



# Gilston Strategic Landscape Masterplan

# 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, Opportunities and Constraints, Early Wins, Site Stewardship
- **Working Group Second Site Tour** - 4th September 2021
- **Working Group - Workshop 2** - Strategies - 16th September 2021
- **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 2 AGENDA

## STRUCTURE FOR THE SESSION

- 5.00pm Introductions to the Working Group & Workshop 2. (Cratus)
- 5.05 - 5.15 Sharing findings from Workshop 1
- 5.15 - 5.35 Introduction to SLMP Key Strategies: Green Infrastructure, Blue Infrastructure, Public Open Space, Play Strategy, Sports and Leisure (including School Sports), Ecology and Biodiversity, Access and Movement, Lighting
- 5.35 - 5.45 Attendees split into Groups for Themed Activity 1 - (Cratus)
- 5.45 - 6.15 Activity 1 - Key Strategies  
 Group 1: Green Infrastructure, Blue Infrastructure, Access & Mobility  
 Group 2: Public Open Space, Play Strategy, Sports & Leisure (including School Sports),  
 Group 3: Ecology and Biodiversity, Lighting,
- 6.15 - 6.35 Break
- 6.35 - 6.50 Introduction to SLMP Detailed Themes
- 6.50 - 6.55 Attendees split into Groups for Themed Activity 2 - (Cratus)
- 6.55 - 7.15 Activity 2 - Detailed Themes  
 Group 1: Advance Planting Strategy, Landscape Buffers and Village Interfaces  
 Group 2: Heritage Assets Trail, Special Sites (G&T)  
 Group 3: Food Production & Employment within the landscape
- 7.15 - 7.45 Groups Report back on key findings/ideas for general discussion
- 7.45 - 8.00 Cratus to summarise key outputs / findings from the session & confirm next steps

## WORKSHOP 2 - ATTENDEES

### INVITEES - SLMP WORKING GROUP

- Places for People - Will Sendell
- PfP Consultant Team (Danny Nagle & Nicola Whiting - Grant Associates, Quod, & Julian Conrad - Cratus Communications, Lucy Bird - JTP & other design disciplines dependent on topic)
- EHDC Leader - Cllr Linda Haysey
- EHDC Ward Councillor - Cllr Eric Buckmaster
- EHDC Officers - Kevin Steptoe, Sean Rushton, Jenny Pierce
- 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
- Village 07 representatives: Andy Holloway - Taylor Wimpey, Will Lusty - Savills, Cody Gaynor - Figure Ground, Chris Churchman - Churchman Thornhill Finch

## WORKSHOP 2 - OBJECTIVES

### DESIRED OUTCOMES

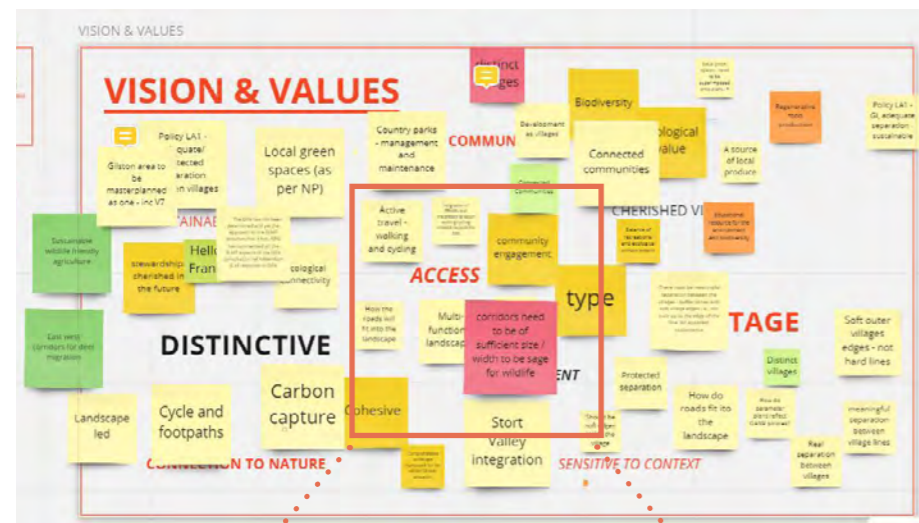
- Presentation of emerging SLMP Strategies on key themes
- Collaborative workshop to review strategies and agree high-level principles
- Test & develop detail of over-arching strategies through applied workshops on the detailed themes
- Flag interdependencies between themes
- Identify constructive outcomes to specific challenges of the scheme

# WORKSHOP 1 - FEEDBACK



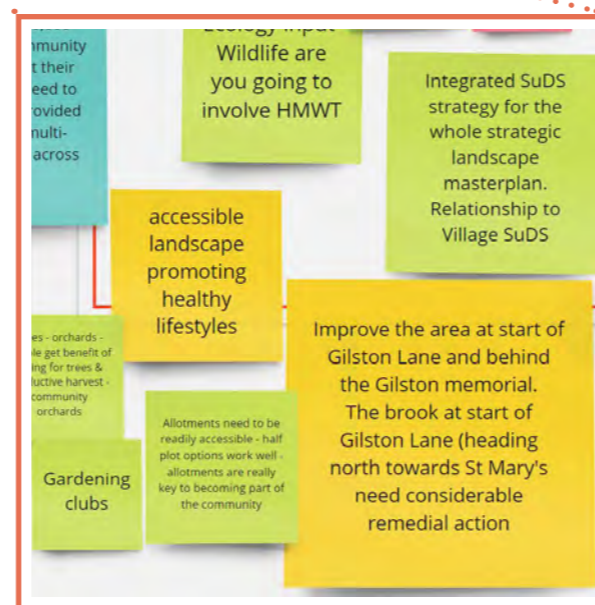
# WORKSHOP 1 OVERVIEW - DISCUSSIONS & ACTIVITIES

## VISION & VALUES



The first exercise was designed to gain an understanding of the Vision that the community holds for the Gilston Area in relation to the SLMP. Analysing the results of this showed areas of common ground between community aspirations, the SLMP vision and the vision set out the Gilston Neighbourhood Plan

## WANTS & WORRIES



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. From this, seven themes were derived which were of particular importance to the community in relation to the scope of the SLMP

## REFERENCE IMAGES



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.

# 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.*



## **WORKSHOP 2**

### **KEY LANDSCAPE STRATEGIES**

- Green Infrastructure
- Blue Infrastructure
- Public Open Space
- Play Strategy
- Sports and Leisure (including School Sports)
- Ecology and Biodiversity
- Access and Movement
- Lighting



# SLMP - KEY STRATEGIES

## GREEN INFRASTRUCTURE - KEY PRINCIPLES & OPPORTUNITIES

- *ACHIEVING STRONG CONNECTIVITY THROUGH THE SITE FOR WILDLIFE, AND PEOPLE, TO ENCOURAGE USE & ENJOYMENT OF THE COUNTRYSIDE, HEALTHY LIFESTYLES, & ENHANCED BIODIVERSITY*
- *STRENGTHENING THE EXISTING NATURAL CORRIDORS OF THE TRIBUTARY VALLEYS & EXISTING VEGETATION AS THE CORE STRUCTURE FOR GI CONNECTIONS*
- *CREATION OF MULTI-FUNCTIONAL SPACES WHICH INTEGRATE WILDLIFE HABITATS, PEDESTRIAN & CYCLE MOVEMENT, WATER MANAGEMENT, RECREATION, PLAY & VISUAL INTEGRATION*
- *CREATING DIVERSITY OF LANDSCAPES THROUGH UNDERSTANDING OF APPROPRIATE HIERARCHY OF USE & EXPLORING OPPORTUNITIES TO ACCENTUATE LANDSCAPE CHARACTER*

## CHALLENGES

- **Combining ecological objectives with need to facilitate increased usage of public open space (dog walking etc.), including lighting requirements**
- **Interfaces with key infrastructure such as the A414 and STC crossings to Tributary Valleys**
- **Sensitively integrating SuDS features into existing topography**

## KEY QUESTIONS

- **Are there any particular connections or corridors that the SLMP should explore?**
- **In creating multi-functional spaces, are there any specific uses that you would like to see considered?**

















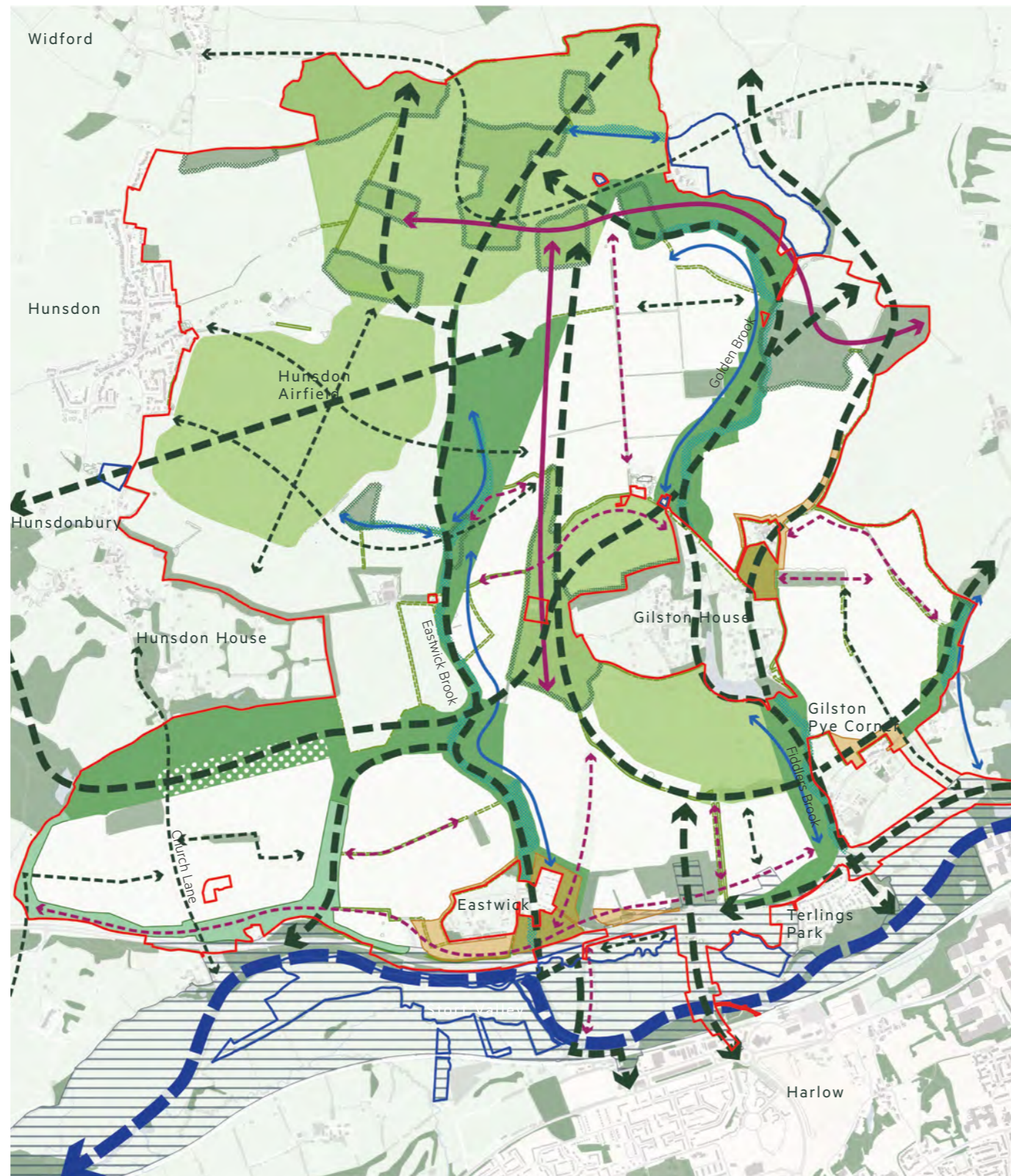
Green Infrastructure precedent Images

# SLMP - KEY STRATEGIES

## 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

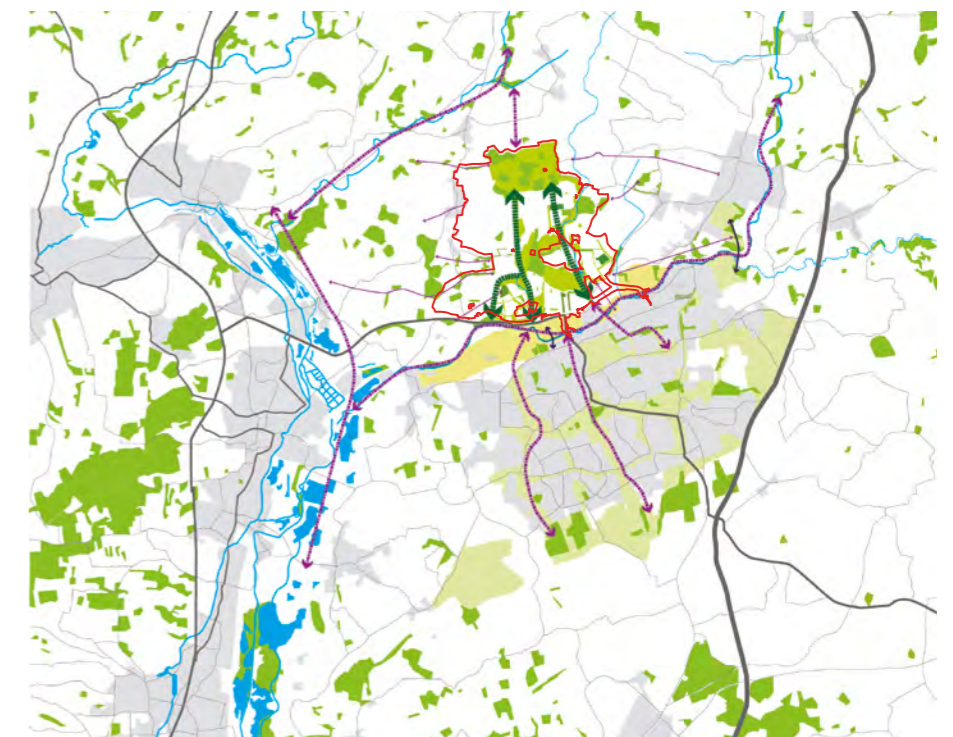


SLMP Draft Green Infrastructure Strategy

0 250 500 1000m



Existing Green Infrastructure and Public Rights of Way Plan  
 Gilston Park Estate OPA Landscape and Green Infrastructure Report



Green Infrastructure - Wider Strategy  
 Gilston Park Estate OPA Landscape and Green Infrastructure Report

# SLMP - KEY STRATEGIES

## BLUE INFRASTRUCTURE

The Blue Infrastructure Strategy focuses on the following vital components of water management:

- *RELATIONSHIP TO EXISTING RIVERS AND WATERCOURSES - UNDERSTANDING OF POTENTIAL IMPACTS AND OPPORTUNITIES TO ENHANCE HABITATS, MANAGE CAPACITY AND IMPROVE WATER QUALITY*
- *FLOOD MANAGEMENT*
- *SURFACE WATER MANAGEMENT*

The strategy is based on the high level, strategic findings and proposals of both V1-6 and V7 OPA studies, and uses these, with updated survey results where relevant, as the basis for assumptions of the requirements associated with each of the proposed Villages.

This approach is being tested through the parallel Village 1 Masterplan Study.

Accompanying the technical resolution of water management, the SLMP study looks at opportunities to utilise water within the landscape as a vital element to bring ecological diversity, enhanced character, and play and recreation opportunities.



Illustration of SuDS Approach

## SLMP - KEY STRATEGIES

### BLUE INFRASTRUCTURE SUDS - KEY PRINCIPLES & OPPORTUNITIES

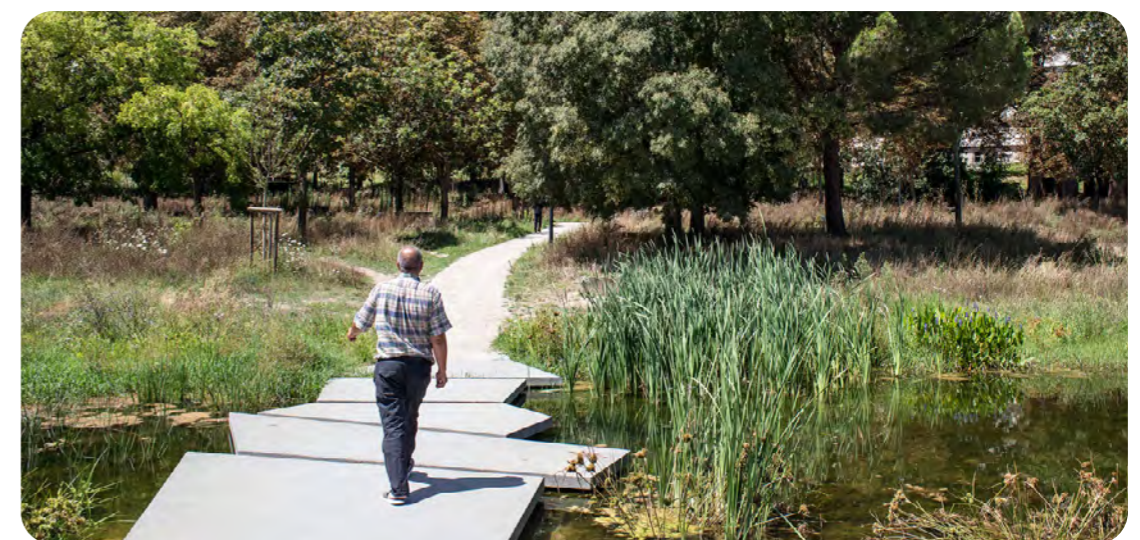
- *SUDS FEATURES TO BE USED TO ENHANCE BIODIVERSITY WHEREVER POSSIBLE, CREATING A RANGE OF HABITATS ACCORDING TO FREQUENCY OF FLOOD EVENTS*
- *SUDS TO INCORPORATE OTHER USES SUCH AS PLAY AND INTERPRETATION, AS WELL AS POTENTIAL TO PROVIDE IRRIGATION SOURCE*
- *SUDS WATER FEATURES TO BE DESIGNED FOR AMENITY USE, AS ATTRACTIVE FOCAL POINTS WITHIN THE LANDSCAPE*
- *SUDS FEATURES TO BE UN-FENCED WHERE POSSIBLE BY ENSURING GENTLE GRADIENTS ARE USED & FEATURES AS DETAILED TO PROVIDE SUITABLE SHALLOW EDGE/ESCAPE SHELF TO REDUCE H&S RISKS*

### CHALLENGES

- Identifying / creating suitably level locations to enable water basins to be formed, in conjunction with other requirements within the location
- Sensitively integrating SuDS features into existing topography
- Establishing maintenance requirements and ensuring suitable access provision
- Incorporating good design of headwall / inlet / culvert /crossing elements
- Safe integration of recreation and play

### KEY QUESTIONS

- Are there any local flood concerns that the SLMP could investigate/address?
- One of the key principles for Blue Infrastructure is to create features which have a range of uses, including amenity use. Are there any uses you would like to see?

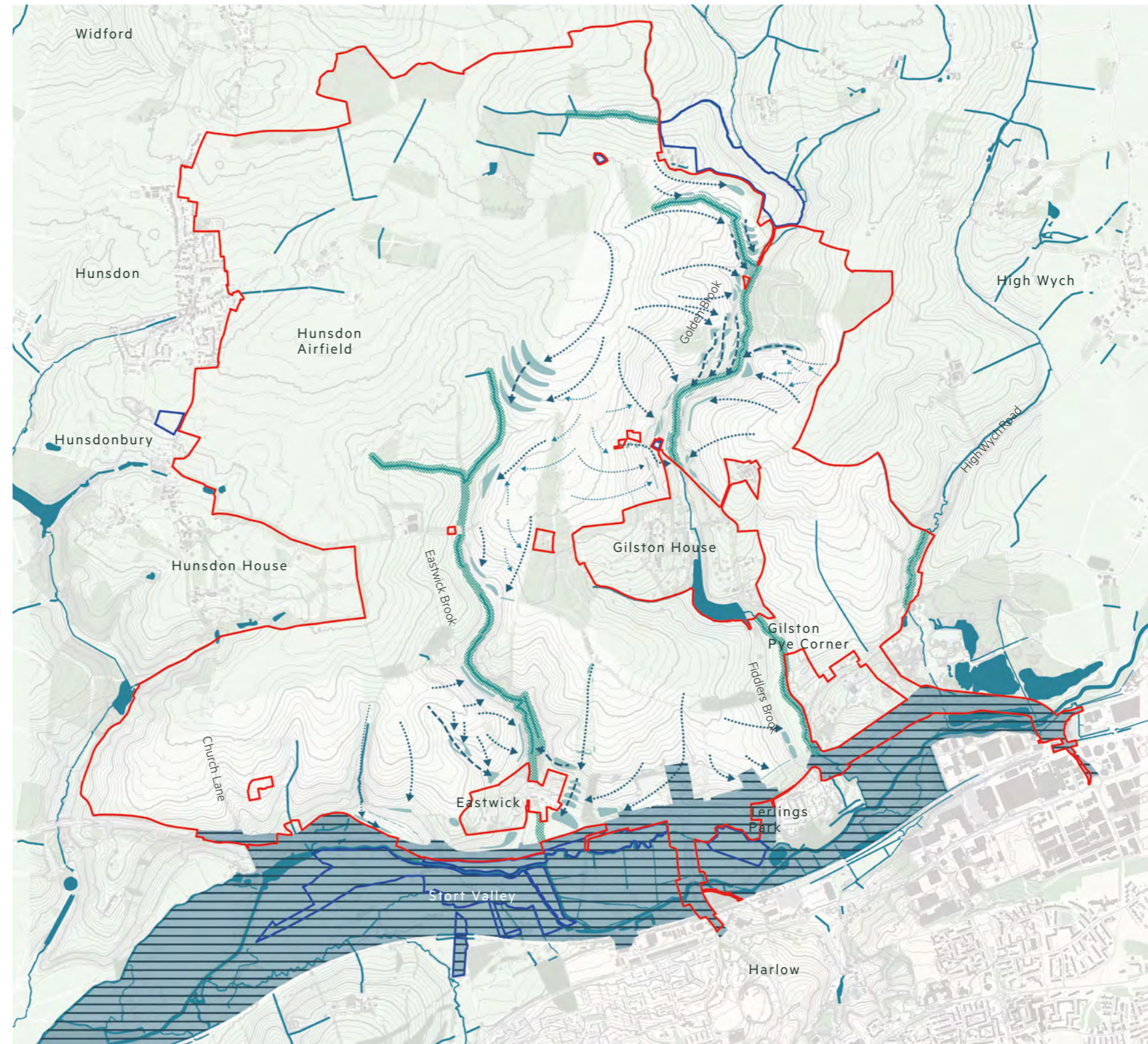


Blue Infrastructure precedent Images

# SLMP - KEY STRATEGIES

## BLUE INFRASTRUCTURE

- KEY**
- Combined Application Boundaries for the Gilston Area
  - Land within Places for People ownership
  - █ Existing watercourses / waterbodies
  - Stort Valley
  - 20m Offset to Watercourses
  - Indicative SuDS Basins
  - Indicative flow between basins
  - ⋯→ Indicative flow in villages



SLMP Draft Blue Infrastructure Strategy

0 250 500 1000m

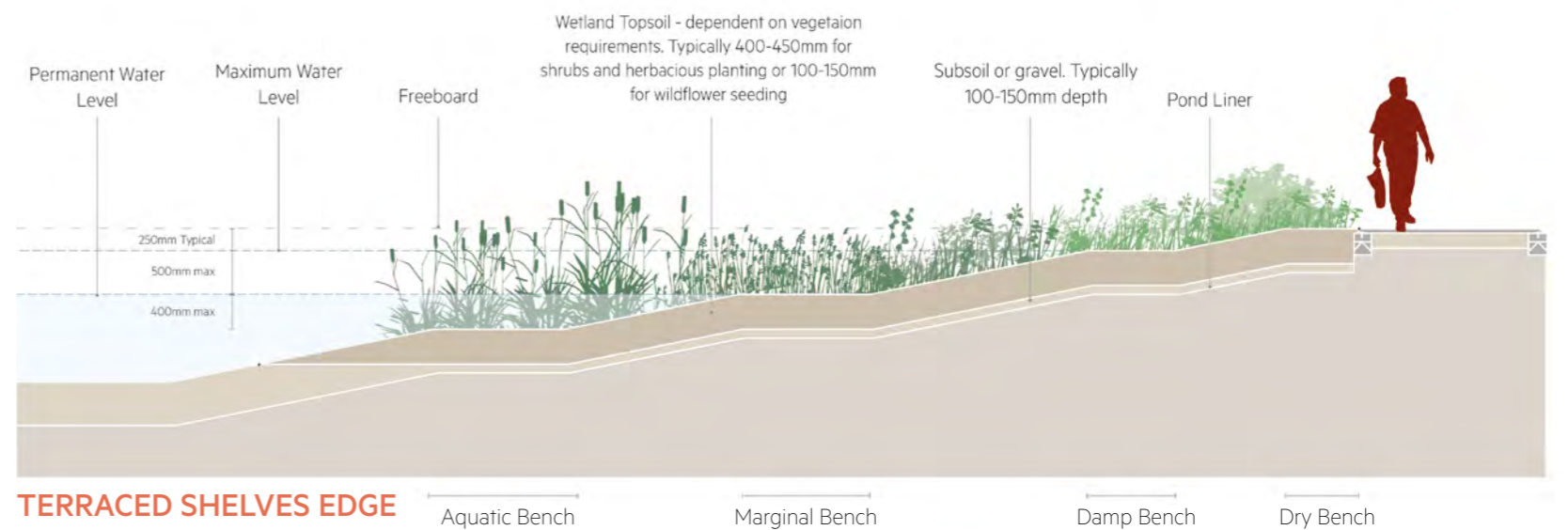
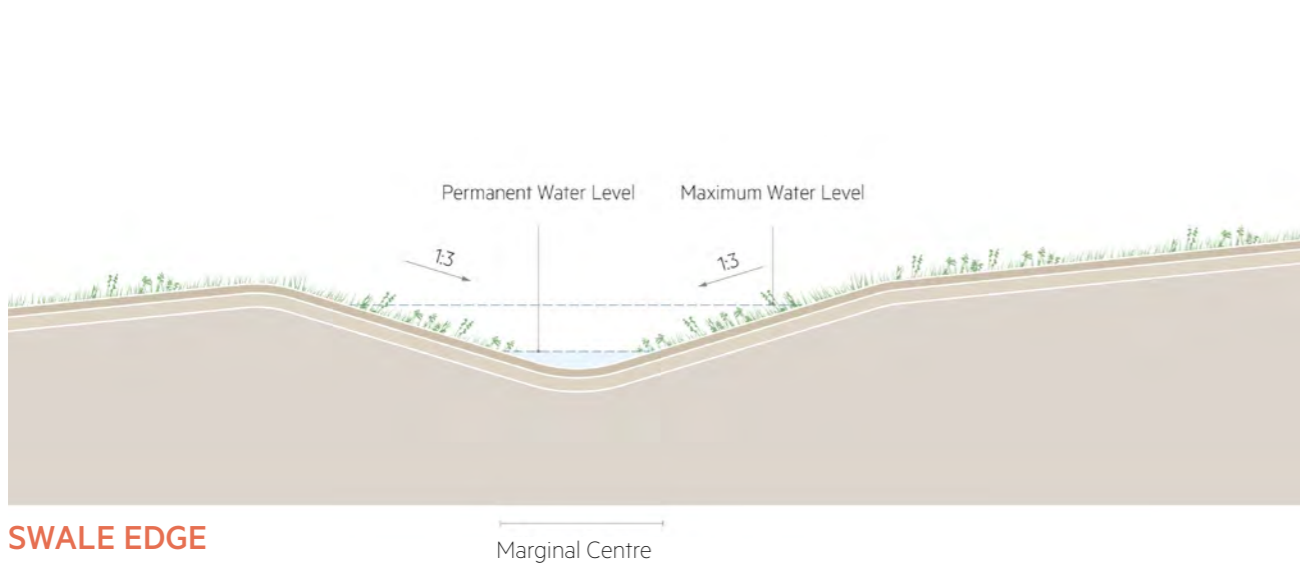
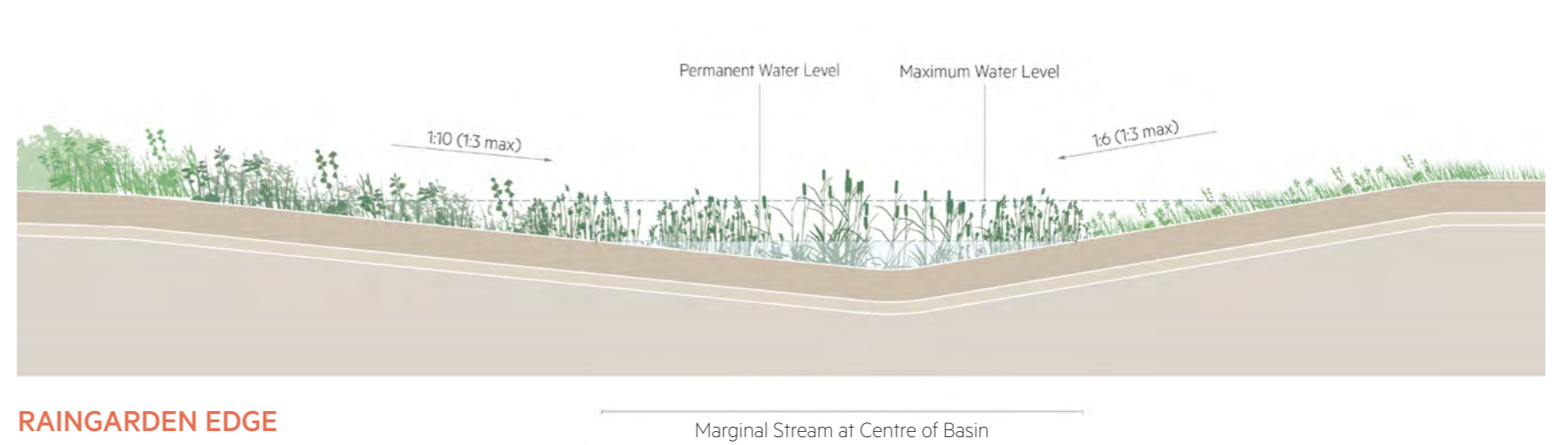
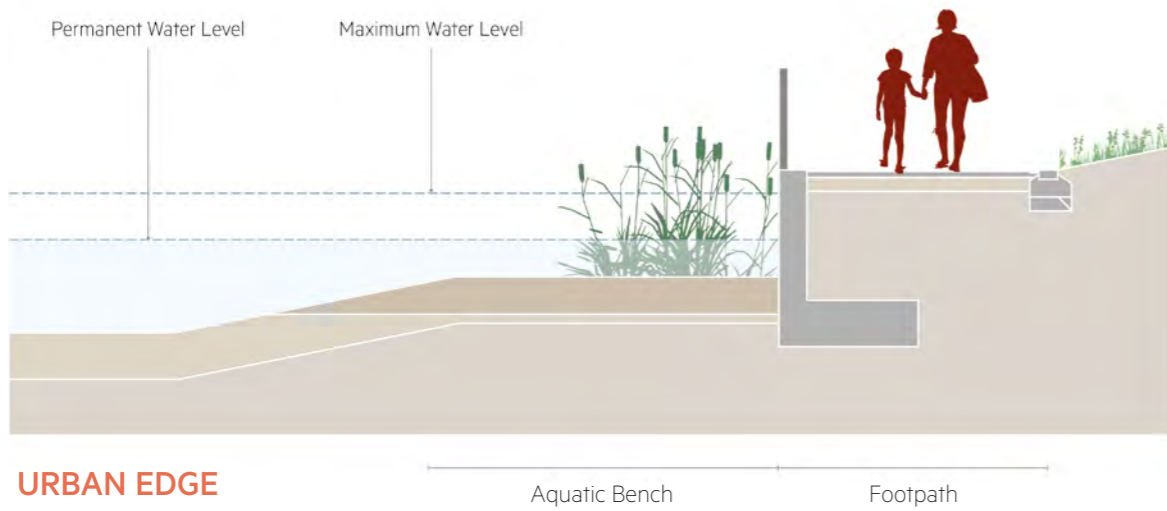


# SLMP - KEY STRATEGIES

## DRAFT BLUE INFRASTRUCTURE SUDS BASIN CHARACTERS



### INDICATIVE TREATMENT TRAIN - VILLAGE TO STREAM



# SLMP - KEY STRATEGIES

## PUBLIC OPEN SPACE - KEY PRINCIPLES & OPPORTUNITIES

- LOGICAL DISTRIBUTION ACCORDING TO CONVENIENCE, SENSITIVITY TO ADJACENT FEATURES AND ACCESS ROUTES & SUITABLE TOPOGRAPHY
- VARIETY OF ACTIVITIES FOR DIFFERENT AGE-GROUPS, INTERESTS AND ABILITIES, SEEKING TO PROMOTE COMMUNITY INVOLVEMENT
- WHERE POSSIBLE, FEATURES WITH HIGHER INTENSITY IN TERMS OF ASSOCIATED NOISE, LIGHTING REQUIREMENTS OR PHYSICAL APPEARANCE ARE LOCATED AWAY FROM KEY SENSITIVE ASSETS SUCH AS HERITAGE ASSETS AND KEY ECOLOGICAL CORRIDORS
- SOFT LANDSCAPING AND TOPOGRAPHY USED TO SENSITIVELY INTEGRATE FEATURES AND PROVIDE MITIGATION
- POS FEATURES CAN BE USED TO SOFTEN AND BREAK-UP BUILDING LINES WITHIN CORRIDORS AT VILLAGE EDGES

## CHALLENGES

- Managing potential conflict between Sports requirements (access, parking, lighting, associated noise) and ecological objectives and residential use
- Situating Sports features within existing sloping topography to avoid extensive re-grading

## KEY QUESTIONS

- What character do you expect the different open space (e.g. play, parks, allotments, semi-natural open space) to be?



Public Open Space precedent Images



# SLMP - KEY STRATEGIES

## PUBLIC OPEN SPACE - PRECEDENTS

### NATURAL & SEMI-NATURAL OPEN SPACE - PARKLAND



### NATURAL & SEMI-NATURAL OPEN SPACE - WOODLAND



### PARKS AND GARDENS



### SPORTS / SCHOOL SPORTS



### ALLOTMENTS



### AMENITY GREENSPACE



# SLMP - KEY STRATEGIES

## PUBLIC OPEN SPACE DISTRIBUTION

KEY

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership
- Sports
- Sports - School
- Allotment
- Amenity Greenspace
- Parks and Gardens
- School
- Natural and Semi-Natural Open Space
- Wider agricultural estate (retained habitat)

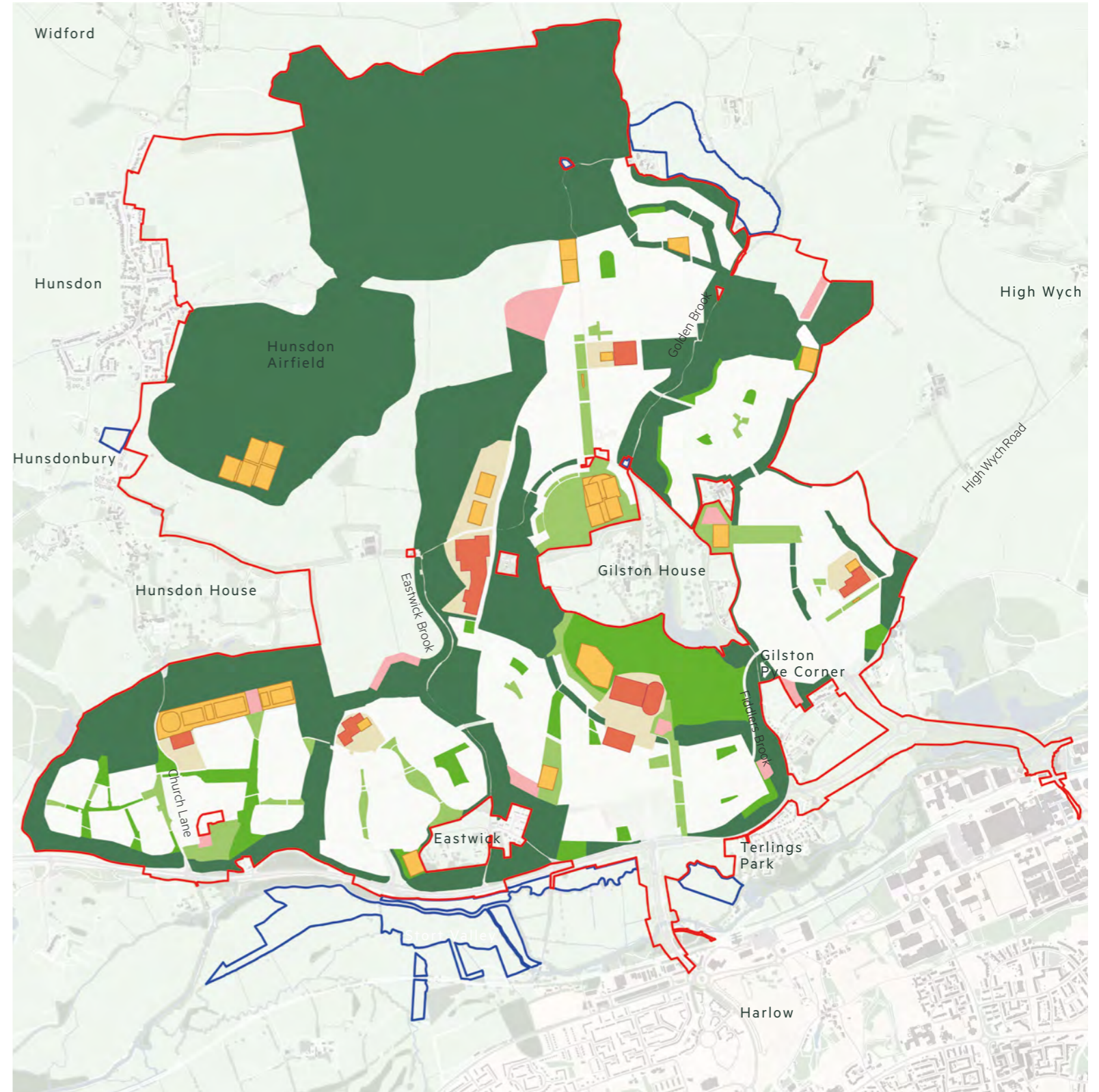
Village 7 Public Open Space

	Parks and public gardens/amenity green space	Natural and semi-natural green space	Provision for children/ young people	Allotments
EHC Open Spaces and Sports Facilities Assessment, prepared by Nortoft (2017) (with reference to Policy CFLR1)	1.4 Ha/1000 population within 10min walk (800m)	3.2 Ha/1000 population within 720m	0.25 Ha/1000 population within 10min walk (800m)	0.3 Ha/1000 population within 10min walk (800m)
EHDC Requirement (Ha)	5.31 ha	12.13 ha	0.95 ha	1.13 ha
Current provision (Ha)	21.89 ha	33.40 ha	0.95 ha	1.14 ha

\*7.61 ha of Outdoor sports facilities provided informally within Natural and semi-natural green space category

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
<b>TOTAL EHDC REQUIREMENT (Ha)</b>	<b>29.65</b>	<b>67.78</b>	<b>5.30</b>	<b>6.35</b>
<b>TOTAL PROPOSED INCL AIRFIELD (Ha)*</b>	<b>41.35</b>	<b>344.23</b>	<b>9.28</b>	<b>9.39</b>
<b>TOTAL PROPOSED V1-7 (Ha)</b>	<b>63.24</b>	<b>637.63</b>	<b>64.19</b>	<b>10.53</b>

Public Open Space requirements based on the EHDC Open spaces and sports and recreation SPD 2020  
\*Village 07 to be added



SLMP Draft Public Open Space Strategy (including indicative Village Provisions based on OPA) 0 250 500 1000m

# SLMP - KEY STRATEGIES

## PLAY STRATEGY - KEY PRINCIPLES & OPPORTUNITIES

- *PLAY TO BE INTEGRATED INTO WIDER LANDSCAPE AND REFLECT OVERALL CHARACTER OF THE SPACE, E.G. WOODLAND PLAY, SUDS WATER PLAY, PLAY RELATING TO COMMUNITY GROWING SPACE*
- *PREFERENCE FOR NATURAL PLAY FEATURES WAS EXPRESSED AT THE WORKSHOP 1 ENGAGEMENT WHICH REFLECT THE RURAL CHARACTER OF THE SITE*
- *CONVENIENCE AND PROXIMITY TO KEY INFRASTRUCTURE SUCH AS BUS ROUTES, PRIMARY FOOTPATHS, SCHOOLS, COMMUNITY CENTRE AND ALLOTMENTS TO BE CONSIDERED. ALL PLAY SPACE SHOULD BE CONVENIENT TO ACCESS BY FOOT/CYCLE/PUBLIC TRANSPORT*
- *PLAY FACILITIES TO INTEGRATE FEATURES FOR A RANGE OF AGES. PROPOSALS FOR YOUTH ACTIVITIES TO CONSIDER EVENING USE ALSO*

## CHALLENGES

- **There are good opportunities to integrate play within key landscape spaces such as the Woodland Parks where destination play is proposed, where the overall setting will contribute to the character and enjoyment of the play offer. These objectives need to be carefully balanced with objectives for conservation and habitat enhancement, ensuring the most sensitive areas are not disturbed.**
- **Ensuring a good distribution of convenient facilities with good access to ensure spaces do not become over-use or under-used, which could lead to anti-social behaviour.**
- **Maintenance of facilities & protection from vandalism where lockable play spaces are not appropriate, requiring robust design**

## KEY QUESTIONS

- **Which typologies would the communities like to see? Could there be different typologies in different locations to create a wide range of different facilities?**



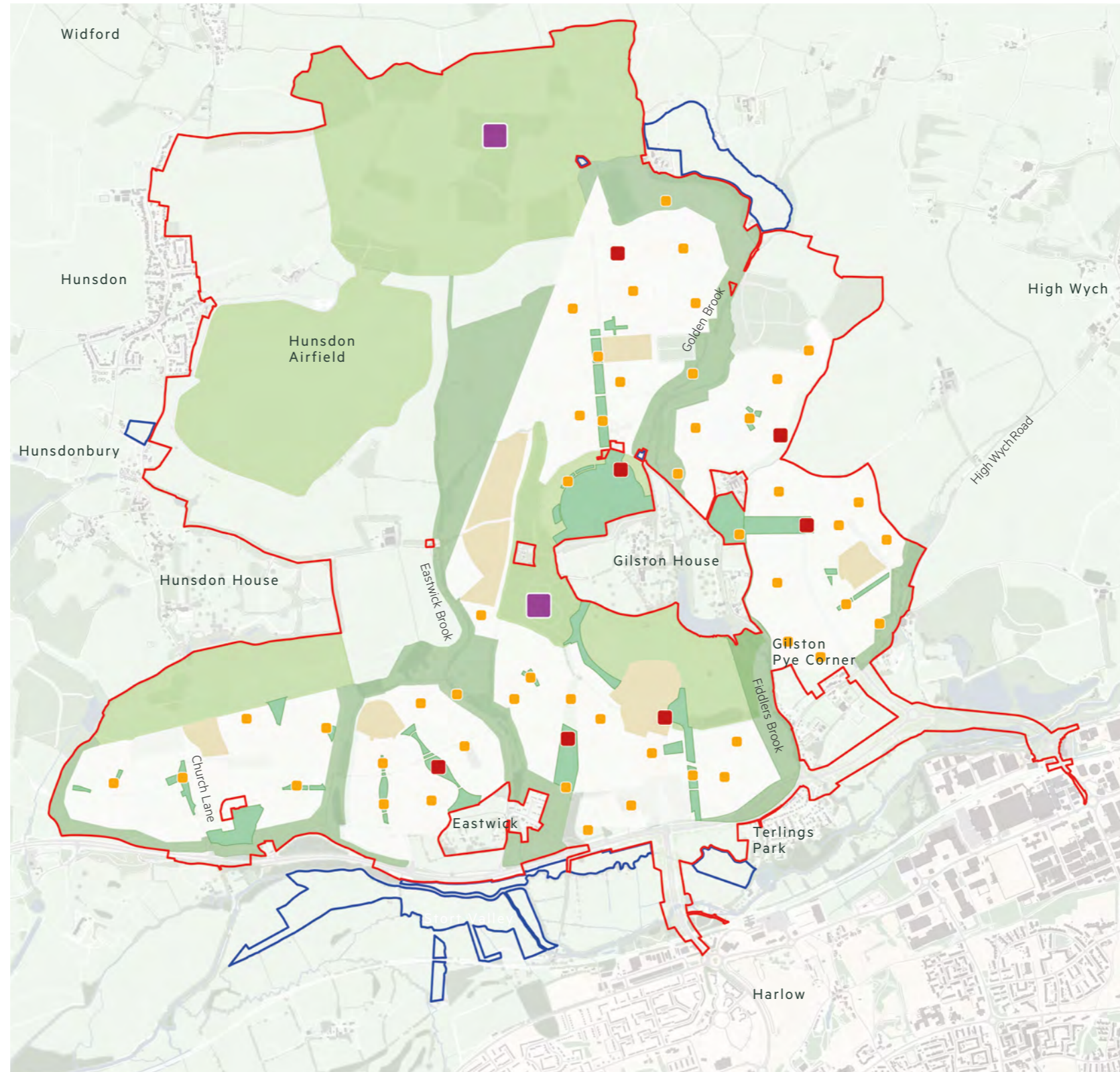
Play precedent Images

# SLMP - KEY STRATEGIES

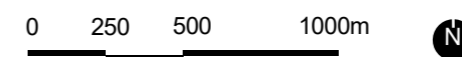
## PLAY STRATEGY

KEY

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership
- Public Open Space - Natural
- Strategic Green Corridors
- Parks
- School Plots
- Destination Play
- Village Play - Indicative
- Neighbourhood Play - Indicative



SLMP Draft Play Strategy (Including indicative Village Provision based on OPA)



# SLMP - KEY STRATEGIES

## SPORTS & LEISURE STRATEGY - KEY PRINCIPLES & OPPORTUNITIES

- *SPORT FACILITIES TO BE CONVENIENTLY LOCATED IN GOOD PROXIMITY TO LOCAL FACILITIES SUCH AS SCHOOLS, COMMUNITY CENTRES, PUBLIC TRANSPORT AND FOOTPATH/CYCLE NETWORK*
- *FACILITIES WITH MORE URBAN CHARACTER (E.G. ALL-WEATHER PITCHES REQUIRING LIGHTING) TO BE SENSITIVELY LOCATED WHERE POSSIBLE WITH CONSIDERATION TO IMPACTS OF NOISE AND LIGHT SPILL ON EXISTING / FUTURE RESIDENTS AND WILDLIFE*
- *SOFT LANDSCAPING AND EARTHWORKS TO BE USED TO INTEGRATE FEATURES INTO THE SITE, AND PROVIDE SCREENING OF SENSITIVE VIEWS AND BUFFERS TO REDUCE LIGHT SPILL WHERE POSSIBLE*
- *FLOOD LIGHTING FOCUSED ON ALL-WEATHER PITCH COMMUNITY FACILITIES ACROSS THE SITE ONLY*

## CHALLENGES

- **Local concern that facilities may encourage wider population to drive to the site to use Sports facilities, & impact this may have on traffic & parking needs**
- **Sensitive inclusion of lit sports pitches within the landscape**
- **Maintenance of sports pitches & determining how facilities are to be managed**

## KEY QUESTIONS:

- **What typologies of edge treatment would you like to see to the sports facilities?**
- **How do we integrate the public sports pitches in the wider park setting?**



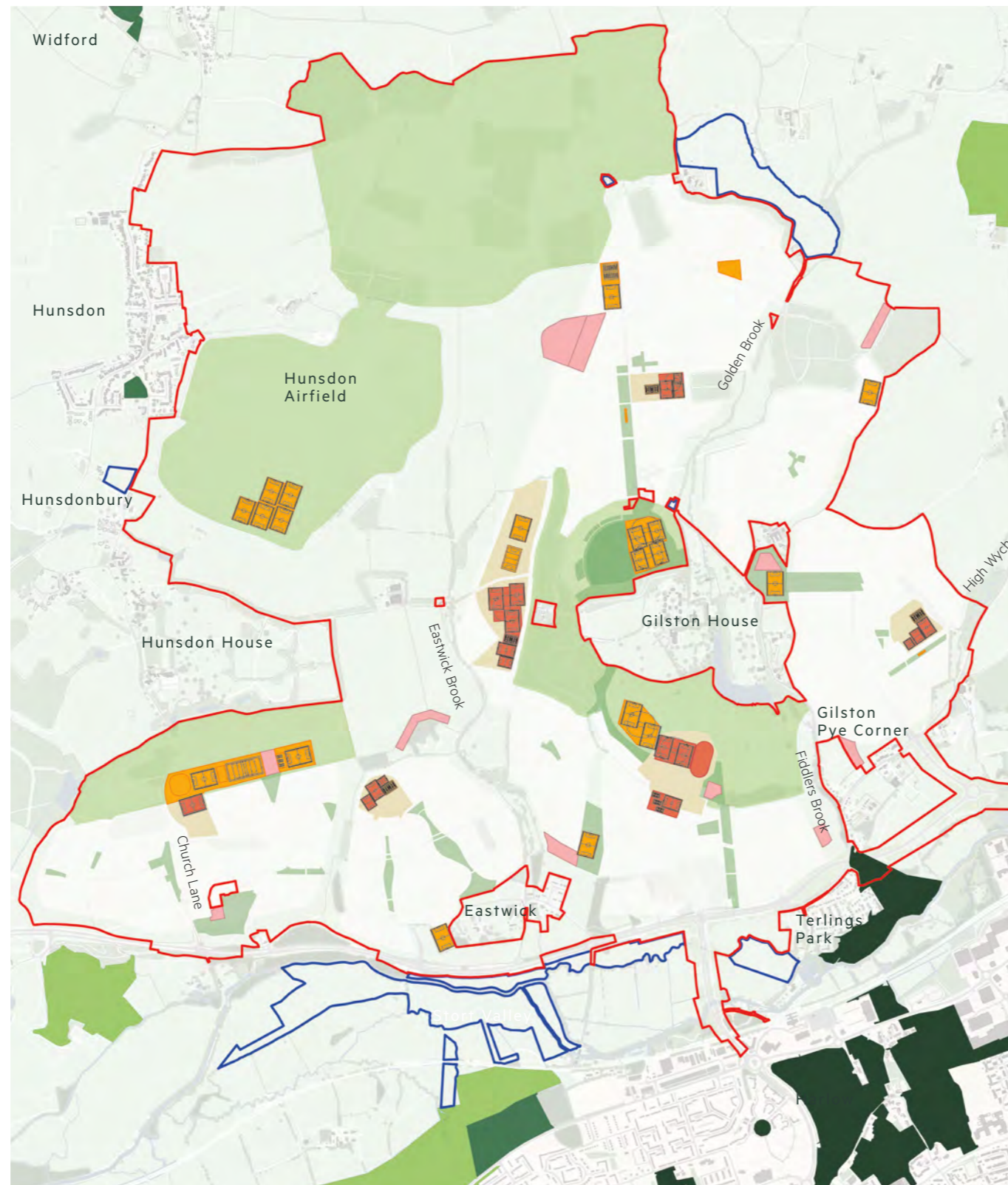
Sports precedent Images

# SLMP - KEY STRATEGIES

## SPORTS & LEISURE STRATEGY (INCLUDING SCHOOL SPORTS)

KEY

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership
- Proposed Sports
- Proposed Sports - School
- Proposed Parks
- Proposed Public Open Space - Natural
- Proposed Allotment and Community Growing
- Existing Golf Course
- Existing Public Park or Garden
- Existing Playing Field
- Existing Primary & Secondary Education and Sports & Leisure Centre
- Other Sports Facilities (Existing)



SLMP Draft Sports and Leisure Strategy (including Schools)



### SPORTS PROVISION\*

**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 & Stort Valley

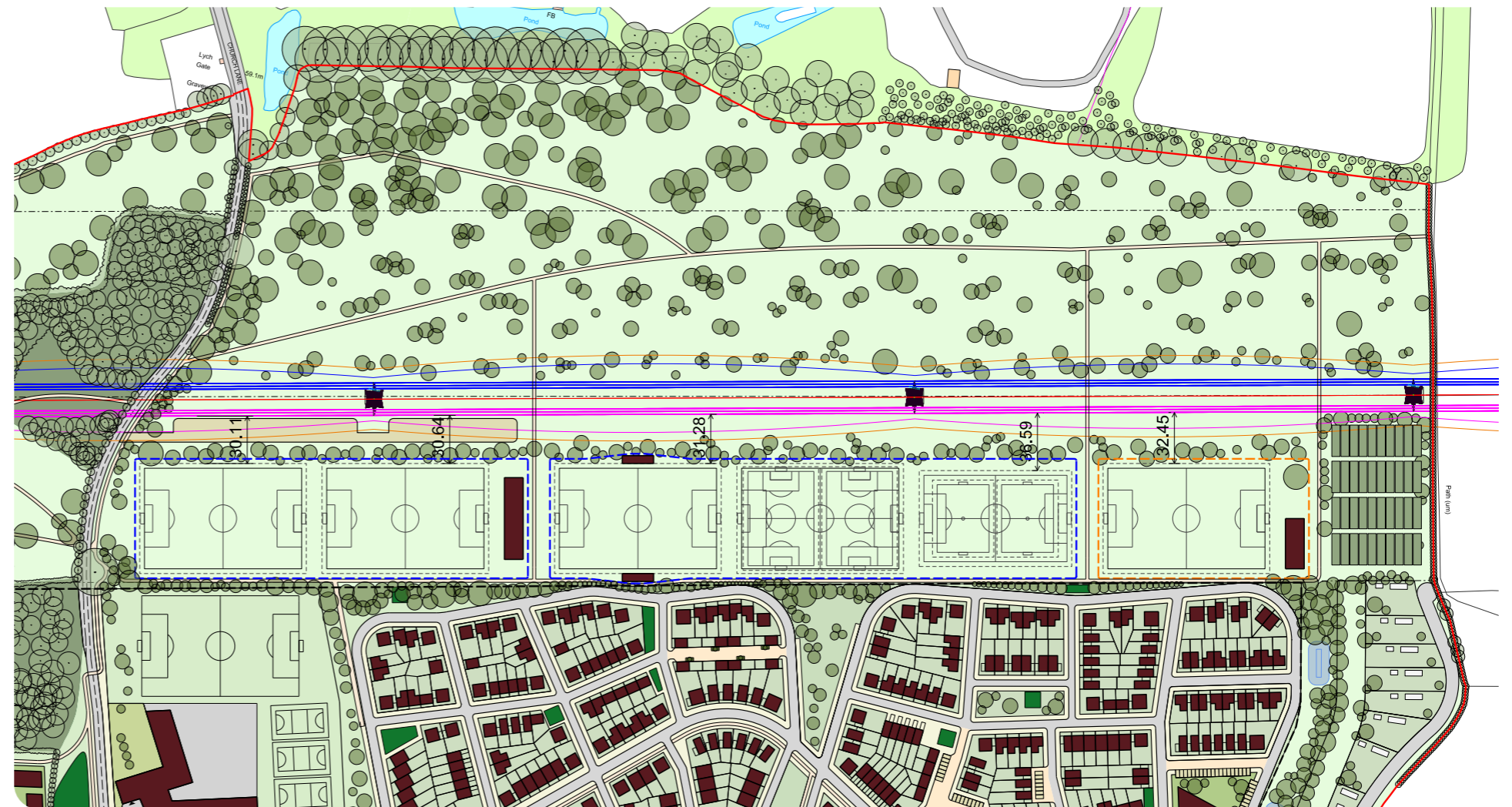
\*As defined within OPA proposals, based on Open Space, Sport & Recreation SPD, and ongoing consultation with Sports England and EHDC Officers

# SLMP - KEY STRATEGIES

## SPORTS & LEISURE STRATEGY - VILLAGE 7 SPORTS HUB

### V7 SPORTS HUB KEY PRINCIPLES & OPPORTUNITIES

- THE NUMBER AND TYPE OF PITCHES HAS BEEN FORMULATED IN DISCUSSION WITH KEY STAKEHOLDERS SUCH AS SPORT ENGLAND AND THE FOOTBALL FOUNDATION.
- CREATE OPEN LANDSCAPE, CLOSE TO HEATHLAND IN CHARACTER, WITH SPORADIC BIRCH AND PINE TREE PLANTING AS EDGE TREATMENT TO FOOTBALL HUB



Village 7 Sports Hub - Draft Indicative Proposal



# SLMP - KEY STRATEGIES

## ECOLOGY & BIODIVERSITY STRATEGY - KEY PRINCIPLES & OPPORTUNITIES

THE BIODIVERSITY STRATEGY AIMS TO:

- PROTECT AND ENHANCE THE MOST ECOLOGICAL VALUABLE AREAS OF THE SITE
- CREATE NEW HABITATS
- CONNECT HABITATS
- DELIVER BIODIVERSITY NET GAIN
- CONNECT PEOPLE WITH NATURE
- ESTABLISH ECOLOGICAL CONNECTIONS TO VILLAGES

### CHALLENGES

- Potential conflict with other uses, including sports, dog-walking
- Maintaining good ecological connectivity as part of the design for STC crossings of the Tributary Valleys
- Establishing suitable maintenance regimes which meet habitat objectives whilst providing a sustainable model for land management
- Ensuring Biodiversity Net Gain is upheld

### KEY QUESTIONS

- What should the balance between accessible areas and areas for biodiversity be like?
- Are there any areas where human use could be limited to allow biodiversity to thrive. If there are areas dedicated to biodiversity, how do we safeguard these and limit human intervention (e.g. people or dogs damaging these)





















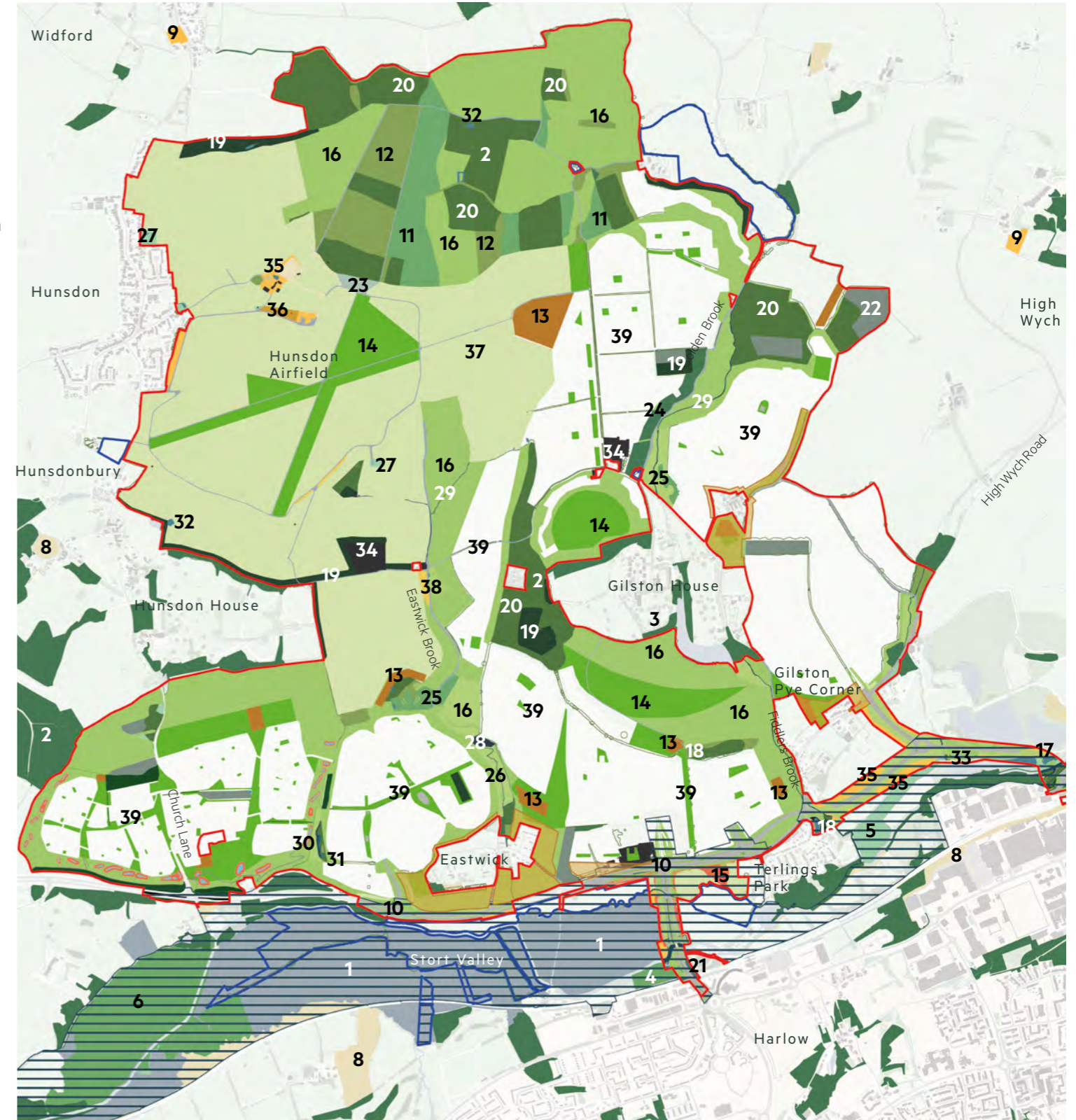
Biodiversity and Ecology precedent Images



# SLMP - KEY STRATEGIES

## ECOLOGY & BIODIVERSITY STRATEGY

KEY	
	Combined Application Boundaries for the Gilston Area
	Land within Places for People ownership
	Village Corridor
	1 Coastal and Floodplain Grazing Marsh
	2 Broadleaved Deciduous Woodland
	3 Mixed Mainly Broadleaved Deciduous Woodland
	4 Good Quality Semi-Improved Grassland
	5 Lowland Fens
	6 Lowland Meadows
	7 No Main Habitat but Additional Habitats Present
	8 Traditional Orchards
	9 Village Corridors
	Stort Valley
	10 Created Habitats - Hard-standing
	Created Habitats - Track
	11 Created Habitats - Broadleaved Parkland - Scattered Trees
	12 Created Habitats - Broadleaved woodland plantation
	13 Created Habitats - Allotments
	14 Created Habitats - Cultivated disturbed amenity grassland
	15 Created Habitats - Marshy grassland
	16 Created Habitats - Semi-improved neutral grassland
	17 Created Habitats - Standing Water
	18 Enhanced Habitats - Broadleaved Parkland Scattered Trees
	19 Enhanced Habitats - Broadleaved woodland plantation
	20 Enhanced Habitats - Semi Natural Broadleaved Woodland
	21 Enhanced Habitats - Coniferous woodland plantation
	22 Enhanced Habitats - Mixed Woodland Plantation
	23 Enhanced Habitats - Cultivated disturbed amenity grassland
	24 Enhanced Habitats - Improved Grassland
	25 Enhanced Habitats - Semi-Improved Neutral Grassland
	26 Enhanced Habitats - Poor semi-improved Grassland
	27 Enhanced Habitats - Dense Continuous Shrub
	28 Enhanced Habitats - Fen
	29 Enhanced Habitats - Running Water
	30 Enhanced Habitats - Bryophyte dominated spring
	31 Enhanced Habitats - Flush and Spring - Acid Neutral Flush
	32 Enhanced Habitats - Standing Water
	33 Enhanced Habitats - Swamp
	34 Retained Habitats - Buildings
	35 Retained Habitats - Poor semi-improved Grassland
	36 Retained Habitats - Improved Grassland
	37 Retained Habitats - Cultivated disturbed arable land
	38 Retained Habitats - Other tall herb and fen - ruderal
	39 Indicative Village POS based on OPA Proposals



SLMP Draft Ecology & Biodiversity Strategy



# SLMP - KEY STRATEGIES

**TO BE COORDINATED WITH VECTOS INPUT**

## ACCESS & MOVEMENT STRATEGY - KEY PRINCIPLES & OPPORTUNITIES

THE SLMP WILL SET OUT STRATEGIES FOR:

- PROWS
- PERMISSIVE PATHS
- CYCLE ROUTES
- STC INTEGRATION
- EXISTING LANES
- LIGHTING
  
- CREATE NEW CYCLE AND WALKING ROUTES TO PROMOTE SUSTAINABLE, ACTIVE LIFESTYLES
  
- LINK THE EXISTING AND PROPOSED WALKING AND CYCLING INFRASTRUCTURE
  
- ESTABLISH LINKS TO THE EXISTING SETTLEMENTS

## CHALLENGES

- The increase of 'traffic' and footfall of existing PROW along existing settlements needs to be considered
- A sensitive design solution needs to be found for dealing with the interface between the existing lanes and the newly proposed Sustainable Transport Corridor

## KEY QUESTIONS

- Are there any connections you would like to see improved or established?
- What changes to existing infrastructure would need to be made to promote sustainable, healthy and active lifestyles.
- Consider the design criteria for sensitive integration of the STC into the wider landscape



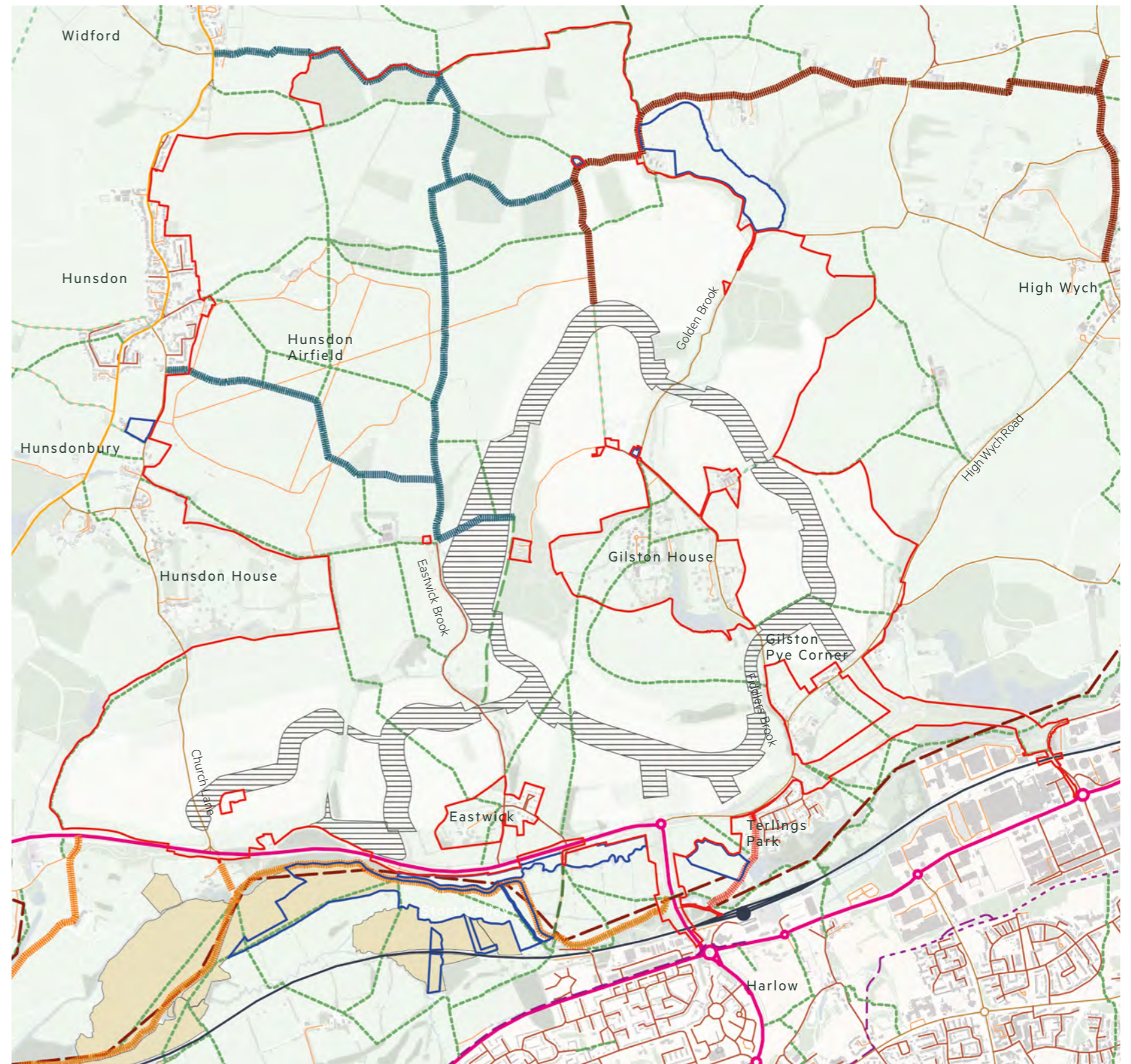
Access and Movement precedent Images

# SLMP - KEY STRATEGIES

## ACCESS & MOVEMENT STRATEGY

KEY

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership
- Strategic Transport Corridor
- Railway Station
- Railway Track
- National Cycle Network On Road
- National Cycle Network Traffic Free
- Countryside and Rights of Way
- Public Rights of Way Bridleway
- Public Rights of Way Byway Open to All Traffic
- Public Rights of Way Footpath
- Public Rights of Way Restricted Byway
- A Road
- B Road
- Local and Secondary Access Road
- Local & Minor Road
- Restricted Local Access Road
- Harcamlow Way
- Indicative walking and cycling Improvements to Burnt Mill Lane
- Indicative walking and cycling link to Hunsdon and Widford
- Indicative walking and cycling improvements to Sambridgeworth
- Indicative walking and cycling improvements to Roydon Station



SLMP Draft Access & Movement Strategy



# SLMP - KEY STRATEGIES

## LIGHTING STRATEGY - KEY PRINCIPLES & OPPORTUNITIES

### STRATEGY:

- *SITE CONTEXT REQUIRES SENSITIVE INTEGRATION OF NECESSARY LIGHTING TO REDUCE ADVERSE IMPACTS ON RESIDENTS AND LOCAL ECOLOGY USING BEST PRACTICE PRINCIPLES TO REDUCE LIGHT SPILL*
- *LIGHTING TO BE FOCUSED ON KEY ACCESS ROUTES ON OPEN SPACE ONLY - E.G. LOW LEVEL SHROUDED LAMPS, FILTERS AND MOVEMENT DETECTION TO POTENTIALLY BE CONSIDERED*



## CHALLENGES

- Sensitive integration of lighting needs within rural residential context
- Managing potential impacts of necessary Sports Lighting at all-weather Community Use pitches

## KEY QUESTIONS

- The first Working Group session raised the community's ambition to safeguard the enjoyment of dark sky. Are there any specific areas where this applies?



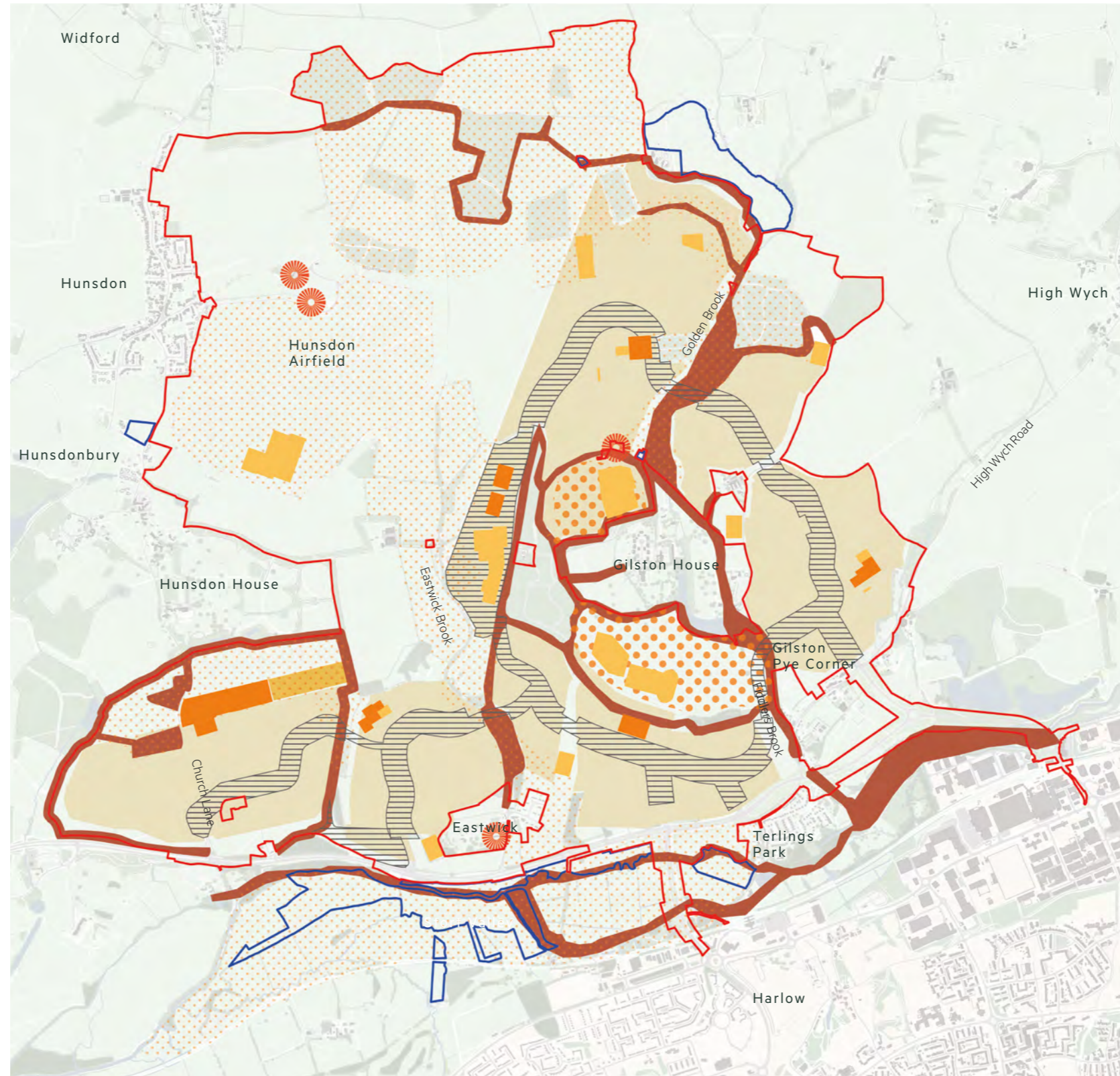
Lighting precedent Images

# SLMP - KEY STRATEGIES

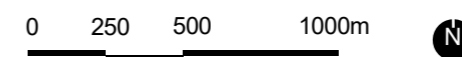
## LIGHTING STRATEGY

KEY

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership
- Sports - Public Access - Sensitive lighting where appropriate
- Sports - Sports lighting
- Sustainable Transport Corridor
- Areas of minimal lighting intervention
- Parks - Sensitive Lighting
- Villages
- Bat Habitat Areas
- Potential lighting of select heritage features



SLMP Lighting Strategy



## WORKSHOP 2

### DETAILED THEMES

- Advance Planting Strategy
- Landscape Buffers and Village Interfaces
- Heritage Assets Trail
- Special Sites (G&T sites, cemetaries)
- Food Production & Employment within the Landscape
- Woodland Creation & Management

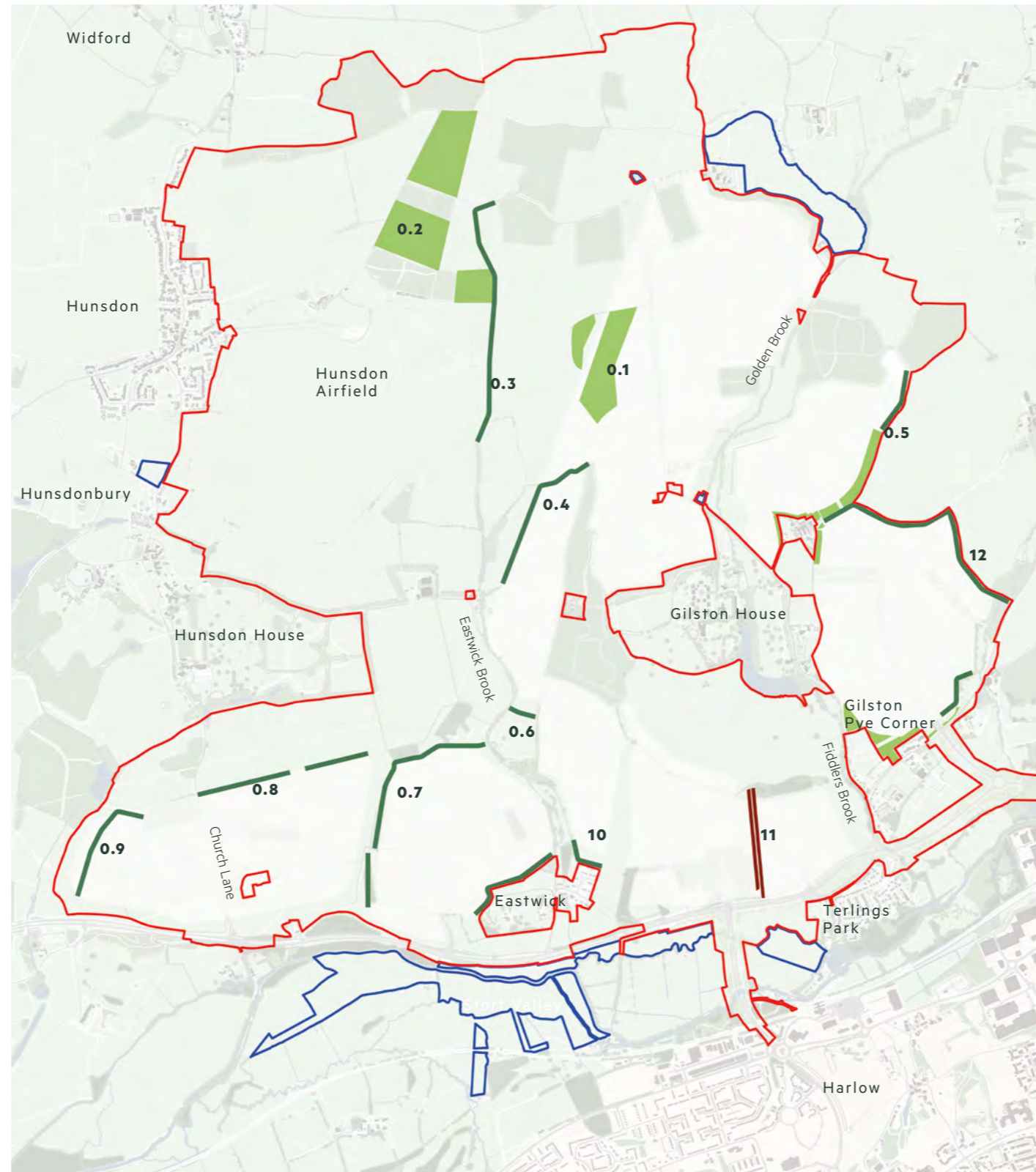


# SLMP DETAILED THEMES

## ADVANCE PLANTING STRATEGY

KEY

- Combined Application Boundaries for the Gilston Area
  - Land within Places for People ownership
  - Lime Avenue Advance Planting
  - Areas of Advance Planting
  - Areas of Advance Planting - Hedges and Trees
- 0.1 Hedgerow & orchard plantation with nurse trees for shelter
  - 0.2 Woodland Coppice
  - 0.3 Cock Robin Lane extension & mixed native hedgerow planting
  - 0.4 Shelterbelt/woodland spinney to future Secondary School
  - 0.5 Hedgerow enhancements to landscape buffer to Village 03
  - 0.6 Creation of woodland block as Visual Mitigation of Village 05 from the Eastwick moat SAM sites
  - 0.7 Village 06 spinney and hedgerow enhancement
  - 0.8 Village 07 ridgeline hedgerow & spinney
  - 0.9 Village 07 hedgerow & spinney planting (TBA with V7)
  - 10 Eastwick Village 'landscape buffer'
  - 11 Historic Lime and Horse Chestnut Avenue restocking
  - 12 Village 02 boundary hedgerow enhancements and woodland buffers



SLMP Draft Advance Planting Strategy



Year 0



Year 1



Year 3



Year 7-10

# SLMP DETAILED THEMES

## LANDSCAPE BUFFERS AND VILLAGE INTERFACES

### KEY - Village 1-6 Parameter Plan 02

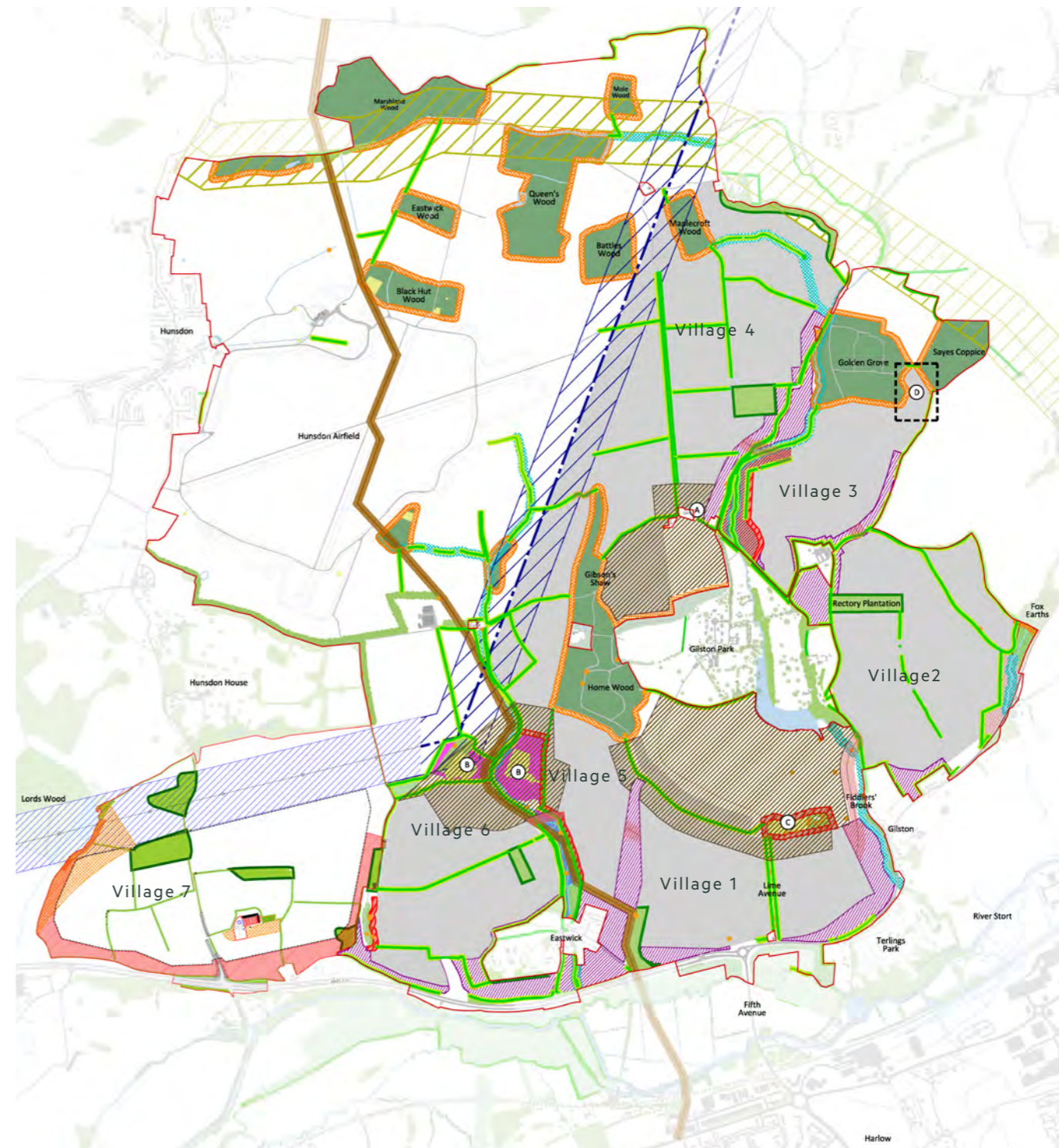
- Application Site Boundary
- Village Developable Areas
- Village Corridors
- 20m Buffer to Existing Ancient Woodlands
- 20m Buffer to Existing Waterways
- 10m Buffer to Existing Woodlands
- 5m Buffer to Existing Hedgerows
- 16m Easement Either Side For Water Main
- 135m Easement Either Side For Gas Main
- 118m Easement Either Side For Electricity Pylons
- Sensitive Development Area - Refer to Development Specifications For Further Detail
- 20m Wide Ecological Buffers
- Local Wildlife Sites
- Permanent Pasture
- Veteran Trees
- Scheduled Ancient Monuments
- Line of Sustainable Transport Corridor within Limit of Deviation (Refer to Parameter Plan 4)
- Village 7 Indicative Boundary (Subject to Separate Planning Application)

### OTHER ASSETS

- A St. Mary's Church (Grade I Listed Building)
  - B Eastwick Moated Sites (Scheduled Monument)
  - C Mount Moated Site (Scheduled Monument)
  - D Ecologically Sensitive Area
- } Refer to Development Specification

### KEY - Village 7 Parameter Plan 02

- Application Site Boundary
- V7 Developable Area
- Minimum Village Buffer
- Woodlands
- Sensitive Development Area (see Development Specification)
- Minimum 20m Buffer to Existing Ancient Woodland
- Minimum 10m Buffer Either Side of Existing Woodlands
- Minimum 5m Buffer Either Side of Existing Hedgerow/Tree Line/Bramble
- Existing Hedgerow/Tree Line/Bramble removed to accommodate new A414 Junction Layout and Church Lane Diversion
- 400 Kv Electricity Pylons 118m Easement
- Existing Hedgerow/Tree Line/Scrub
- Retained Buildings
- Existing Brickhouse Farm House and Stable Range Retained in Current Use
- Buildings proposed for demolition
- Notable/Veteran Tree to be retained
- Orchard



Overlay of Gilston Park Estate OPA Parameter Plan 02. Village Corridors, Constraints and Developable Areas Combined with Village 7 OPA Parameter Plan 02. Buffers and Development Zones



# SLMP DETAILED THEMES

## LANDSCAPE BUFFERS AND VILLAGE INTERFACES



Design precedent for landscape buffers



Design precedent for landscape buffers



Local example of landscape buffer and village interface



Local example of landscape buffer and village interface



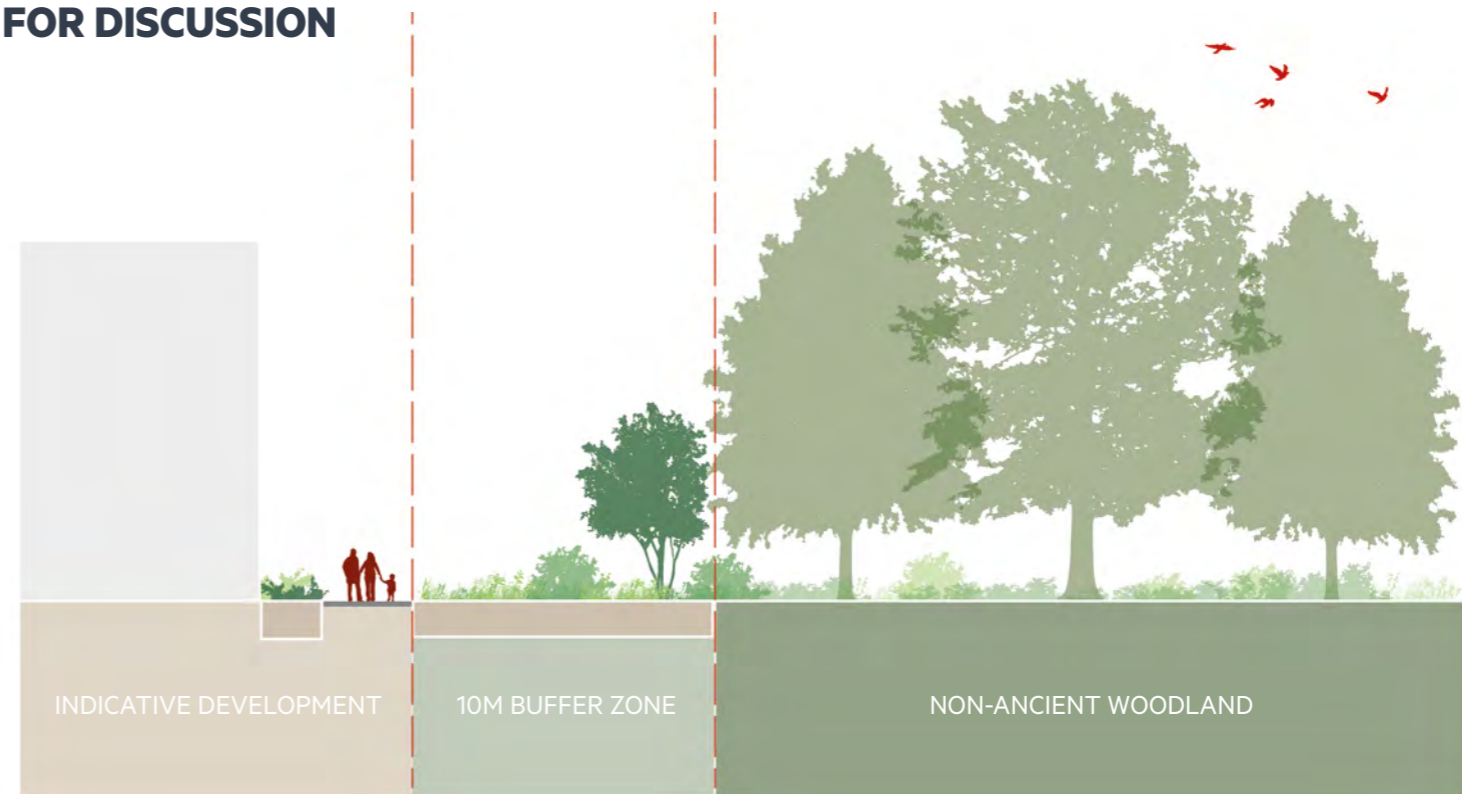
Local example of landscape buffer and village interface

# SLMP DETAILED THEMES

## LANDSCAPE BUFFERS AND VILLAGE INTERFACES - EXAMPLES FOR DISCUSSION

### EXISTING NON-ANCIENT WOODLAND BUFFERS

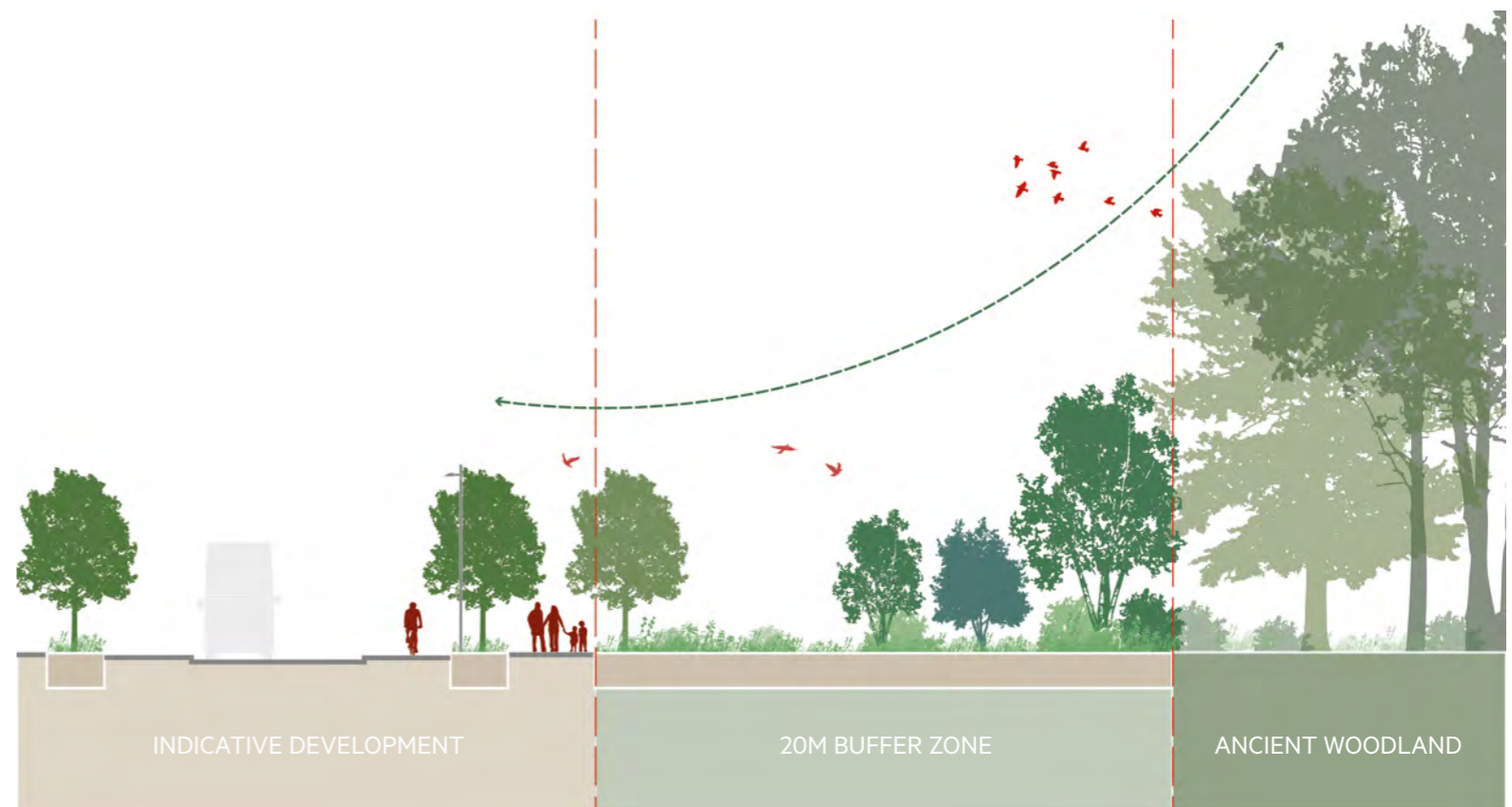
- 10M BUFFER ZONE TO COMPRISE THE FOLLOWING:
- APPROPRIATE VEGETATION, E.G. NATIVE SCRUB, HEDGEROW AND MEADOW GRASSLAND PLANTING
- BUFFER TO BE FREE OF ANY BUILT INTRUSION, WITH THE EXCEPTION OF FOOTPATHS AND WELL DESIGN STREET FURNITURE AND PLAY EQUIPMENT



SLMP Draft Typical Non-Ancient Woodland Buffer

### EXISTING ANCIENT WOODLAND BUFFERS

- 20M BUFFER ZONE TO COMPRISE THE FOLLOWING:
- APPROPRIATE VEGETATION, E.G. NATIVE SCRUB, HEDGEROW AND MEADOW GRASSLAND PLANTING
- BUFFER TO BE FREE OF ANY BUILT INTRUSION, WITH THE EXCEPTION OF FOOTPATHS AND WELL DESIGN STREET FURNITURE AND PLAY EQUIPMENT



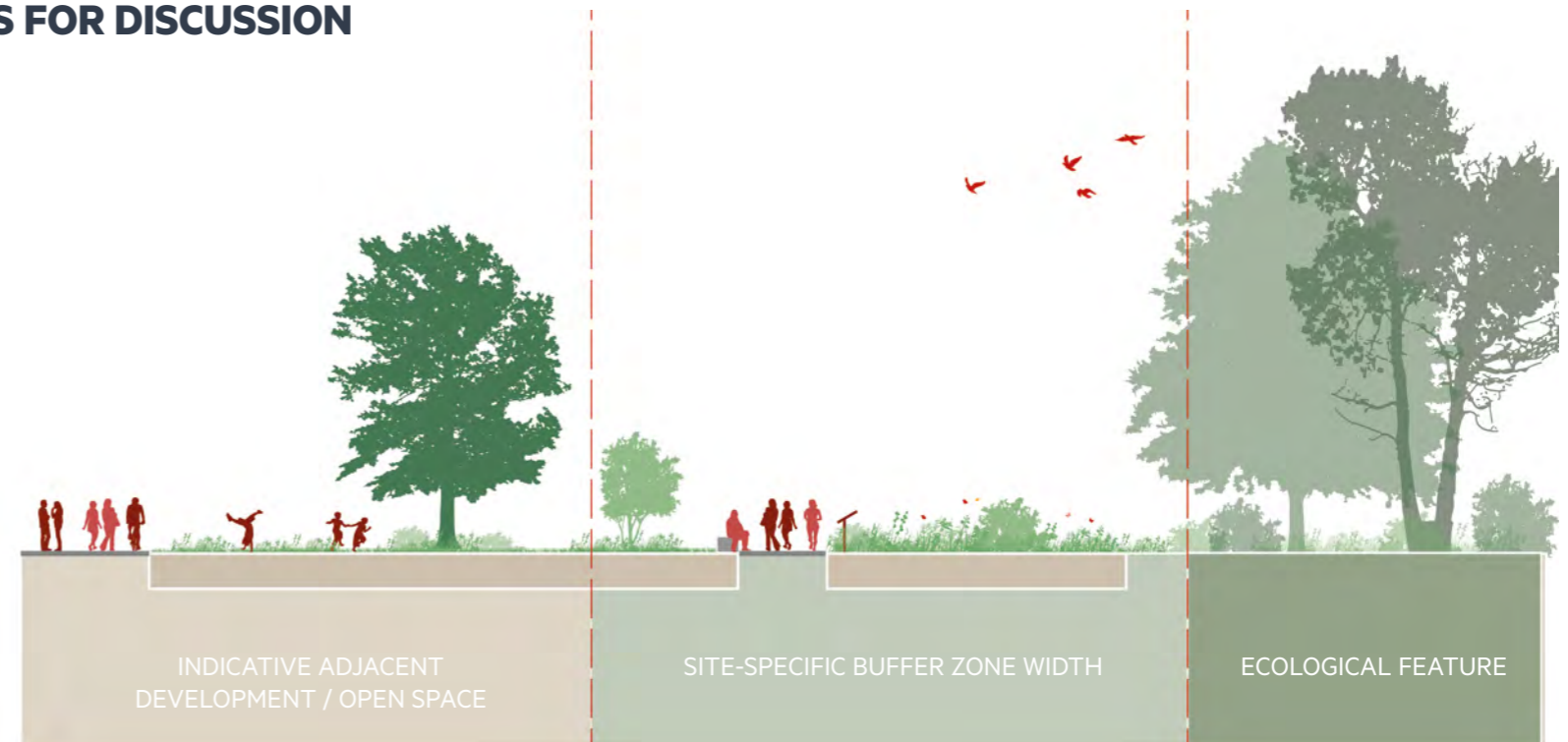
SLMP Draft Typical Ancient Woodland Buffer

# SLMP DETAILED THEMES

## LANDSCAPE BUFFERS AND VILLAGE INTERFACES - EXAMPLES FOR DISCUSSION

### ECOLOGICAL BUFFERS

- *BUFFER ZONES TO COMPRISE THE FOLLOWING AREAS:*
- *STONE BASIN SPRING, GILSTON VALLEY RIPARIAN CORRIDOR, THE CHASE, LOCAL WILDLIFE SITES*
- *BUFFER WIDTH AND VEGETATION TYPE TO BE DETERMINED AS APPROPRIATE TO EACH LOCATION*



SLMP Draft Example Ecological Buffer (The Chase)

### EXISTING WATERWAY BUFFERS

- *20M BUFFER ZONE TO COMPRISE THE FOLLOWING:*
- *SEMI-NATURAL VEGETATION, E.G. WETLAND, GRASSLAND, SCRUB, TREES*
- *BUFFER TO BE FREE OF ANY BUILT INTRUSION, WITH THE EXCEPTION OF FOOTPATHS AND WELL DESIGN STREET FURNITURE AS APPROPRIATE AND INTERFACE WITH THE STC CORRIDOR*



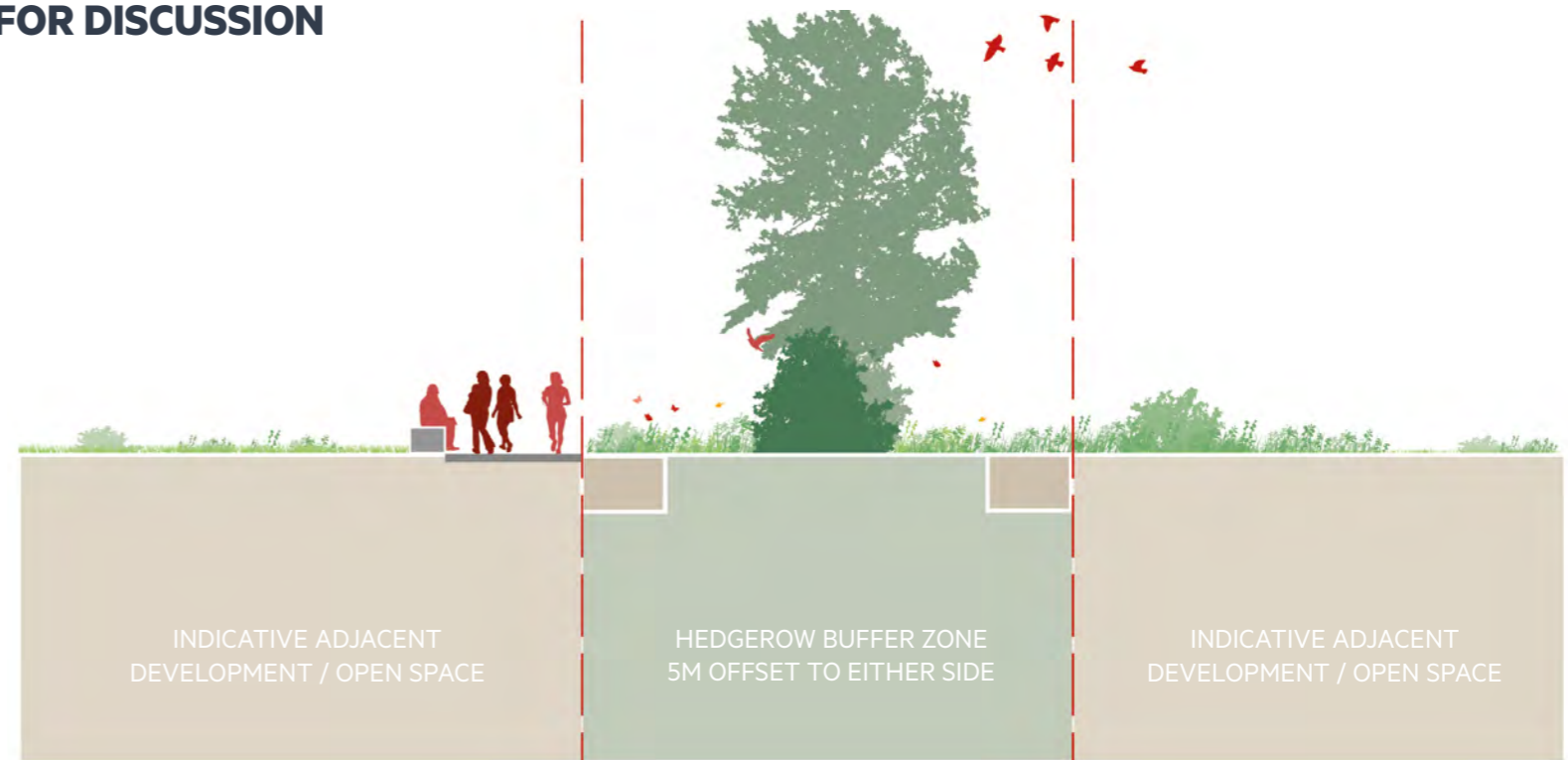
SLMP Draft Typical Watercourse Buffer

# SLMP DETAILED THEMES

## LANDSCAPE BUFFERS AND VILLAGE INTERFACES - EXAMPLES FOR DISCUSSION

### EXISTING SIGNIFICANT HEDGEROW BUFFERS

- 5M BUFFER ZONE FROM THE CENTRE OF THE EXISTING HEDGEROW TO THE EDGE OF THE ROOT PROTECTION ZONE
- TO COMPRISE SHRUBS AND/OR GRASSLAND
- BUFFER TO BE FREE OF ANY BUILT INTRUSION, WITH THE EXCEPTION OF FOOTPATHS AND WELL DESIGN STREET FURNITURE AND PLAY EQUIPMENT



SLMP Draft Typical Existing Significant Hedgerow Buffer

# SLMP DETAILED THEMES

## LANDSCAPE BUFFERS AND VILLAGE INTERFACES - EXAMPLES FOR DISCUSSION

### INTERFACE WITH VILLAGE CORRIDORS

- DEVELOPED STRATEGICALLY AT SLMP STAGE AND ALSO AND VILLAGE MASTERPLAN STAGE



SLMP Draft Example Village Corridor (V1 / V5 Corridor)



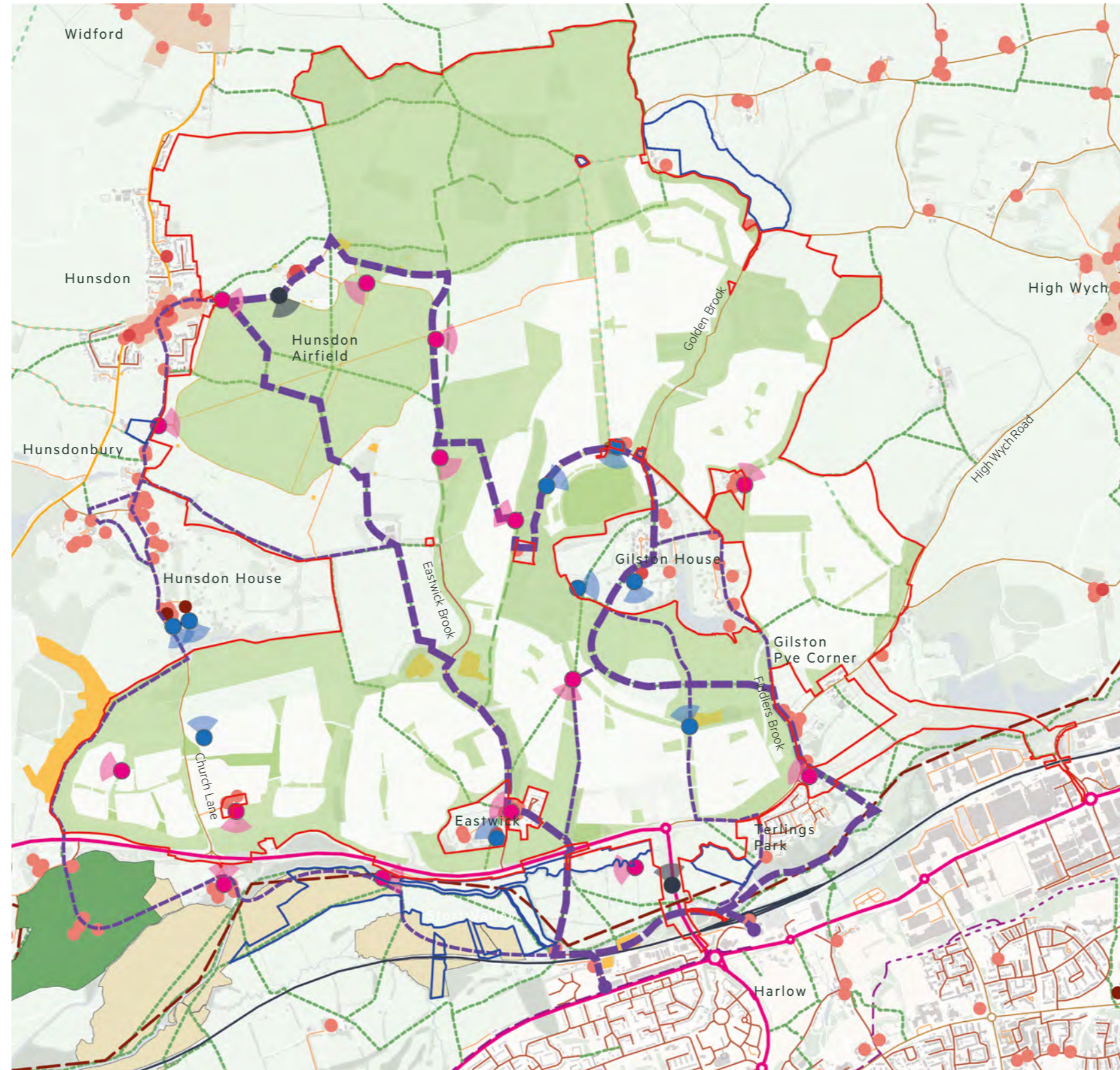
SLMP Draft Example Village Corridor (Golden Brook Corridor)

# SLMP DETAILED THEMES

## HERITAGE ASSET TRAIL

KEY

- Conservation Areas
- Registered Parks and Gardens - Grade II
- Scheduled Monuments
- Listed Building - Grade I
- Listed Building - Grade II\*
- Listed Building - Grade II
- Railway Station
- Railway Track
- National Cycle Network On Road
- National Cycle Network Traffic Free
- Countryside and Rights of Way
- Public Rights of Way Bridleway
- Public Rights of Way Byway Open to All Traffic
- Public Rights of Way Footpath
- Public Rights of Way Restricted Byway
- A Road
- B Road
- Local and Secondary Access Road
- Local & Minor Road
- Restricted Local Access Road



SLMP Heritage Trail

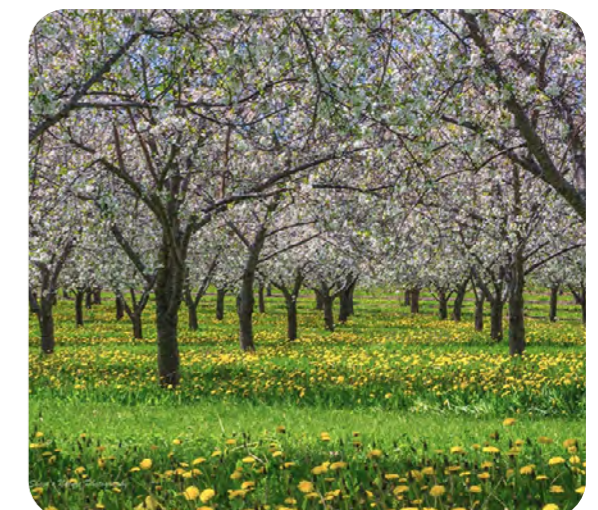


# SLMP DETAILED THEMES

## FOOD PRODUCTION & EMPLOYMENT IN THE LANDSCAPE

### KEY PRINCIPLES & OPPORTUNITIES

- INVESTIGATE OPPORTUNITIES FOR A CIRCULAR ECONOMY
- OPPORTUNITIES FOR AN ACTIVE FARMING BUSINESS AT THE CORE OF THE RETAINED LAND USE. THIS COULD BE COMMUNITY RUN AND MANAGED
- THE FARMING BUSINESS (TO BE DEFINED) COULD USE SUSTAINABLE FARMING SYSTEMS BASED ON REGENERATIVE AGRICULTURE TO INCREASE BIODIVERSITY, ENRICH THE SOIL, IMPROVE WATER CATCHMENTS AND ENHANCE ECOSYSTEMS SERVICES.
- THE LAND USE STUDY COULD INVESTIGATE OPPORTUNITIES FOR USING THE LAND TO PRODUCE LOCALLY GROWN NUTRITIONALLY DENSE FOOD FROM THE FOLLOWING ENTERPRISES:
  - MARKET GARDENS
  - ORCHARDS
  - FREE RANGE POULTRY
  - BEEF HERD
  - PIGS
  - SHEEP FLOCK
  - AGRO-FORESTRY
- THE SLMP WILL INVESTIGATE SELLING THE FOOD OUTPUT LOCALLY ON SITE IN A NEW FOOD HUB WHICH COULD ALSO SUPPORT OTHER LOCAL CRAFT PRODUCERS AND RETAILERS
- LABOUR FOR THE FARMING BUSINESS COULD BE THROUGH A COMBINATION OF LOCAL FULL TIME, PART TIME, VOLUNTEERS AND INTERNS
- INVESTIGATE OPPORTUNITIES FOR FACILITIES TO TEACH PEOPLE OF ALL AGES ABOUT FOOD AND FARMING AND OFFER LAND BASED TRAINING COURSES
- IN ADDITION TO PROVIDING FOOD THE FARMING BUSINESS COULD ALSO HELP WITH PHYSICAL AND MENTAL HEALTH AND WELL BEING – INDIRECTLY THROUGH PEOPLE WORKING ON THE LAND AND THROUGH SPECIFIC COURSES.
- KEY CONSIDERATION IS TO OPERATE RESOURCE NEUTRAL BUSINESS I.E CARBON POSITIVE
- CONSIDERING ALL LAND USES MOVING FORWARD INCLUDING ARABLE AND GRASSLAND ALTHOUGH LIKELY TO SEE EXTENSIVE AREAS OF GRASSLAND
- INTEGRATED LAND USE TO LINK LAND USES AND HABITATS SUCH AS AGRO-FORESTRY AND SILVO-PASTURE

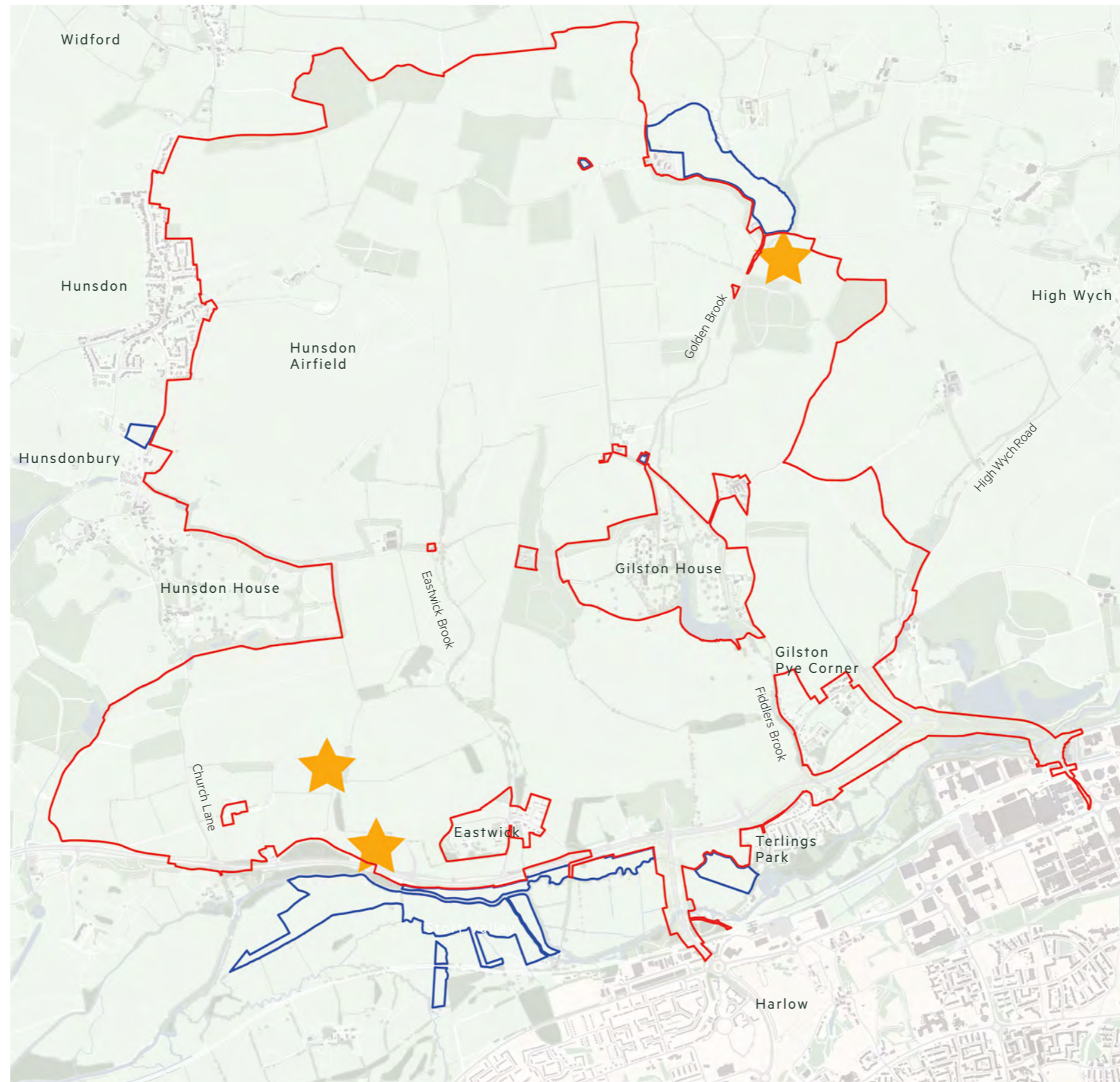


# SLMP DETAILED THEMES

## SPECIAL SITES - GYPSY AND TRAVELLERS

KEY

- Combined Application Boundaries for the Gilston Area
- Land within Places for People ownership
- ★ Indicative location of proposed Gypsy and Travelers Sites

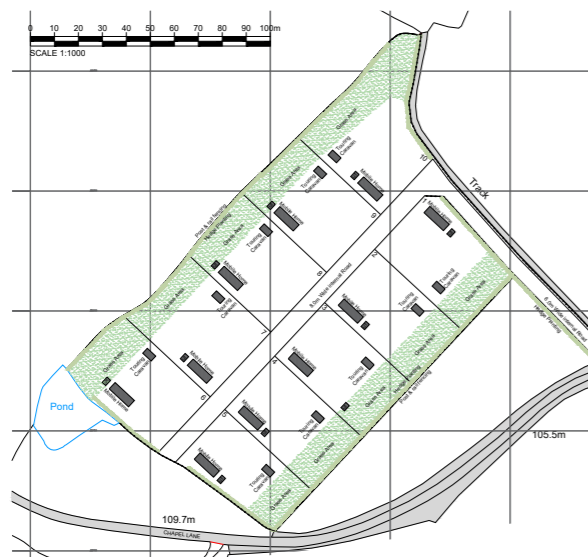
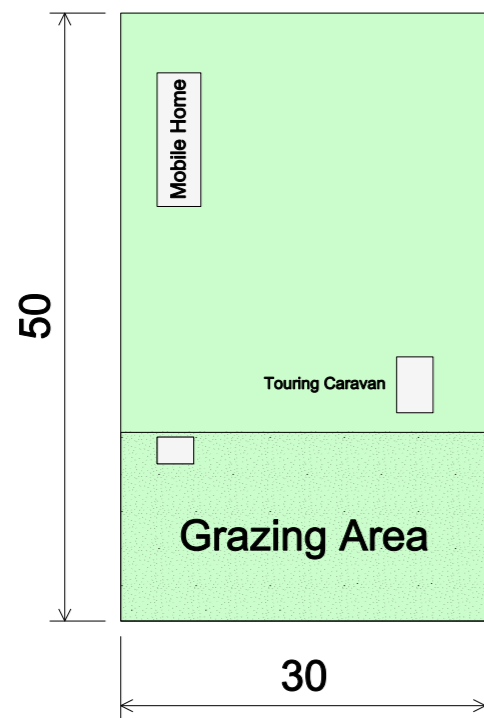




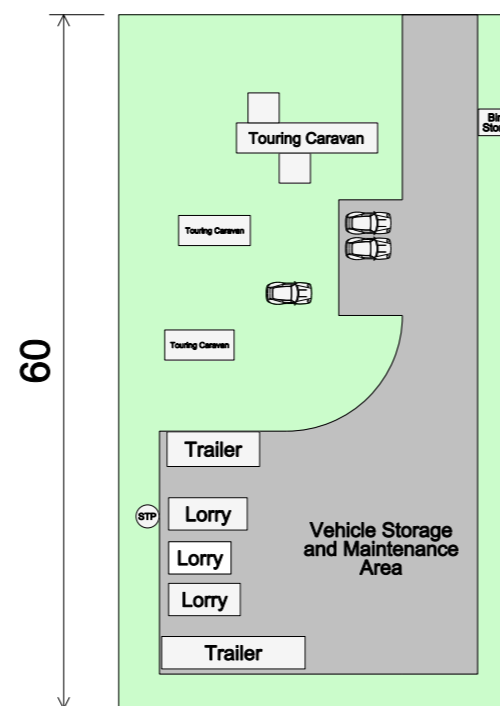
# SLMP DETAILED THEMES

## SPECIAL SITES - GYPSY AND TRAVELLERS

### VILLAGE 7 DRAFT STUDY



Typical G&T Pitch Layout from Reference Planning Application



Model TSP Site and Plot Layout from the Showmen's Guild of Great Britain



Indicative V7 Proposal

# GROUP ACTIVITIES - FEEDBACK TO WIDER GROUP



# SUMMARY & NEXT STEPS



# SLMP WORKING GROUP - WORKSHOPS 3 - 4

VIRTUAL ONLINE / IN PERSON WORKSHOPS TBC

## SESSION 3 - NOVEMBER 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, Channoeks)
- Stort Valley (at a strategic level)

## SESSION 4 - JANUARY 2021

### WORKSHOP FOCUS

- Report back on Character Area Studies from Workshop 3
- Presentation of Engagement findings
- Presentation of Design Code Examples chapters of the Gilston Strategic Landscape Masterplan
- Stewardship Strategy

