landscape Masterplan

AGENDA

STRUCTURE FOR THE SESSION

- 5.00pm Introductions to the Working Group & Engagement sessions. Cratus to introduce
- 5.05 - 5.25 Presentation by Grant Associates:
 - Introduce the project team,
 - Grant Associates reference projects
 - History of working on the scheme
 - The SLMP study, planning process and time-line
 - Engagement objectives, here to listen
- 5.25 -5.50 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
- 5.50 - 6.00 Break
- 6.00 - 6.20 Activity 1: Vision & Values - Discussion on Core Vision and Values for the SLMP within the context of the OPA
- 6.20 - 6.40 Activity 2: Wants & Worries - Organising of Wants & Worries per character area from attendees task prior to workshop. Mapping of these topics onto site plan
- 6.40 - 7.00 Activity 3: Imagining the Vision - Selection of Precedent Photos & Existing Site Photos to generate discussion - (like / dislike)
- 7.00 - 7.30 General discussion roundup & Next steps

STRATEGIC LANDSCAPE MASTERPLAN ENGAGEMENT

KEY SLMP ENGAGEMENT SESSIONS

- Working Group Site Tour
- Working Group - Workshop 1 - Introduction to study & consultation process, Opportunities and Constraints, 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

ATTENDEES - WORKING GROUP

- Places for People
- PfP Consultant Team (representing Grant Associates, Quod, & Cratus Communications, other design disciplines dependent on topic)
- EHDC Leader - Cllr Linda Haysey
- EHDC Ward Councillor - Cllr Eric Buckmaster
- EHDC Officers - Kevin Steptoe
- Harlow Borough Council elected representative - Cllr Mike Hardware (or nominated representative)
- Hertfordshire County Council Division members - Cllr Eric Buckmaster
- Hunsdon Eastwick & Gilston Neighbourhood Planning Group representative - Mark Orson + four HEGNP representatives
- High Wych Parish Council - Tom Payne (Chair) (or nominated representative)
- Widford Parish Council - Mike Allen (Chair) (or nominated representative)
- Community representative(s) - TBC
- Youth representative(s) - TBC
- Statutory consultees - Invited dependent on topic
- City & Provincial Properties representatives - TBC

DESIRED OUTCOMES

- Collaborative working with the community to identify key concerns and aspirations for the scheme, with the aim of reaching an aligned approach to design solutions where technically and feasibly achievable for the applicants.
- Gain in-depth local knowledge from community - put requirements of the Neighbourhood Plan into practice
- Test emerging design strategies and ideas
- Discuss practicalities and approaches for site stewardship
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate
- Reach constructive outcomes to specific challenges of the scheme
- Allow the designers and community to align ideas and identify common reference points and understanding of key sensitive features and identification of quality design outcomes

GRANT ASSOCIATES



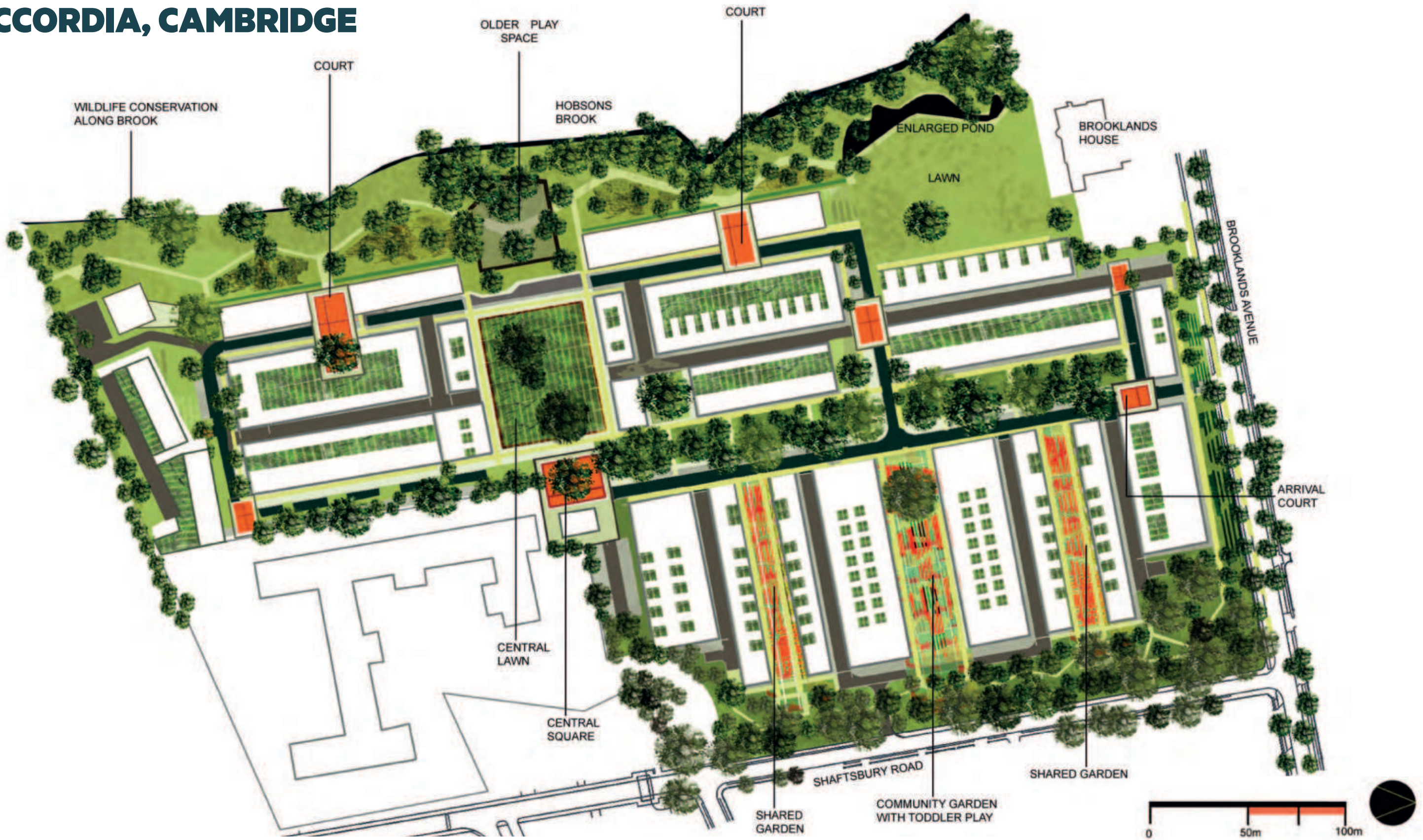


GRANT ASSOCIATES
ACCORDIA, CAMBRIDGE

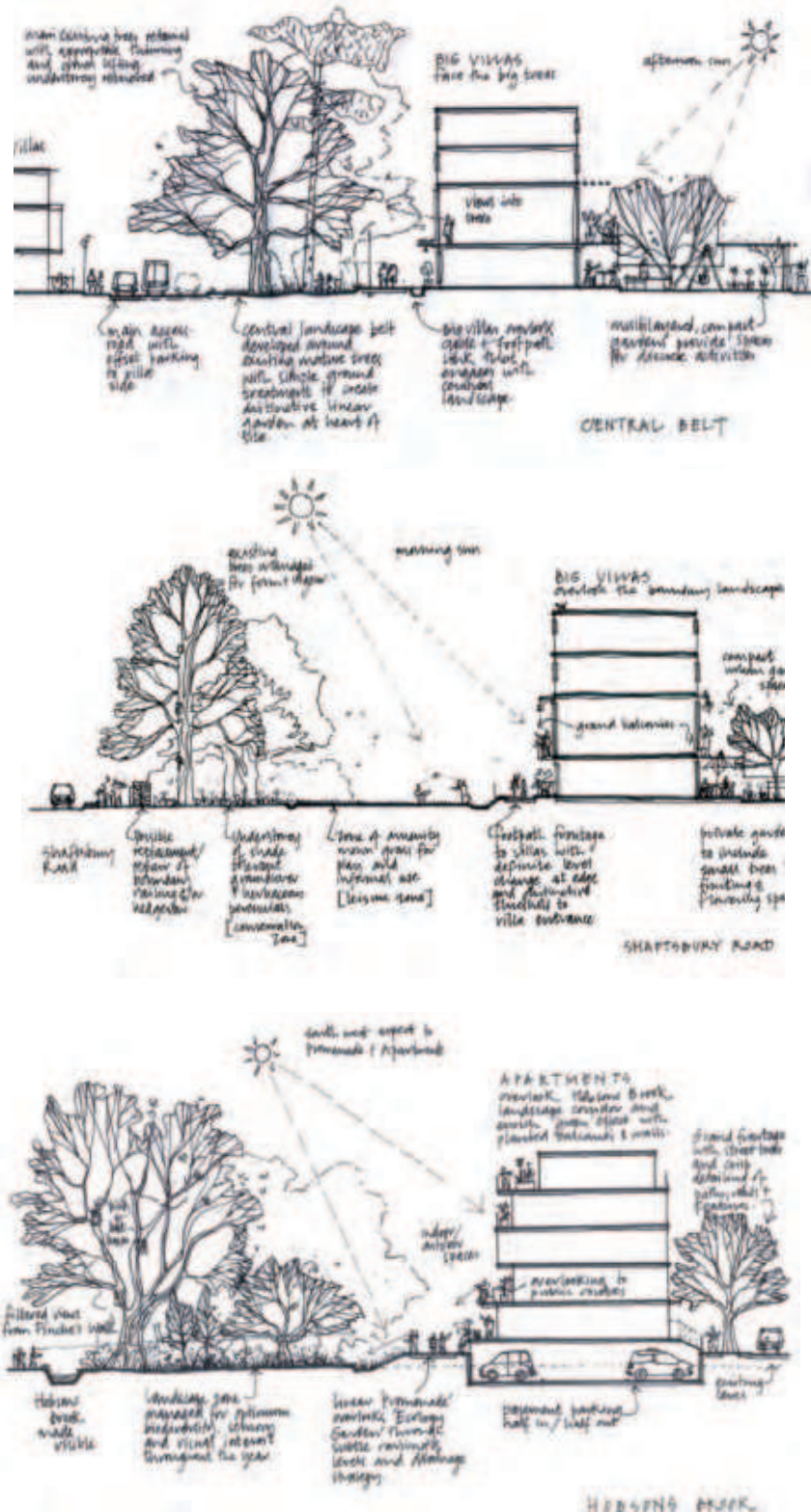
“The values of Accordia are those British cities need more of: a subtly controlling masterplan, a collaborative approach and an eye for both the detail and the big picture in the landscape and the architecture.”

2008 Stirling Prize Judges' summary

GRANT ASSOCIATES ACCORDIA, CAMBRIDGE



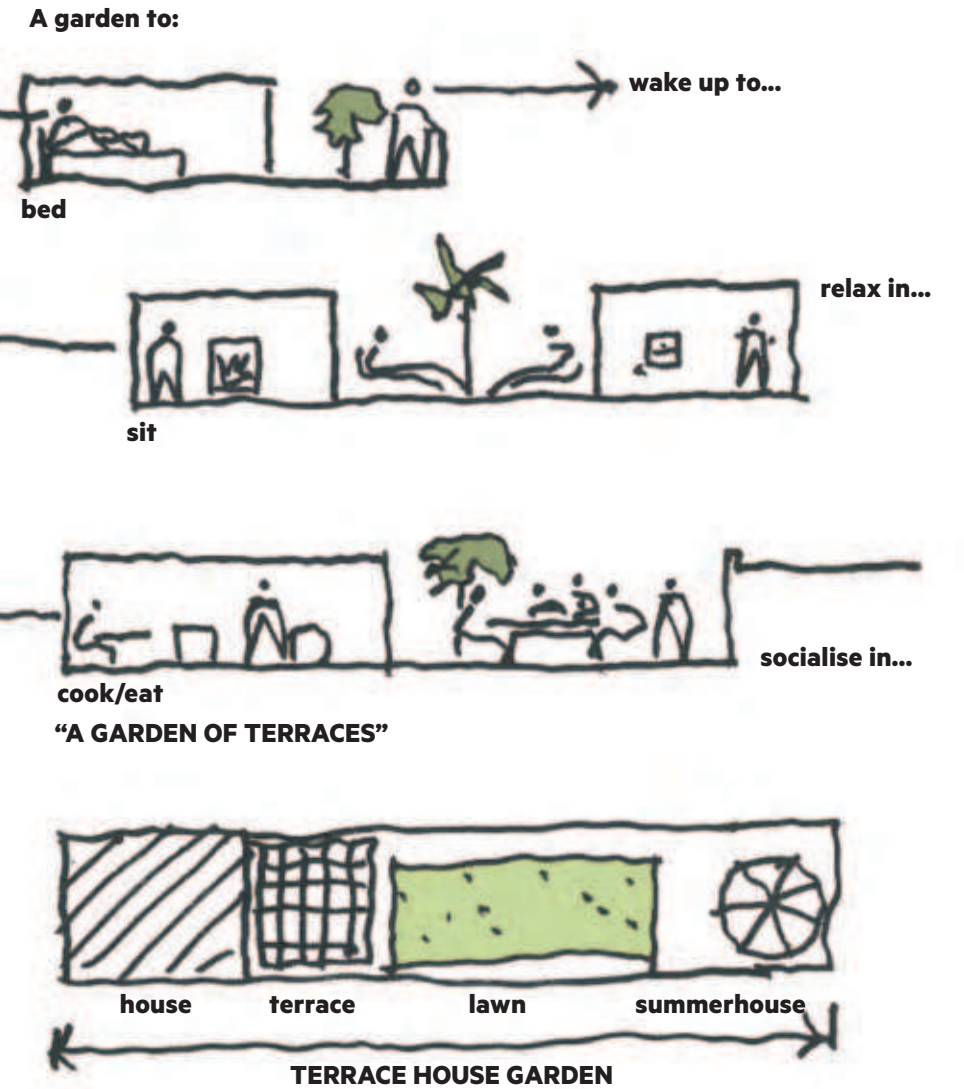
GRANT ASSOCIATES ACCORDIA, CAMBRIDGE



THE PUBLIC GARDEN:
Activity and Connectivity



THE SHARED GARDEN:
Activity and Connectivity



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GRANT ASSOCIATES ICON, STREET, SOMERSET



GRANT ASSOCIATES ICON, STREET, SOMERSET



GRANT ASSOCIATES
ICON, STREET, SOMERSET



**GRANT ASSOCIATES
PORT LOOP, BIRMINGHAM**



**GRANT ASSOCIATES
PORT LOOP, BIRMINGHAM**



GRANT ASSOCIATES
NORTHSTOWE, CAMBRIDGESHIRE



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NORTHSTOWE, CAMBRIDGESHIRE



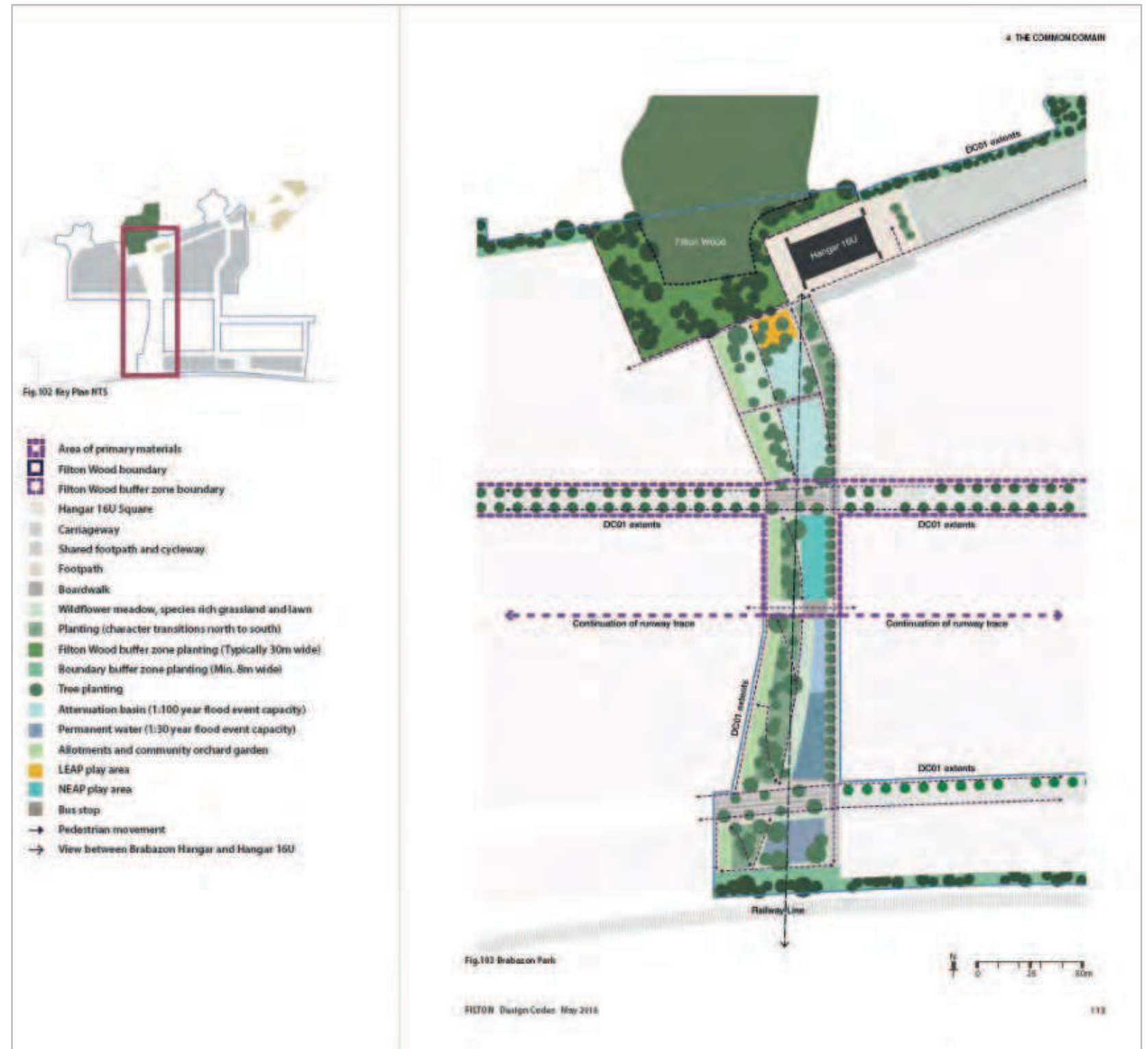
GRANT ASSOCIATES

FILTON MASTERPLAN, BRISTOL



GRANT ASSOCIATES

FILTON MASTERPLAN, BRISTOL



KNOWLEDGE OF THE SITE SINCE 2009



2009



2021

TIMELINE

GRANT ASSOCIATES INVOLVEMENT WITH GILSTON PARK ESTATE:

2009

Early site analysis and feasibility work and sketch proposals

2013

Masterplan studies

2014

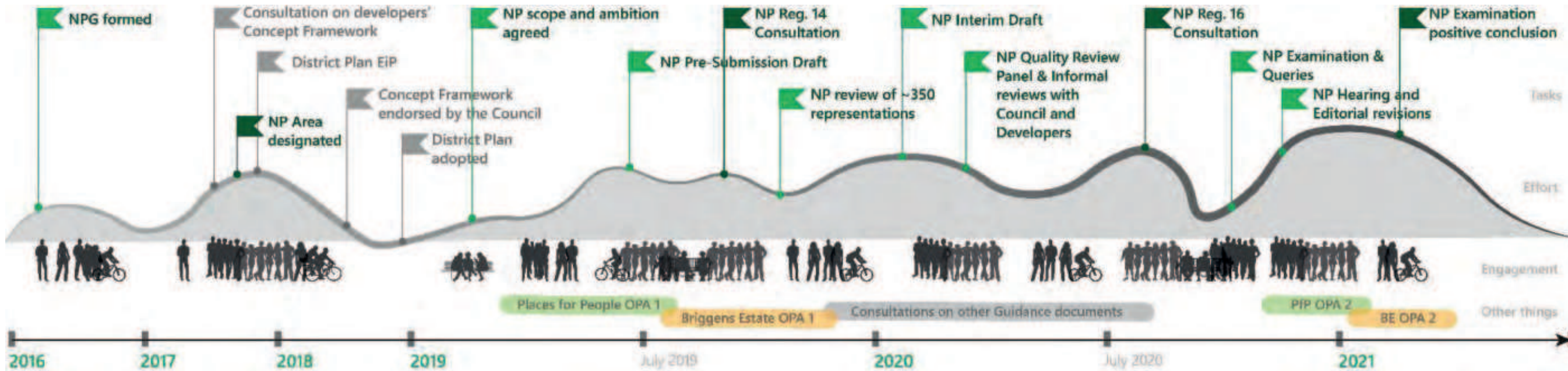
Representations to the Local Plan

2017

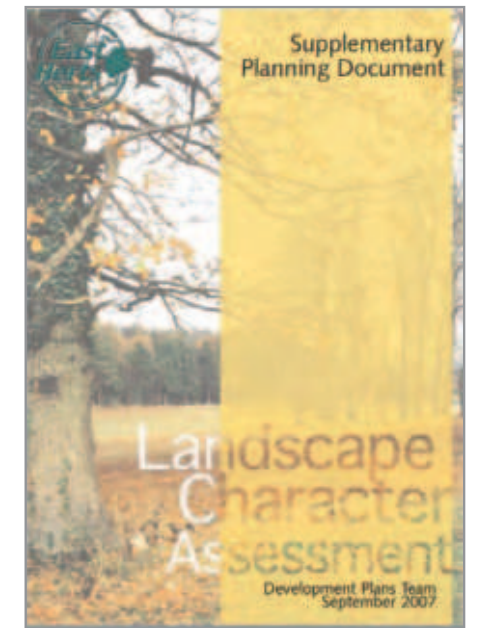
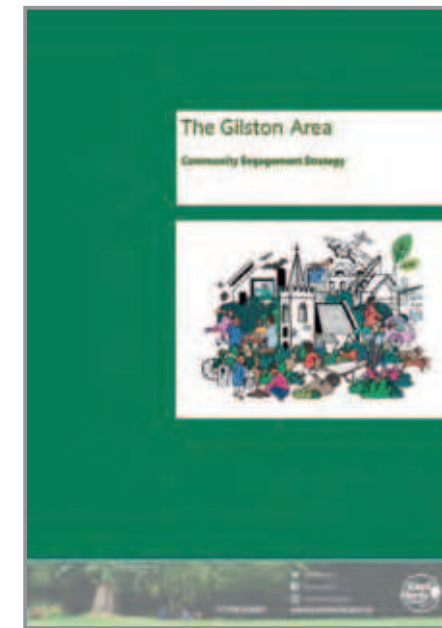
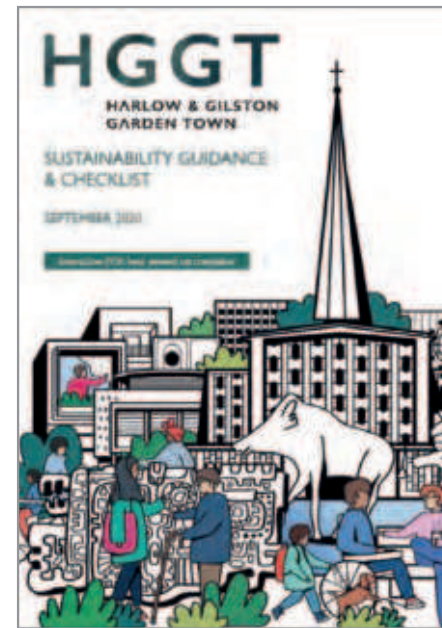
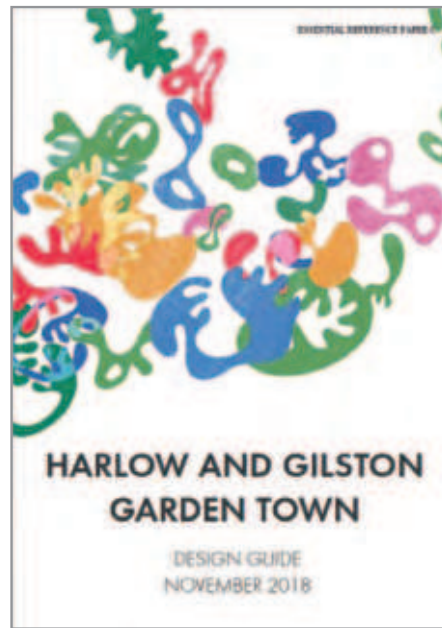
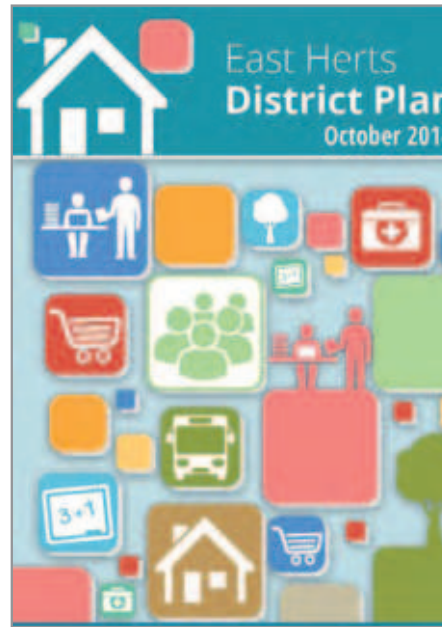
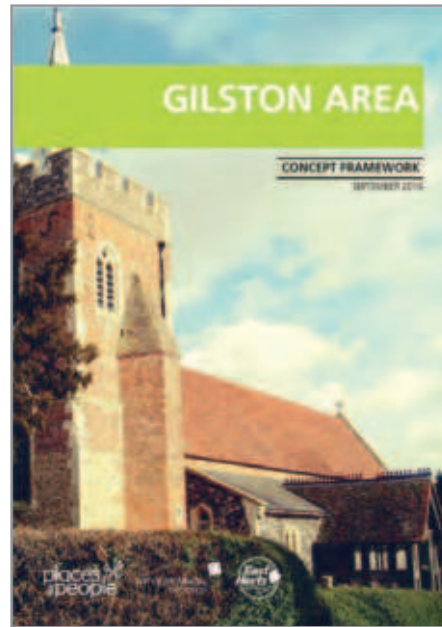
Concept Framework

2021

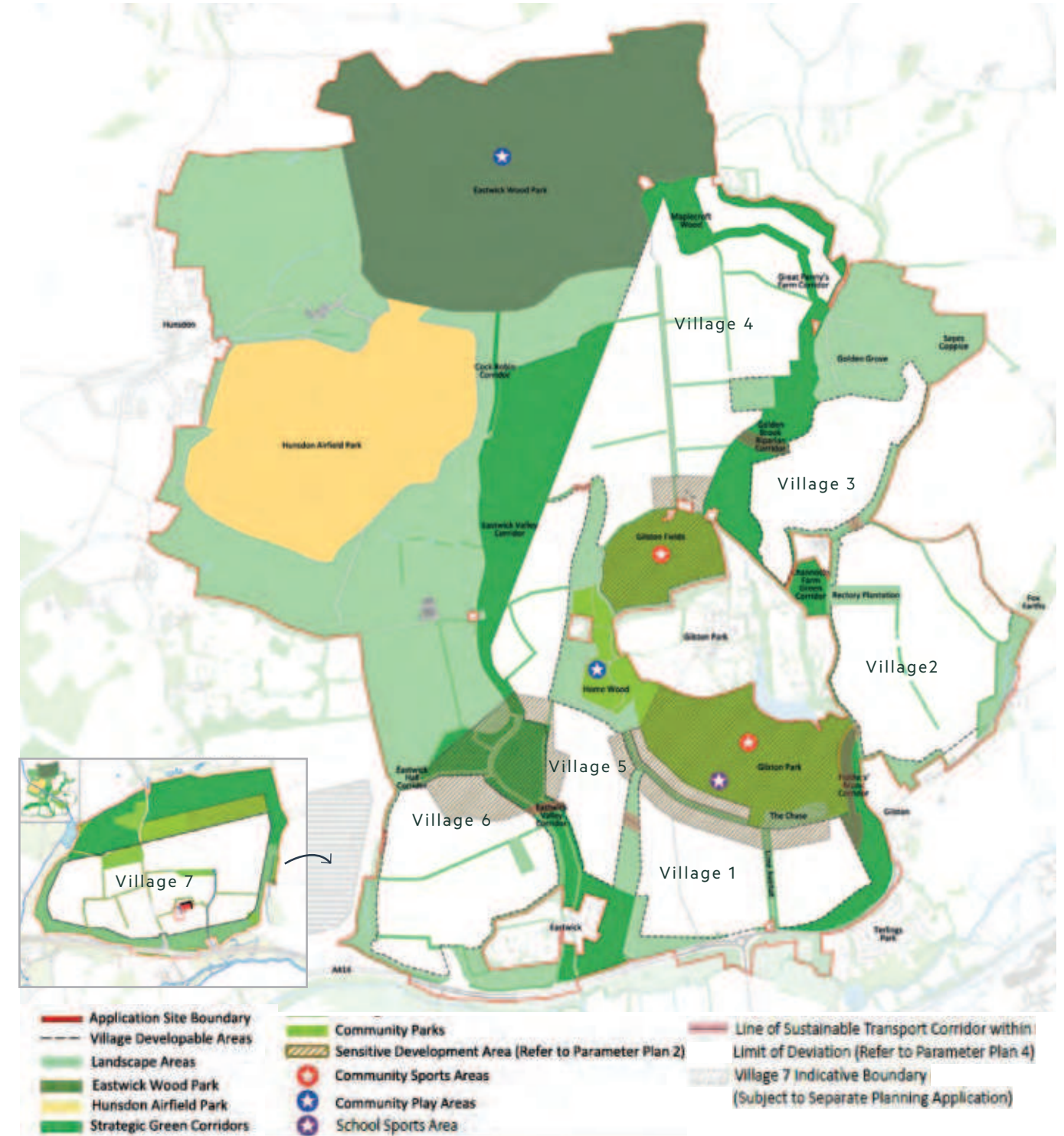
Outline Planning Application



KEY PLANNING POLICY



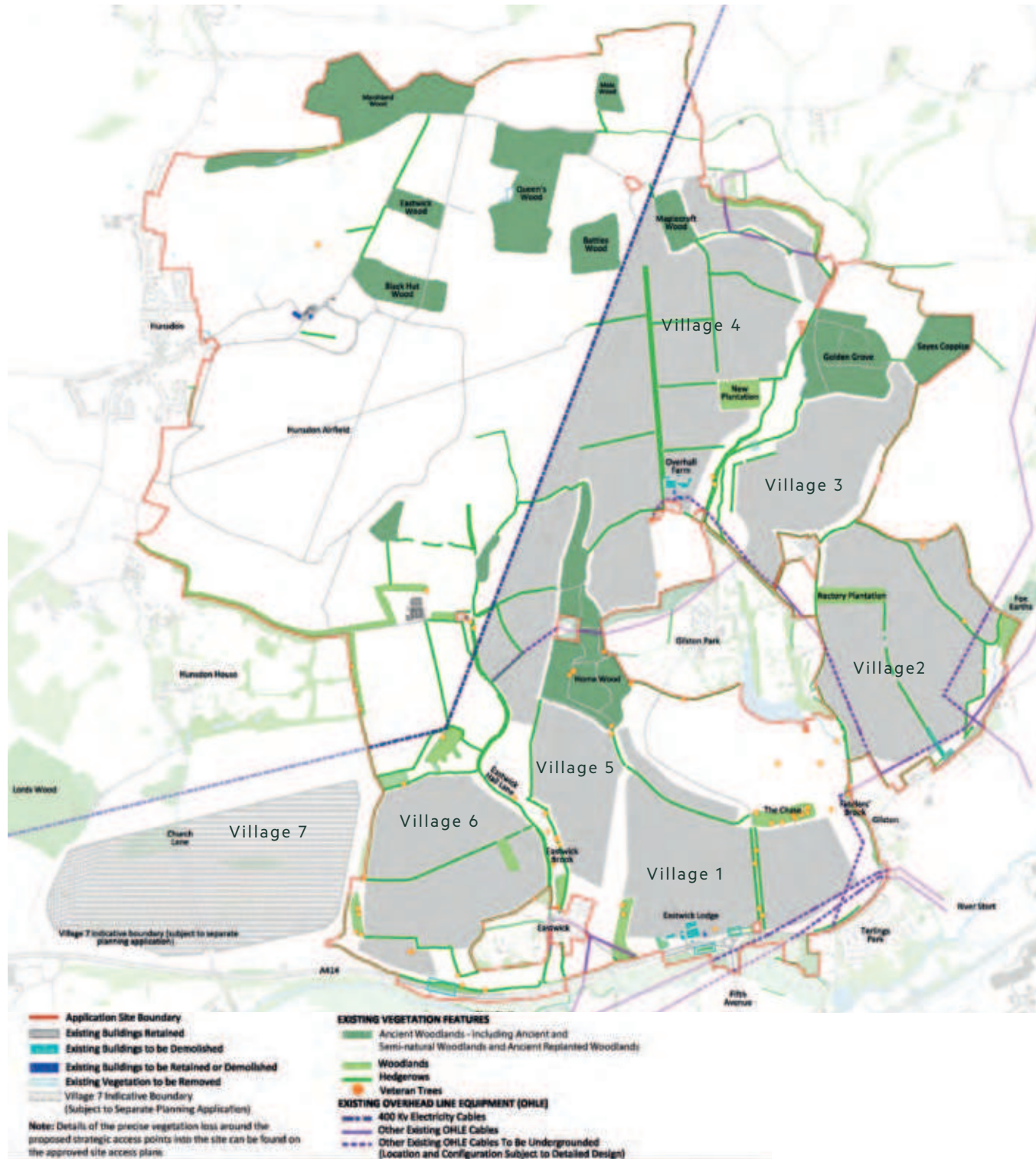
CONCEPT FRAMEWORK TO OPA PARAMETER PLANS



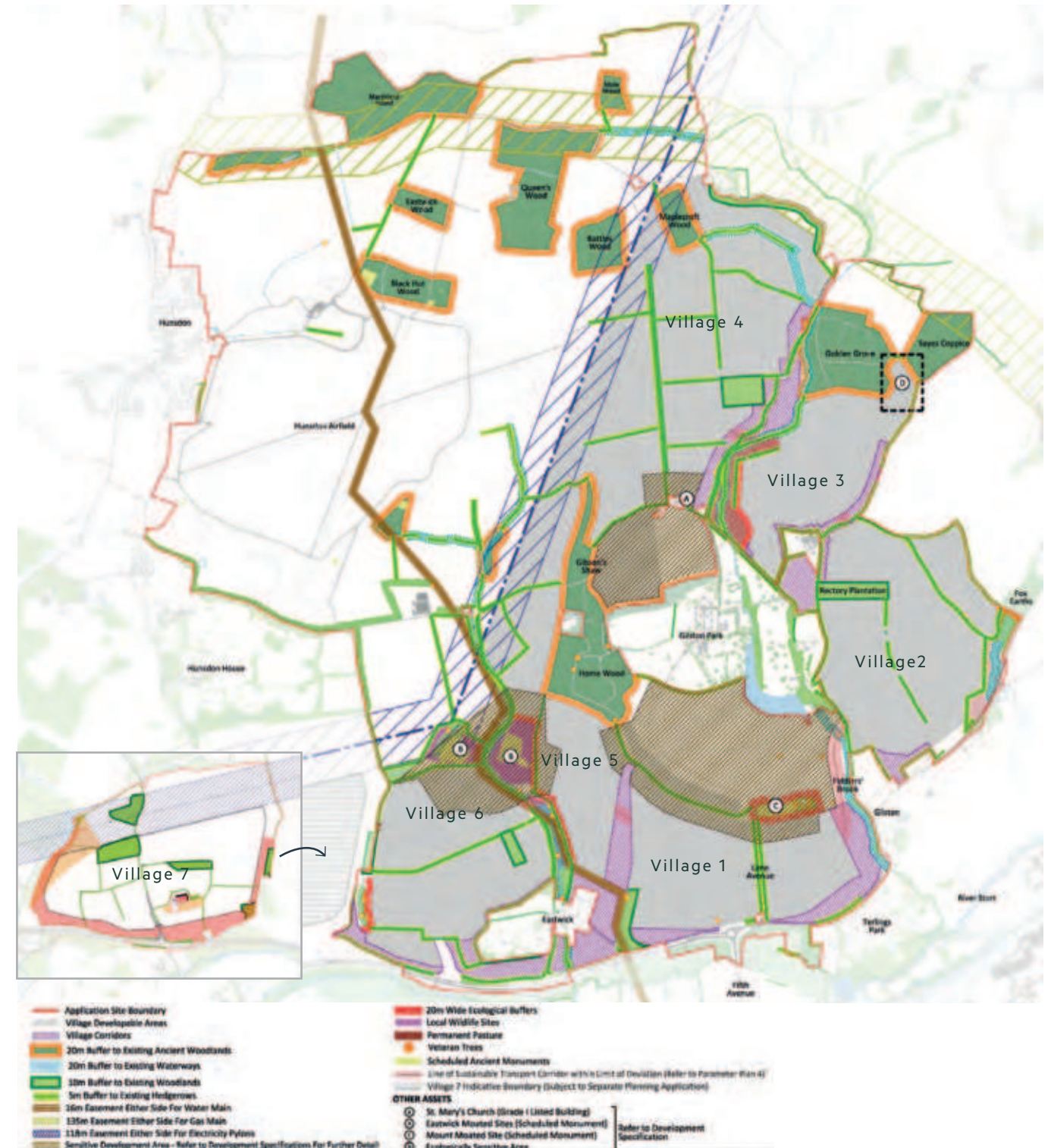
Concept Framework Landscape Masterplan

Gilston Park Estate OPA Parameter Plan 03. Green Infrastructure and Open Space
 Village 7 OPA Parameter Plan 03. Green Infrastructure and Open Space

OPA PARAMETER PLANS



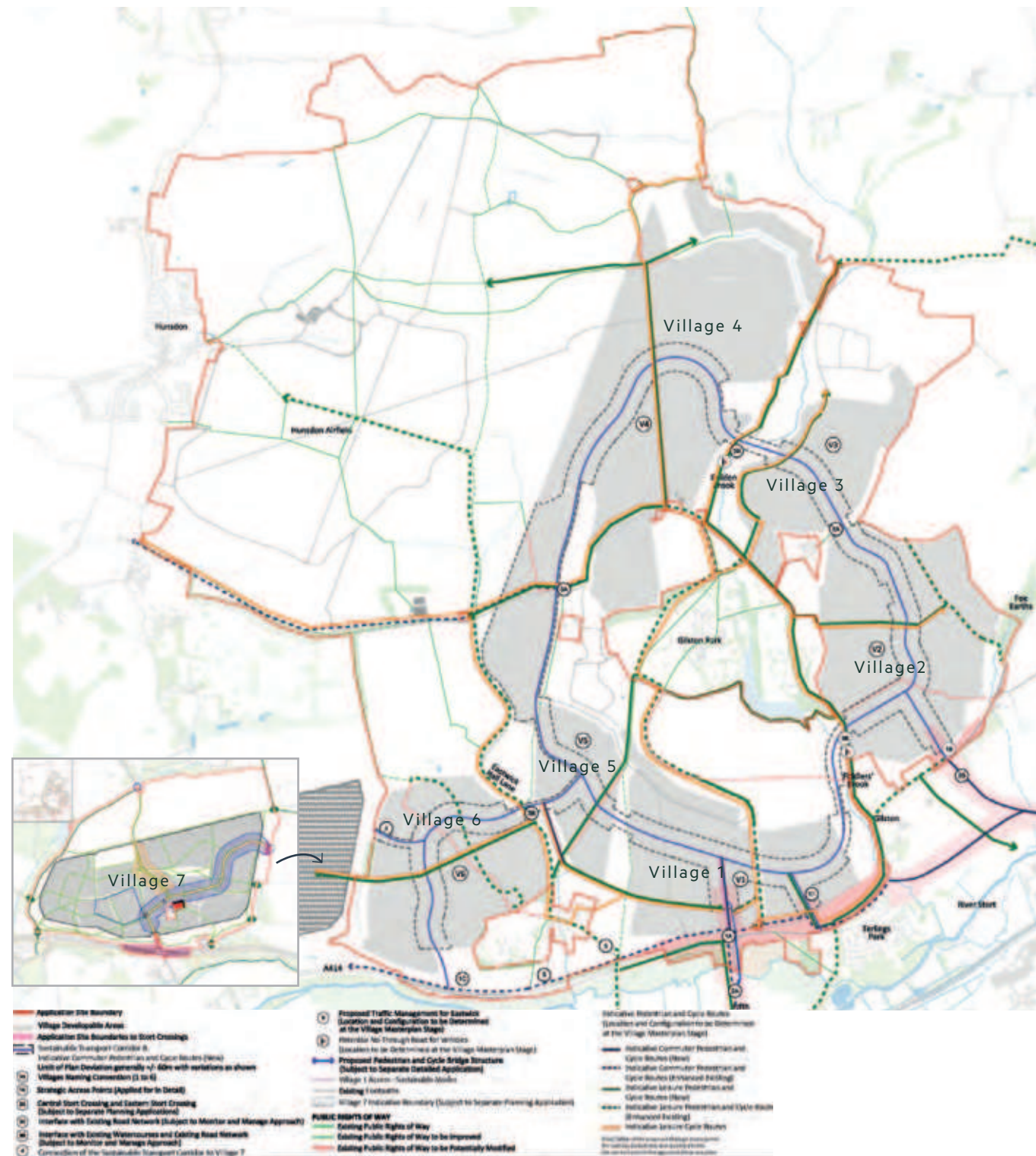
Gilston Park Estate OPA Parameter Plan 01. Existing Vegetation & Buildings



Gilston Park Estate OPA Parameter Plan 02. Village Corridors, Constraints and Developable Areas

Village 7 OPA Parameter Plan 02. Buffers and Development Zones

OPA PARAMETER PLANS AND DEVELOPMENT SPECIFICATION



Gilston Park Estate OPA Parameter Plan 04. Access & Movement
 Village 7 OPE Parameter Plan 04. Vehicular Access and Movement



Gilston Park Estate OPA Development Specification

The primary purpose of the Development Specification is to define and describe the principal components of the Village 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 provides other contextual details which are provided for information purposes.

SLMP VISION PLAN



Widford

Eastwick Wood
Country Park

VILLAGE 04

Hunston

Hunston Airfield

High Wych

Golden Brook

VILLAGE 03

High Wych Road

Hunstonbury

Gilston Fields

Gilston House

VILLAGE 02

Hunston House

Home Wood &
Gibson's Shaw

Eastern Brook

Northern
Fields

VILLAGE 05

Gilston Park

Gilston
Pye Corner

Eastern Stort
Crossing

VILLAGE 06

VILLAGE 01

Fiddlers Brook

VILLAGE 07

Eastwick

Terlings
Park

Stort Valley

Central Stort Crossing

Harlow

STRATEGIC LANDSCAPE MASTERPLAN OBJECTIVES

PLANNING REQUIREMENTS & PURPOSE

- The requirement to produce a Strategic Landscape Masterplan (SLMP) derives from the Gilston Area Concept Framework and the Gilston Area Charter. It will be submitted as a conditional discharge to the outline planning permission for the Gilston Park Estate / Briggens Estate
- 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.
- The SLMP is to be prepared as a single holistic plan covering the Gilston Area allocation, including Villages 1-7 also considering its links and relationship to existing settlements.
- The SLMP will be the first masterplan to come forward within the Gilston Area, setting the basis for Village Masterplans, and informing future reserved matter applications.
- The SLMP will establish the key components & Character Areas of the comprehensive green infrastructure network, Community Trust Land, & Country Parks across & surrounding the Gilston site, ensuring that the villages & green space function successfully together as a settlement integrated into the surrounding landscape.
- The SLMP will provide guidance for the landscape character & function & the treatment of interfaces with villages through the creation of a Regulatory Plan and Strategic Design Code for the SLMP landscape areas. The Masterplan will also plan for strategic matters including a coordinated approach to sustainable travel & movement, drainage and flood risk, & landscape Stewardship.

WHAT WE'RE LOOKING TO ACHIEVE

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.
- 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.

CREATING A STRATEGY FOR A FLEXIBLE & TIMELESS APPROACH

- Consider recently adopted planning policy documents such as the Sports, Open Space and Recreation SPD and Gilston Area Charter SPD, as well as the Draft EHDC Sustainability SPD, the EHDC Gilston Area Community Engagement Strategy and HGGT Sustainability Guidance and Checklist. These documents are anticipated to be continually updated and, where consistent with the terms of the outline planning permission, the SLMP will need to respond to the latest guidance throughout the lifetime of the project.
- Opportunity to consult with community groups early in the process, and at key stages during the SLMP. This engagement will be led by the Applicant as set out in the Gilston Area Community Engagement Strategy.
- SLMP will need to project forwards to consider the changes in lifestyle that are likely to occur over the 15-20 year construction cycle of the development. As a result flexibility will be important.
- Action in relation to the Climate Change Emergency and opportunities to integrate new green technologies
- Action in relation to the Biodiversity emergency including choice of resilient species and importance of spatial framework in protecting biodiversity.
- Improved sustainable transport links and green active transport links as defined through the masterplan layout of green infrastructure connections
- Conservation of water resources to protect Hertfordshire's aquifer and unique chalk rivers habitats

SLMP STUDY AREA

The SLMP Study focuses specifically on the landscape infrastructure, amenities and interfaces outside of the Developable Areas of the Villages, which incorporate the substantial Green and Blue Infrastructure required to deliver the Gilston Area development vision, and support it sustainably into the future.

In addition to the primary landscape infrastructure which is the focus of this study, each of the seven Villages will include further green space and outdoor amenities including pocket parks, play space and sports facilities. The design strategies for these features will be explored within the Village Masterplans.

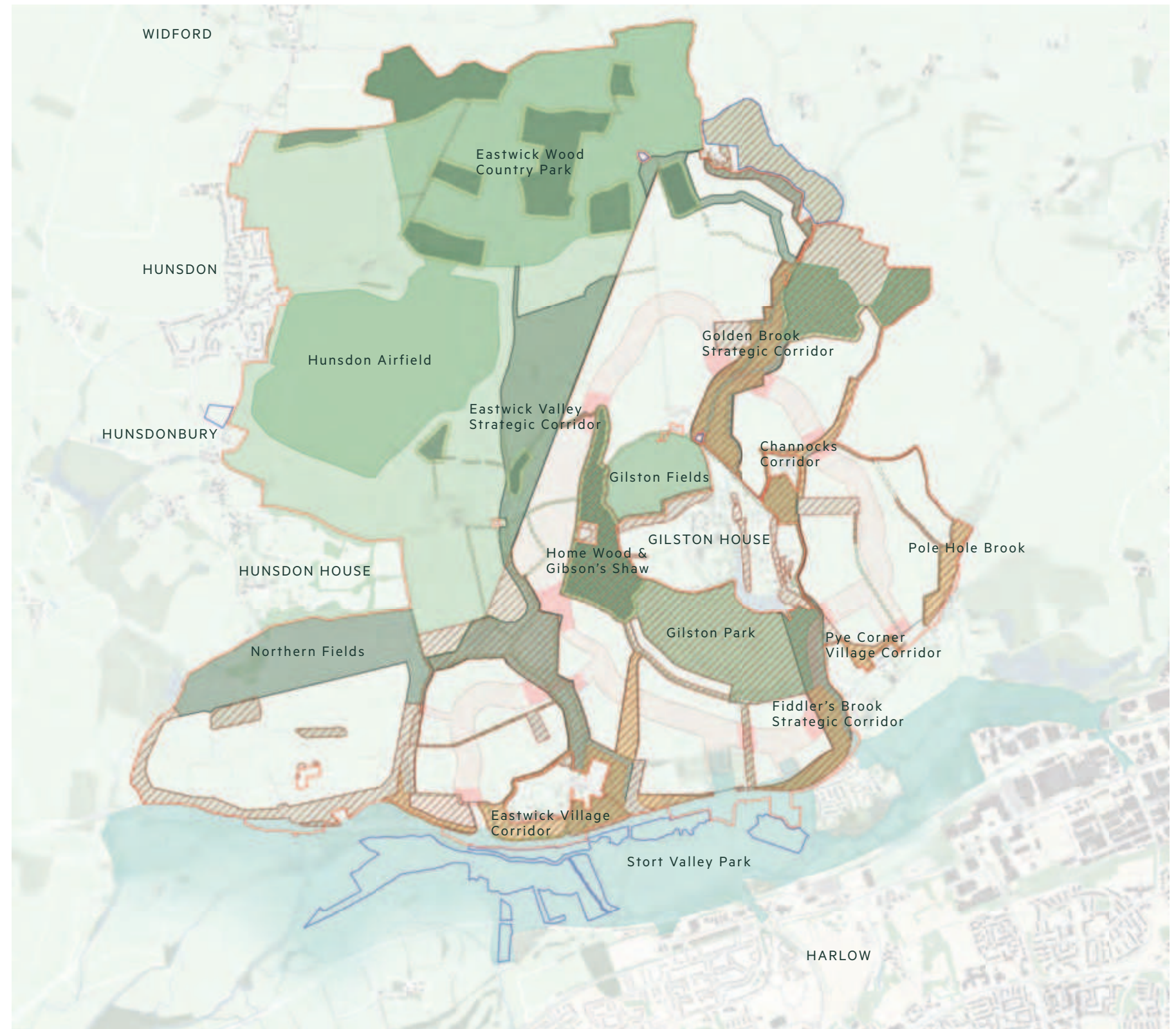


SLMP Study Area



SLMP CHARACTER AREAS

- KEY**
- SLMP Study Area (Combined PfP & CPP Ownership)
 - Additional land within PfP Ownership
 - Parks
 - Strategic Green Corridors
 - Stort Valley
 - Village Corridors
 - Sustainable Transport Corridor
 - Sustainable Transport Corridor Interface with Character Areas
 - Existing Woodland
 - Woodland Buffer Zones
 - Hedgerow Buffer Zones
 - Landscape Areas (Wider agricultural estate)
 - Landscape Areas (Adjacent to Villages)



Character Areas

Note: Plan is for illustrative purposes only & includes land outside of OPA boundary & not in PfP's control



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- High Wych Parish Council - TBC
- Widford Parish Council - TBC
- Community representative(s) - TBC
- Youth representative(s) - TBC
- Statutory consultees - Invited dependent on topic
- Taylor Wimpey representatives - Savills & FigureGround Village 7 consultants

DESIRED OUTCOMES

- Collaborative working with the community to identify key concerns and aspirations for the scheme, with the aim of reaching an aligned approach to design solutions where technically and feasibly achievable for the applicants.
- Gain in-depth local knowledge from community - put requirements of the Neighbourhood Plan and District Plan into practice
- Test emerging design strategies and ideas
- Discuss practicalities and approaches for site stewardship
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate
- Reach constructive outcomes to specific challenges of the scheme
- Allow the designers and community to align ideas and identify common reference points and understanding of key sensitive features and identification of quality design outcomes
- To inform the character and appearance of the strategic landscape supporting the Gilston Area allocation through the Strategic Landscape Masterplan and Strategic Design Code

SLMP WORKSTAGES & DELIVERABLES

STAGE 1

PRINCIPLES AND COMMUNICATIONS / ENGAGEMENT PLAN

Aligned with Gilston Area Charter Step 1.

- Establish the key principles for the Strategic Landscape Masterplan based in the relevant parameters & commitments secured under the outline planning permission & through adopted policy & guidance.
- Put in place a clear plan for community and stakeholder involvement in accordance with the EHDC Gilston Area Community Engagement Strategy
- Deliverables:
 - Communications & Engagement Plan
 - Policy & Commitments Review
 - Definition of Masterplan Character Area Boundaries

STAGE 2

VISION

Aligned with Gilston Area Charter Steps 2 & 4.

- Establish the vision for the SLMP – develop and articulate themes outlined in the Gilston Park Estate Natural and Historic Landscape Strategy & Village 7 Open Space, Landscape and Public Realm Strategy Assessment.
- Definition of a renewed vision focusing on:
 - Beauty & resilience of landscape
 - Respecting & enhancing the existing landscape
 - Creation of a sustainable & productive landscape
 - Promoting healthy & sustainable lifestyles & a close contact with nature
 - Addressing climate change & biodiversity emergencies
- Deliverables:
 - Masterplan Brief & Objectives
 - Masterplan Vision Plan (1:10,000 scale)

STAGE 3

OPPORTUNITIES & CONSIDERATIONS

Aligned with Gilston Area Charter Step 3.

- Establish a clear set of consolidated plans that capture the existing site opportunities & constraints:
 - Existing settlements and dwellings
 - Topography & hydrology
 - Heritage features, listed buildings, scheduled monuments, buried archaeology
 - Woodlands, trees, hedgerows classification
 - Sensitive local views
 - Nature reserves and locally designated areas
 - Highways, PROW & Access
 - Tenancies & land ownerships
 - Utilities & Services corridors
- Identify Opportunities including early wins such as advance planting
- Deliverables:
 - Opportunities & Constraints Plan (1:10,000 scale)

STAGE 4A

DEVELOPING A FRAMEWORK

Strategy for how key features of the landscape will contribute to supporting a sustainable community in accordance with guidance & policy:

- Heritage assets – protection enhancement
- Access, leisure and recreation
 - Sustainable Transport (STC defined in OPA)
 - PROW, Local walking & cycling strategy
 - Public Open Space, Play & Sports provision as defined in OPA Parameter Plans
 - Allotment provision
- Green and Blue infrastructure amenity
- SuDS infrastructure & watercourses
- Ecology & biodiversity
- Lighting strategy
- Land management
- Locations of community amenities e.g schools, cemeteries
- Advance planting strategy
- Deliverables:
 - Landscape Strategies
 - Skeletal Masterplan (1:2500 scale)

SLMP WORKSTAGES & DELIVERABLES

STAGE 4B

CHARACTER, PURPOSE AND USE & DESIGN CODE TESTING

Covering Steps 5 & 6 of the Gilston Area Charter, setting out character, purpose & use, to be set out in the Design Codes:

- Gilston Park
- Gilston Fields
- Home Wood & Gibson's Shaw
- Eastwick Wood Country Park
- Hunsdon Airfield Park
- Strategic Green corridors – Eastwick valley; Golden Brook / Fiddlers Brook valley
- Village corridors (Eastwick village, Pye Corner, Channoaks)
- Village 7 strategic open space areas – Northern fields. Integration of Primary infrastructure road crossings of Strategic green corridors
- Stort Valley
- Deliverables:
 - Strategic Plans (1:1250 scale)
 - 1:500 Details of Key Areas such as Heritage assets

STAGE 5

DESIGN CODING & DOCUMENTATION

Stage 5 is aligned to Step 7 of the Gilston Area Charter.

A definitive Design Code document will be produced which covers all strategic site-wide elements (e.g. Framework themes studied in Stage 4A), followed by more specific chapters to cover the Landscape Character Areas identified in Stage 4B. Engagement will be undertaken & Design Codes tested as part of a collaborative process.

The Design Code will involve preparation of plans, sections, text to describe requirements and set out the development rules for the strategic landscape. It will also describe planting palettes and material palettes with outline specification and reference images to define the expected standard and quality of the implemented public open space.

- Deliverables:
 - Design Code Document
 - Development benchmarks and references (photo references and other summary of other successful developments)
 - Regulatory plan 1:1000

CONTINUOUS STAGE

CURATION & STEWARDSHIP

- Engage with the local community and stakeholders to establish strategy for stewardship of the landscape spaces, based in the commitments laid out at OPA stage, including for Community Trust Land, Green Infrastructure (including SuDS), and Open Space
- Develop a Management and Maintenance Strategy – to sit alongside governance strategy
- Particular focus on biodiversity, woodland creation & management, agriculture and conservation. Building species diversity and resilience against climate change, pests and diseases in light of the Climate and Biodiversity Emergency, will also be a key focus.
- Deliverables:
 - Maintenance & Management Plan Report

STAGE 7

IMPLEMENTATION PLAN

To align with Step 8 of the Gilston Area Charter.

- Production of a consolidated Implementation Plan bringing together information defined through the Masterplan process.
- Deliverables:
 - Implementation Plan Report

SLMP WORKING GROUP - WORKSHOP 1 - INTRODUCTORY SESSION - JUNE 29TH, VIRTUAL ONLINE WORKSHOP

WORKSHOP FOCUS

- Introduction to the Study & Engagement Process including site opportunities and constraints, for Working Group members
- Start to develop a shared vision for the Strategic Landscape Masterplan
- Briefing for the Working Group on Key Strategies: Green Infrastructure, POS & Sports
- Identifying Wants and Worriesto brief the SLMP consultant team

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

OUTCOMES

- Outcomes of the session to be recorded and subsequently analysed and presented as part of the next session
- Summary to be presented at a public webinar

SLMP WORKING GROUP - WORKSHOPS 2 - 4

VIRTUAL ONLINE / IN PERSON WORKSHOPS TBC

SESSION 2 - JULY 2021

WORKSHOP FOCUS

- Report back on SLMP Vision, Key Concerns & Aspirations from Workshop 1
- Introduction to the Landscape Strategies and Detailed Collaborative Review

Strategies:

- Green Infrastructure (Recap)
- Blue Infrastructure
- Public Open Space (Recap)
- Play Strategy
- Sports and Leisure (Recap)
- Schools, Sports and Amenities
- Ecology and Biodiversity
- Access and Movement
- Lighting

Detailed themes:

- Heritage Asset Trail
- Advance Planting Strategy
- Landscape Buffers and Villages interfaces
- Special Sites
- Food production & employment within the landscape
- Woodland creation & management

SESSION 3 - OCTOBER 2021

WORKSHOP FOCUS

- Report back on Landscape Strategies from Workshop 2
- A detailed look at each Character Area within the SLMP study

Strategies:

- Eastwick Wood Country Park
- Hunsdon Airfield Park
- Strategic Green corridors – Eastwick valley, Golden Brook / Fiddlers Brook valley Pole Hole Brook
- Community Parks - Gilston Park, Home Wood & Gibson's Shaw, & Gilston Fields
- Landscape within Sensitive Development Areas
- Village corridors (including Eastwick village, Pye Corner, Channoaks)
- Stort Valley (at a strategic level)

SESSION 4 - NOVEMBER 2021

WORKSHOP FOCUS















- Report back on Character Area Studies from Workshop 3
- Presentation of Engagement findings
- Presentation of Design Code Examples
- Stewardship Strategy

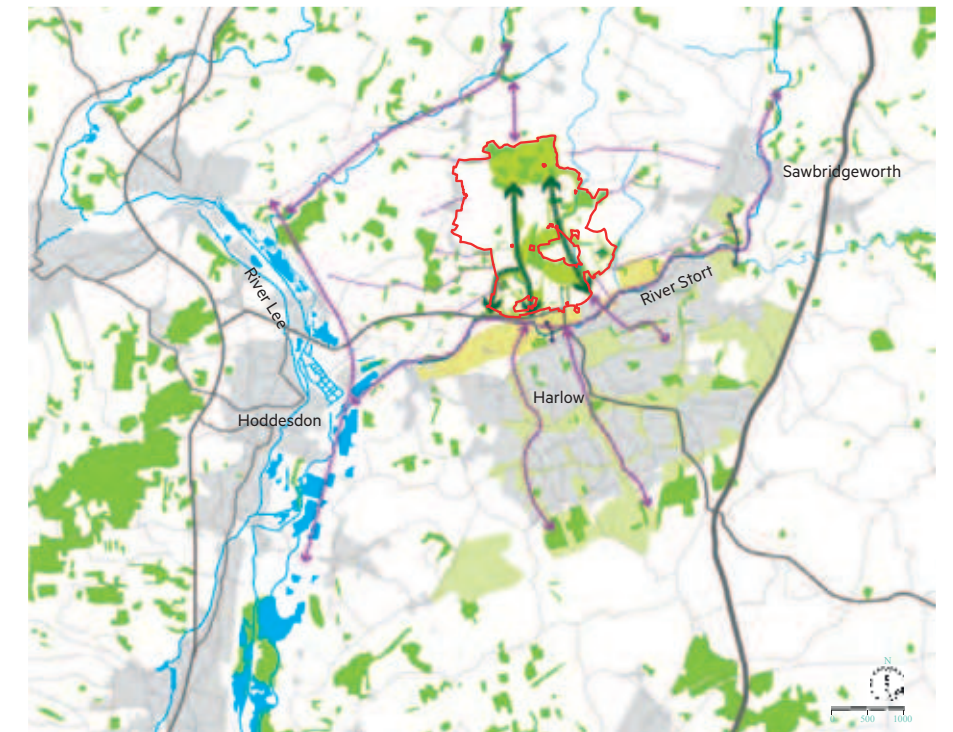
PLANNING FRAMEWORK & OPPORTUNITIES AND CONSTRAINTS



GREEN INFRASTRUCTURE

KEY

-  Existing Woodland and Hedgerow
-  Woodland Buffers 20m
-  Waterway Buffer 20m
-  Existing Hedgerows
-  Village Corridors
-  Strategic Green Corridors
-  Parks
-  Stort Valley
-  River Stort Corridor
-  Primary Landscape Corridor
-  Secondary Landscape Corridor
-  Woodland Corridor
-  Enhanced Hedgerow Corridor
-  Tributaries Corridors - Include SuDS



GREEN INFRASTRUCTURE

Fig. 8 - Strategic Plan of Designations and Development Areas

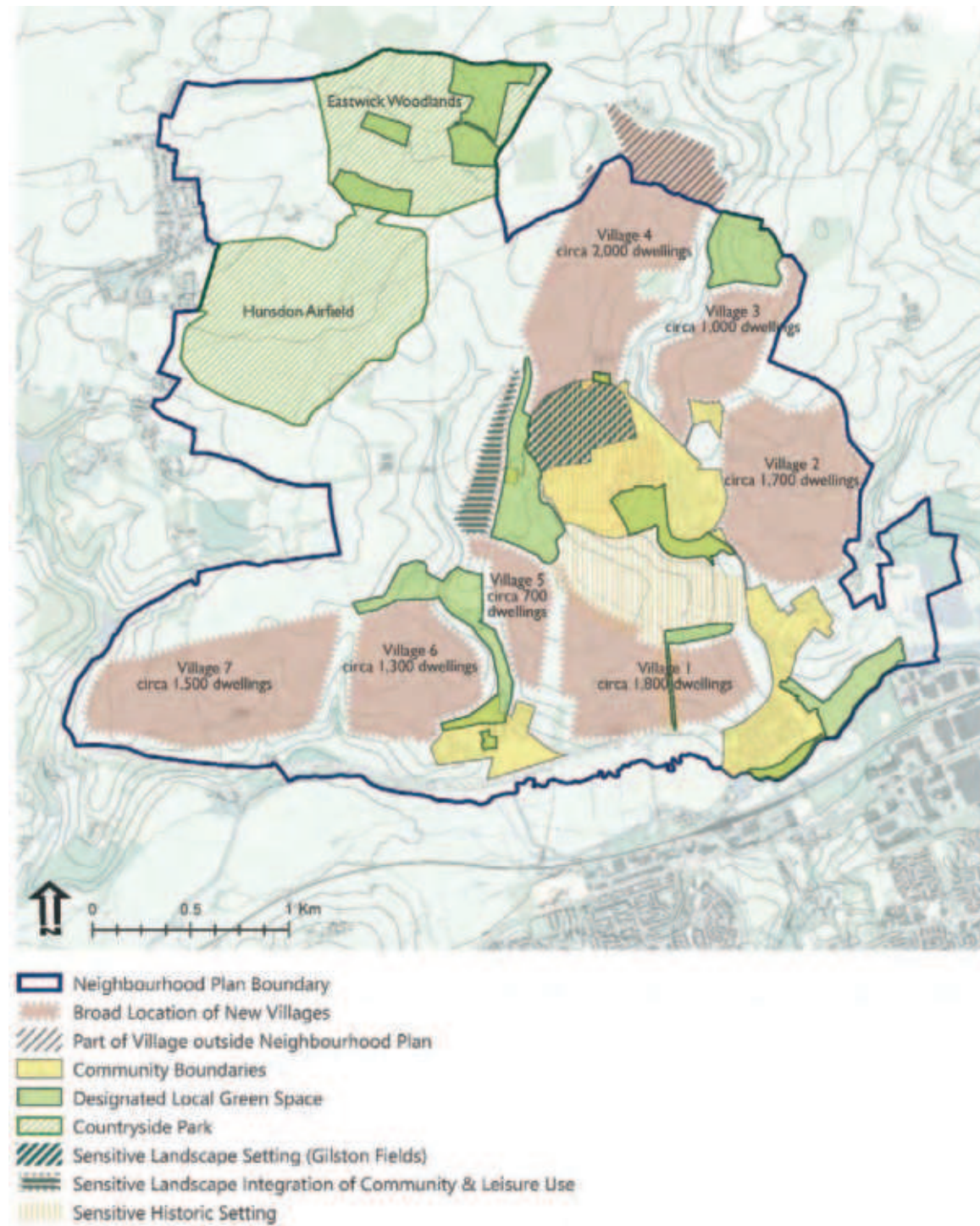
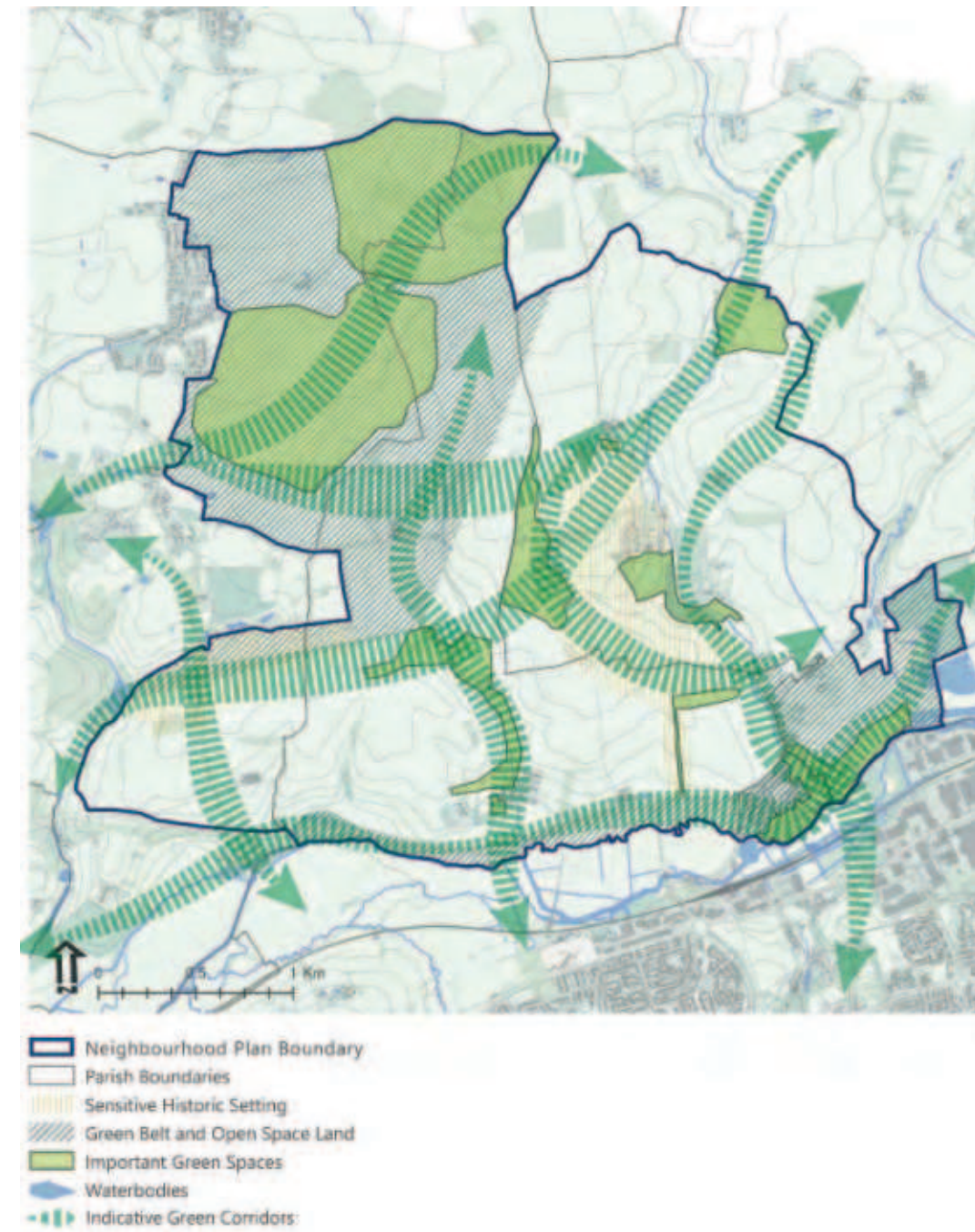
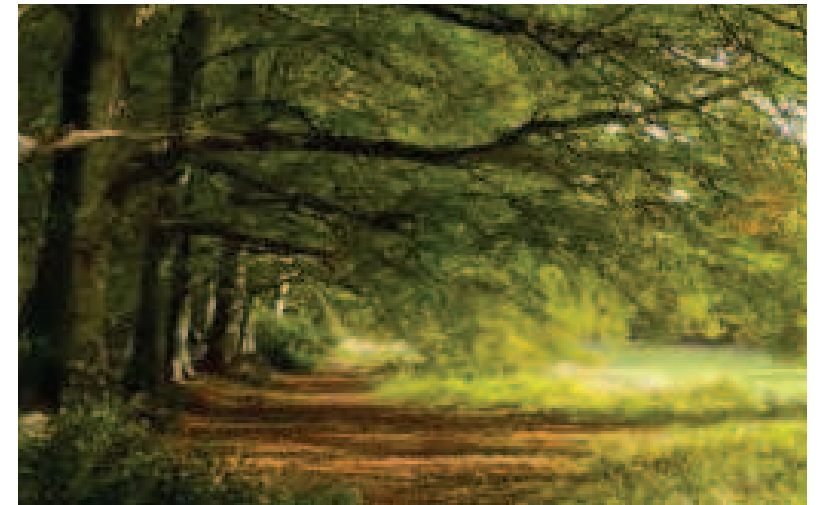
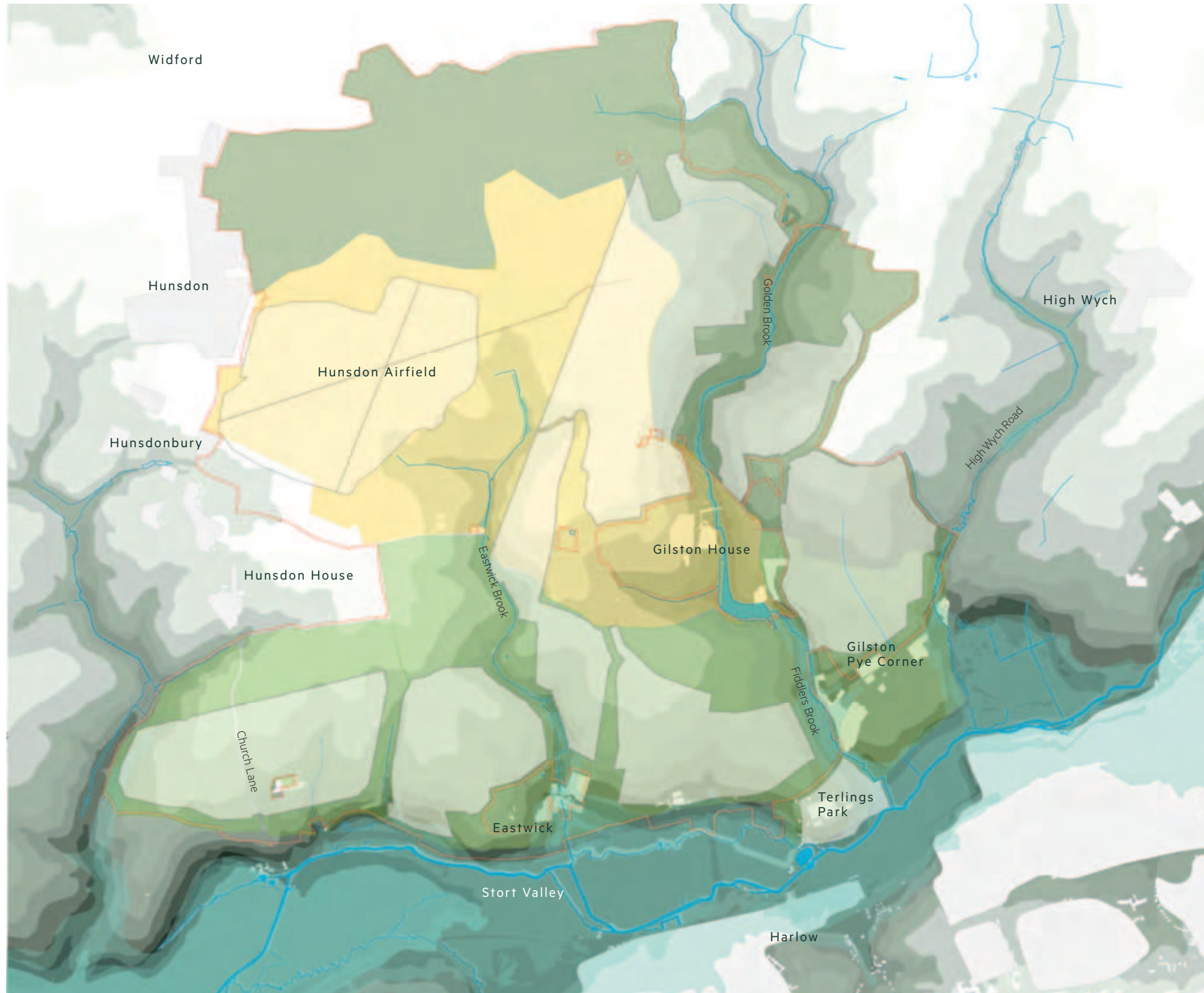


Fig. 9 - Indicative Green Infrastructure Network



CONSTRAINTS & OPPORTUNITIES

LANDSCAPE CHARACTER



CONSTRAINTS & OPPORTUNITIES

TOPOGRAPHY



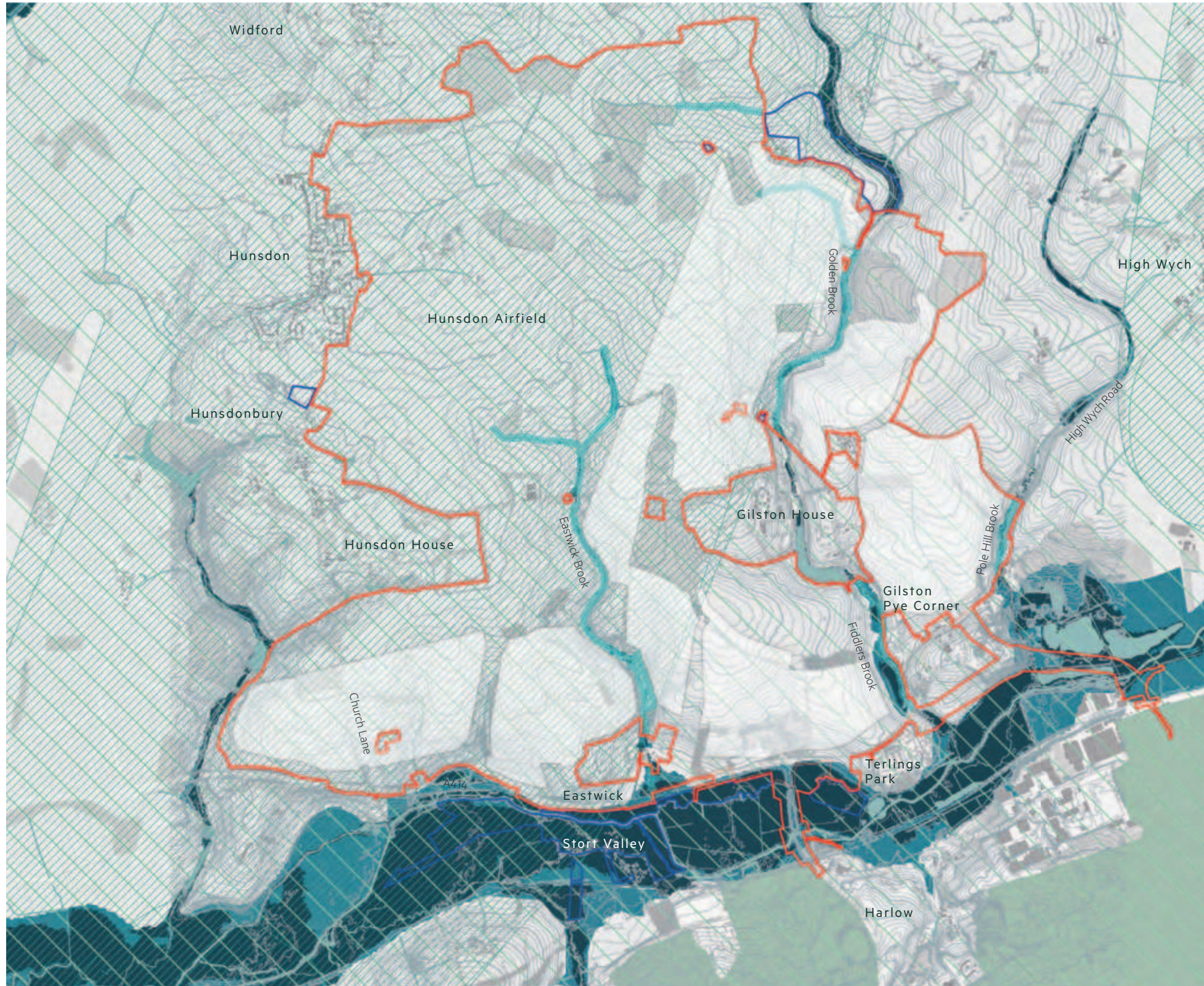
CONSTRAINTS & OPPORTUNITIES

TOPOGRAPHY



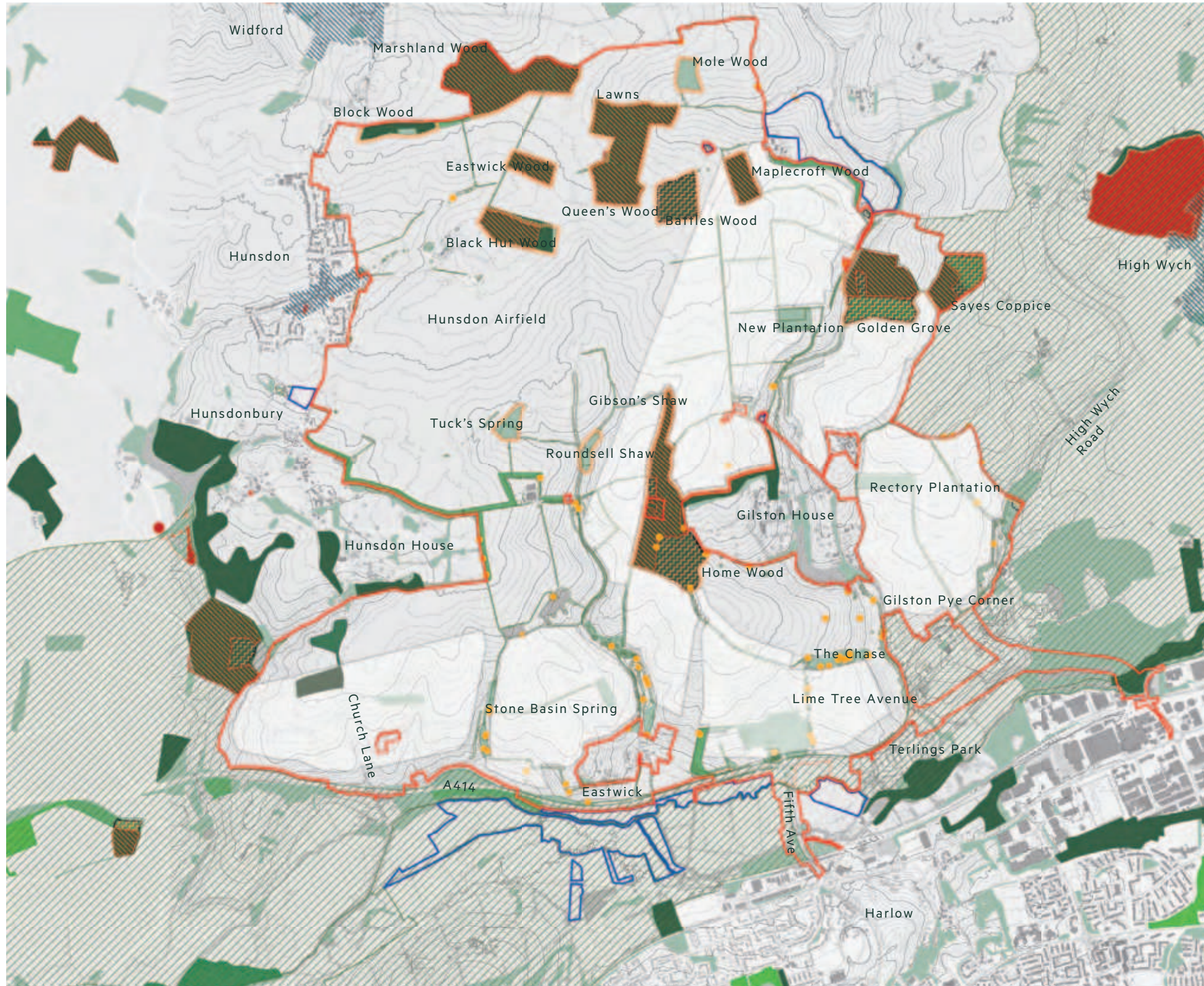
CONSTRAINTS & OPPORTUNITIES

HYDROLOGY



CONSTRAINTS & OPPORTUNITIES

ARBORICULTURE



CONSTRAINTS & OPPORTUNITIES

HABITATS



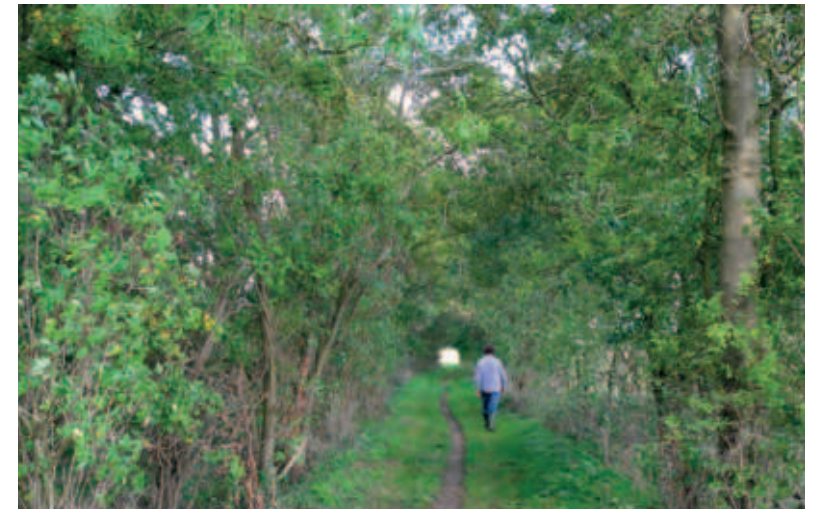
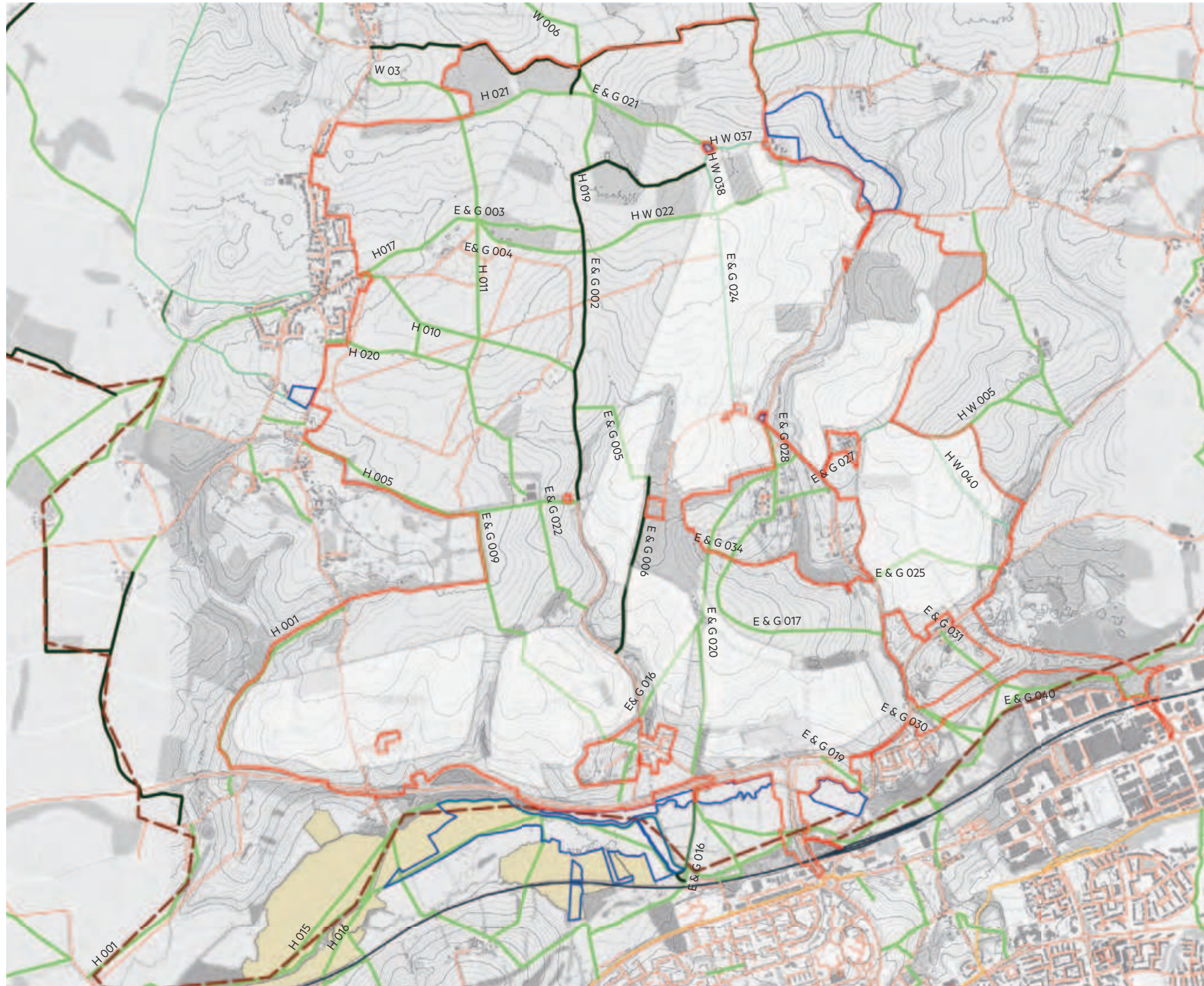
CONSTRAINTS & OPPORTUNITIES

HERITAGE



CONSTRAINTS & OPPORTUNITIES

ACCESS



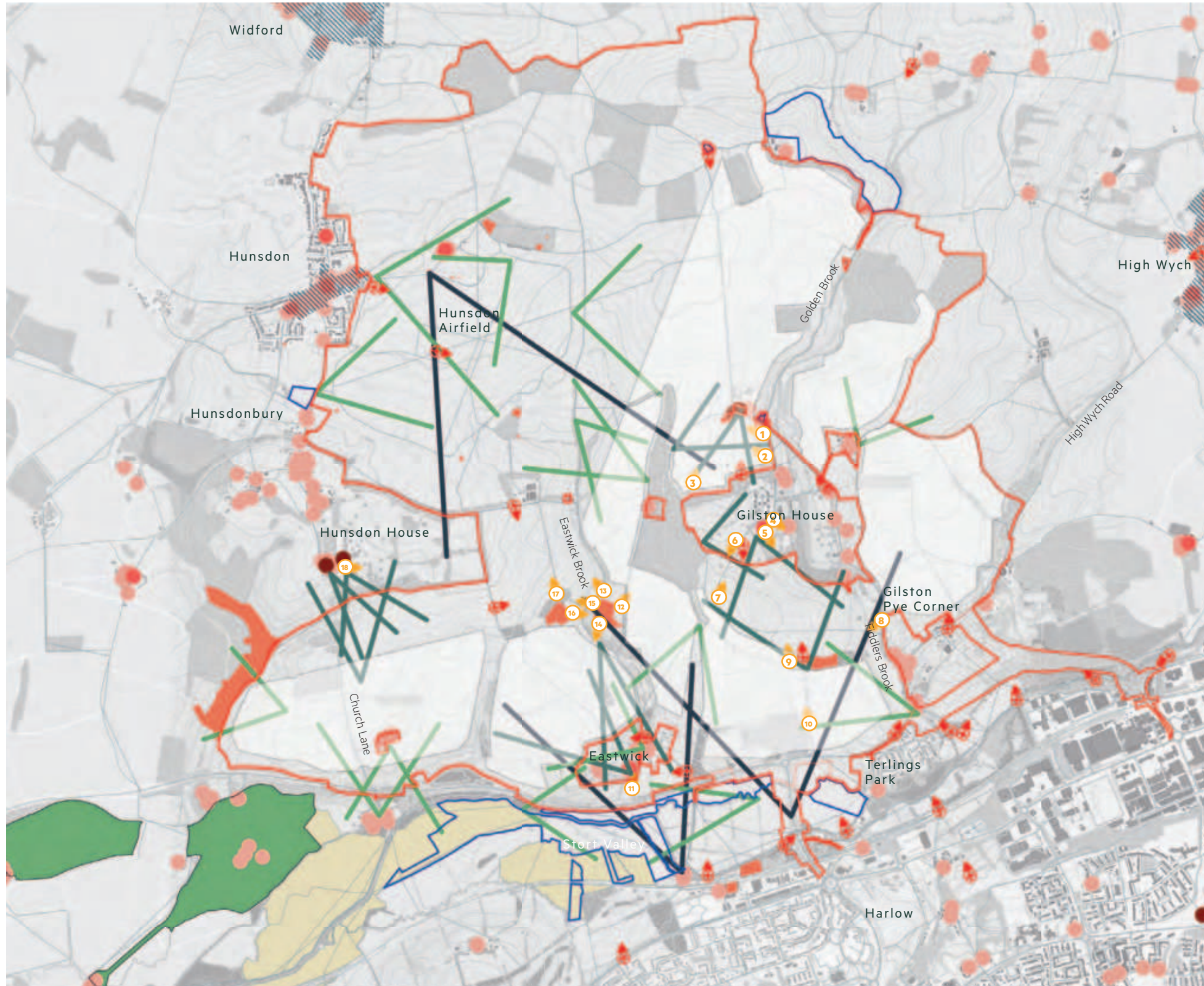
CONSTRAINTS & OPPORTUNITIES

SETTLEMENTS AND AMENITIES



CONSTRAINTS & OPPORTUNITIES

VIEWS



CONSTRAINTS & OPPORTUNITIES

VIEWS



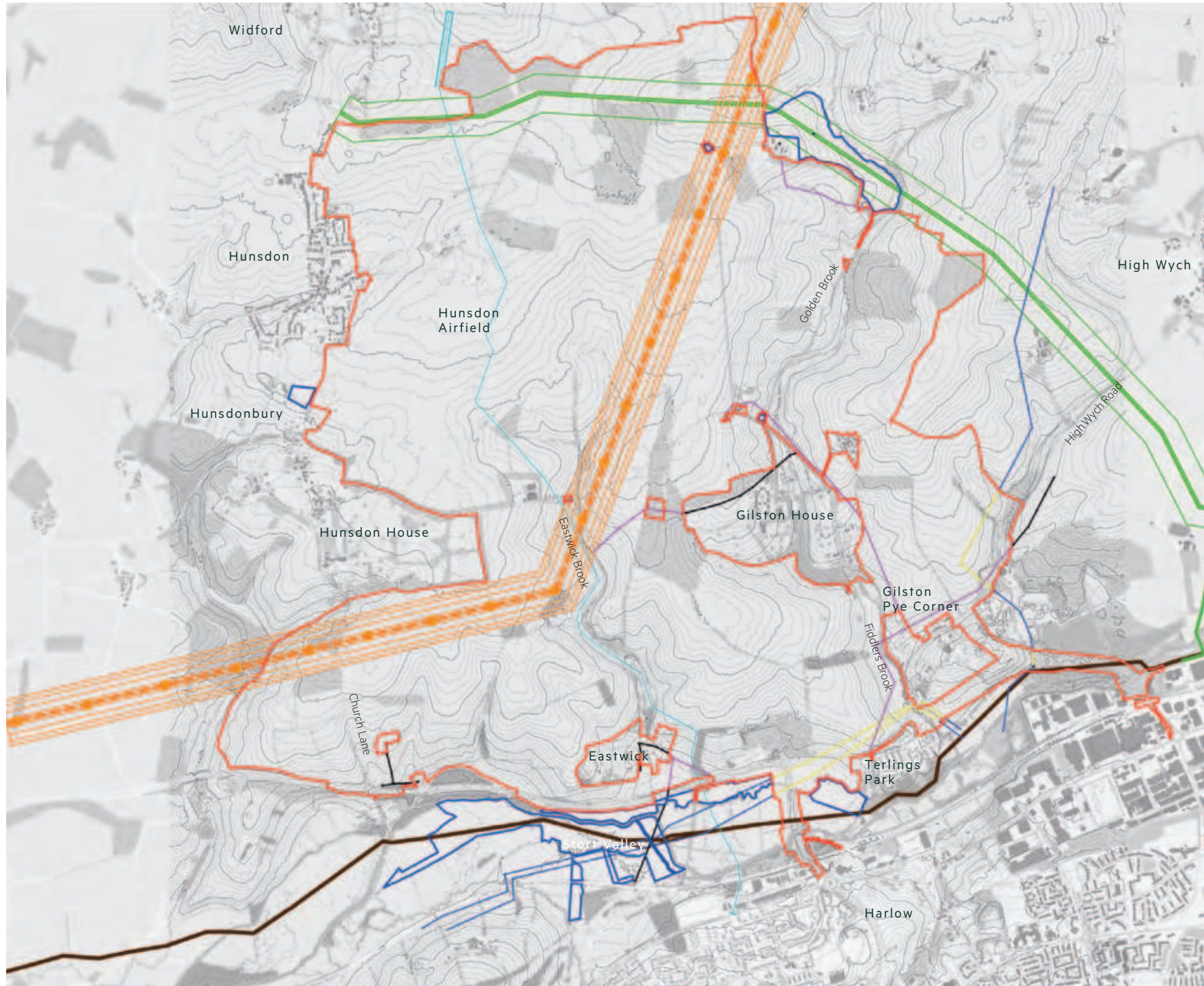
CONSTRAINTS & OPPORTUNITIES

INFRASTRUCTURE



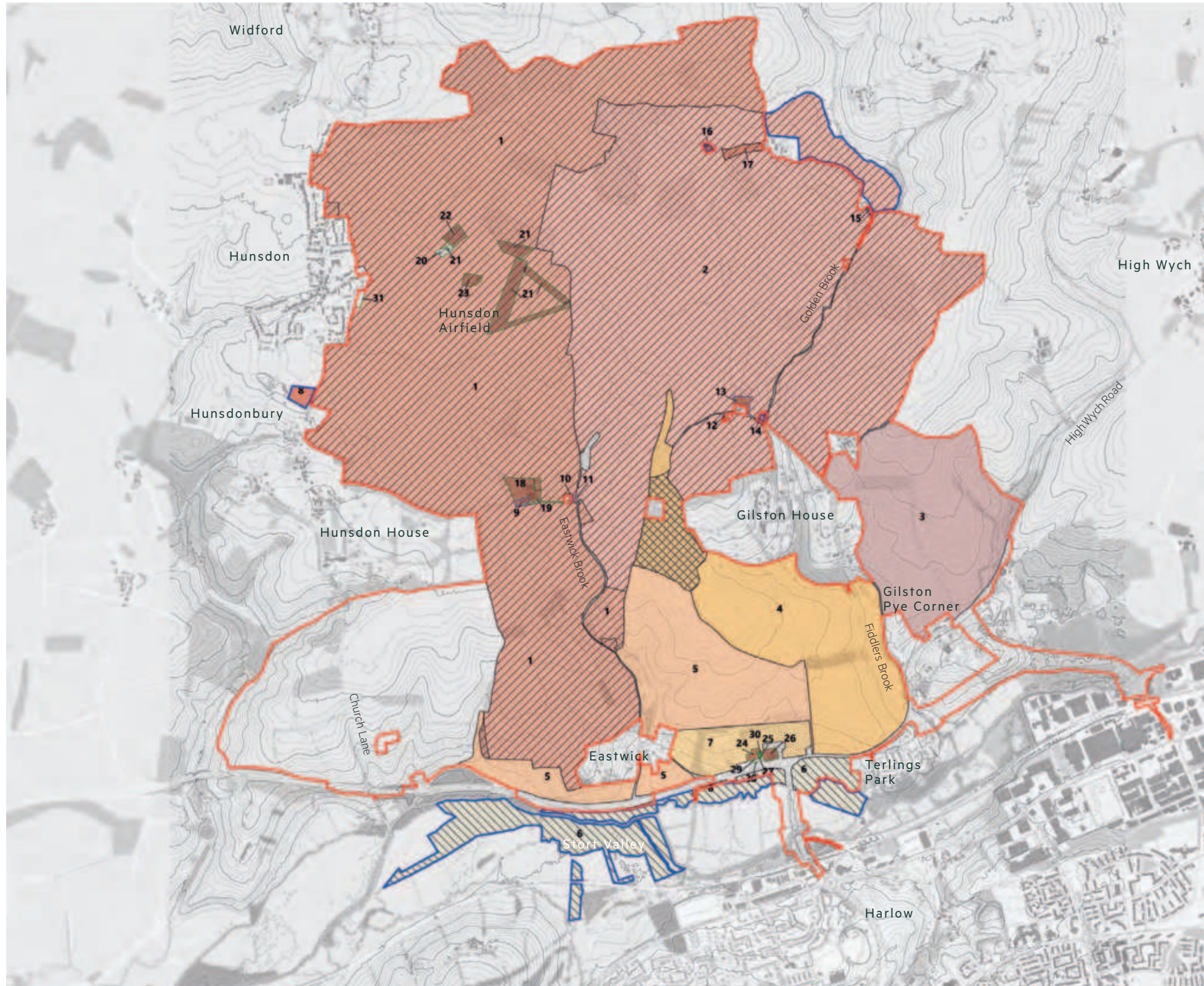
CONSTRAINTS & OPPORTUNITIES

UTILITIES



CONSTRAINTS & OPPORTUNITIES

TENANCIES



OPEN SPACE SPORTS & RECREATION

OPEN SPACE REQUIREMENTS BASED ON EHDC OPEN SPACES AND SPORTS RECREATION SPD 2020 * Based on illustrative masterplan

| EHDC Open Space Category | Parks & Public Gardens & Amenity Green Space | Natural & Semi-natural Green Space | Children's Play and Provision for Young People | Allotments |
|-------------------------------------|---|---------------------------------------|---|--------------------------------------|
| EHDC Requirement | 1.4 Ha/1000 population PPG: within 710m AGS or PPG: within 480m | 3.2 Ha/1000 population within 720m | 0.25 Ha/1000 population LEAP: within 400m NEAP: within 1000m Teenage: within 1000m | 0.3 Ha/1000 population within 1km |
| Village 01 Pop: 4160 | 5.82 | 13.31 | 1.04 | 1.25 |
| Village 02 Pop: 4040 | 5.66 | 12.93 | 1.01 | 1.21 |
| Village 03 Pop: 2780 | 3.89 | 8.90 | 0.70 | 0.83 |
| Village 04 Pop: 5220 | 7.31 | 16.70 | 1.31 | 1.57 |
| Village 05 Pop: 1690 | 2.37 | 5.41 | 0.42 | 0.51 |
| Village 06 Pop: 3290 | 4.61 | 10.53 | 0.82 | 0.99 |
| TOTAL EHDC REQUIREMENT (Ha) | 29.65 | 67.78 | 5.30 | 6.35 |
| TOTAL PROPOSED INCL. AIRFIELD (Ha)* | 41.35 | 344.23 | 9.28 | 9.39 |

OUTDOOR SPORTS PROVISION REQUIREMENTS/ RECOMMENDATIONS & ILLUSTRATIVE DISTRIBUTION ASSUMPTIONS

Football:

- Develop Hub at Village 07.
- 1x Senior All Weather Pitch (AWP) at Village 01 Secondary school
- 1x Senior AWP at Village 05 Secondary school
- 5x Village playing fields with one Senior pitch each
- 2x Senior pitches at Gilston Park
- 4x Junior pitches overlaid around cricket pitches at Gilston Fields
- Up to 4x Senior pitches at the Airfield Park

Cricket:

- 2x senior cricket pitches at Gilston Fields
- 1x senior cricket pitch at Gilston Park

Rugby:

- Specific rugby provision is not required for the Gilston Area.

Hockey:

- 1x Senior AWP at Village 5 school site.

Tennis:

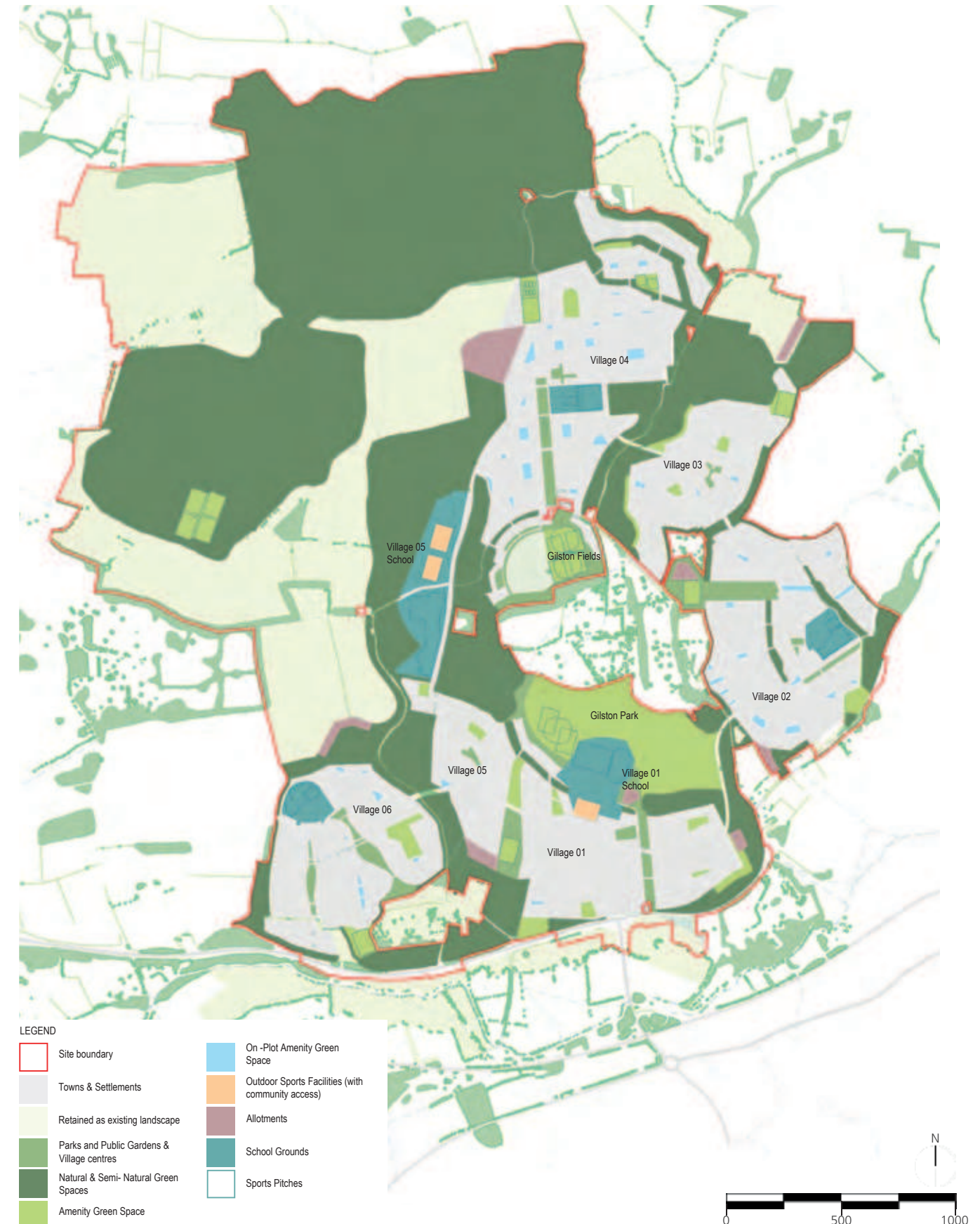
- 8x tennis courts at Village 04 as a club with ancillary facilities including clubhouse and car parking.

Bowls:

- 2x 6-rink greens at Village 04 with clubhouse, ancillary facilities and car parking.

Athletics:

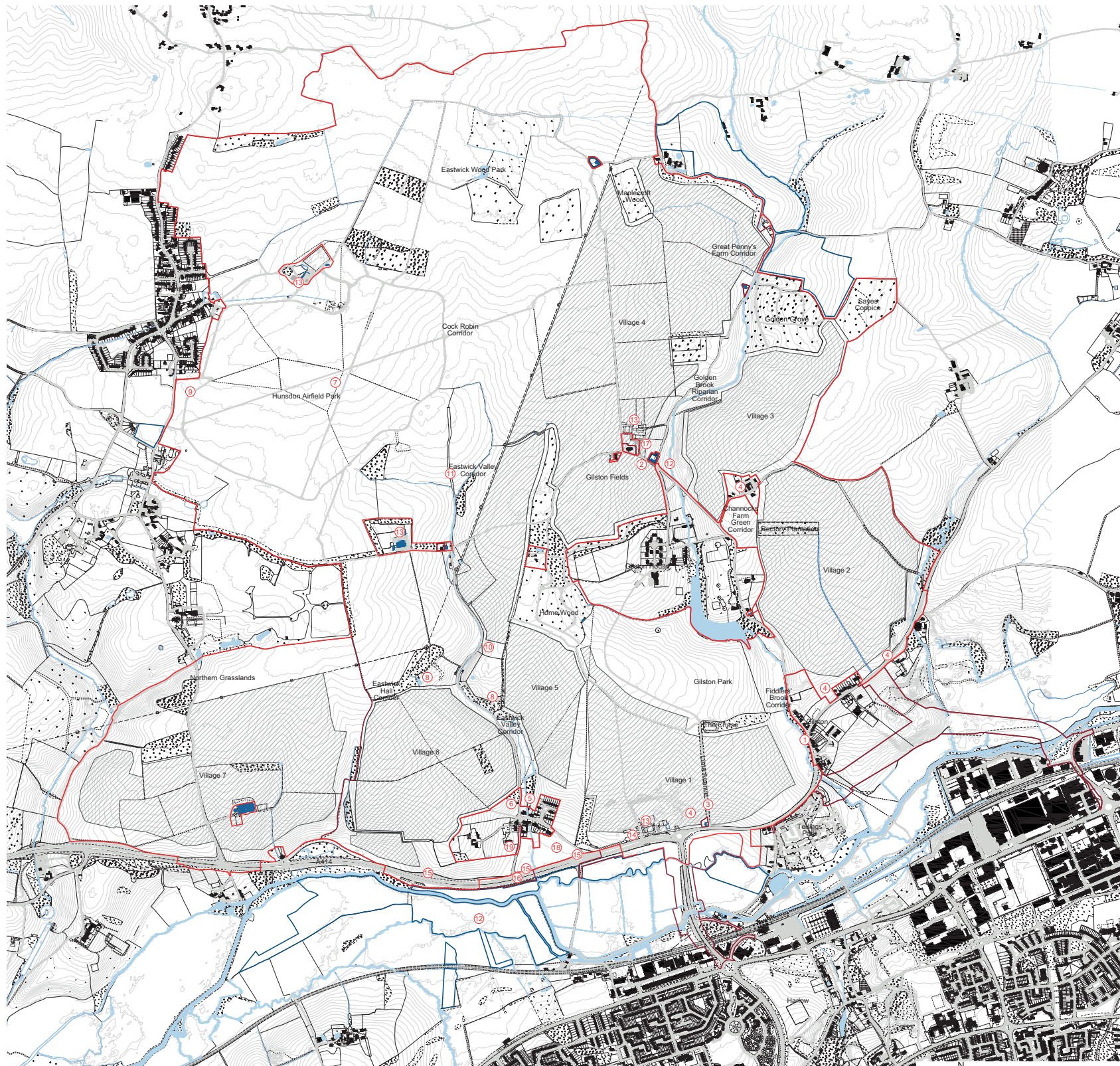
- Marked running route potentially linked to routes to the central hub and to the Stort Valley.



OPEN SPACE AND PUBLIC REALM SPATIAL HIERARCHY PLAN (ILLUSTRATIVE)

CONSTRAINTS & OPPORTUNITIES

EARLY WINS



Tackling localised flooding



Advance planting buffers to existing settlements



Restocking the avenue