



Gilston Strategic Landscape Masterplan

CONTENTS

1. **Workshop 1 Overview - Emerging Themes**
2. **Workshop 2 Overview**
3. **Workshop 2 - Capturing Results**
4. **Results**

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, Wants and Worries, Early Wins, Site Stewardship
- 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



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

SLMP WORKING GROUP - WORKSHOP 1, 13TH JULY

WORKSHOP FOCUS

- 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

ATTENDEES - 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) - Mike Newman, James Skinner
- 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 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 green 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 include the creation of 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 appropriate integration.

WORKSHOP 2

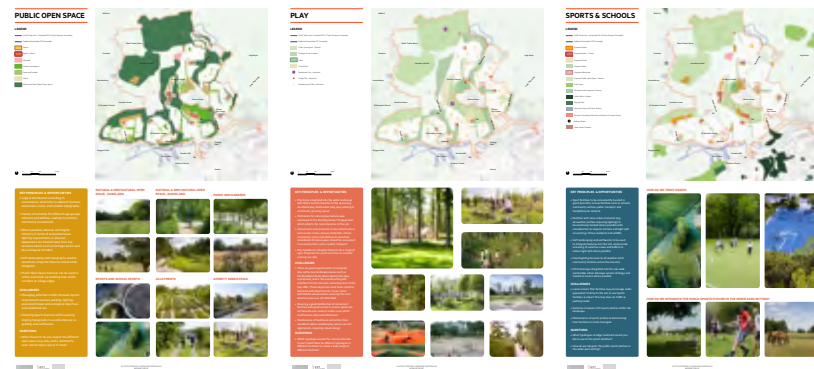
KEY LANDSCAPE STRATEGIES - RESULTS



WORKSHOP 2 OVERVIEW - DISCUSSIONS & ACTIVITIES

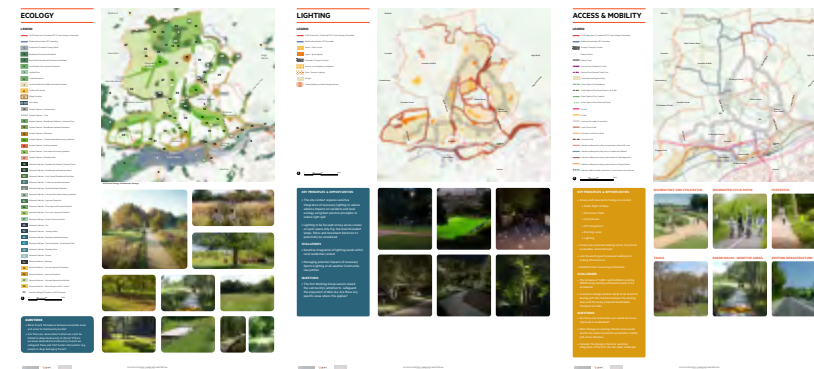
GROUP 1 SESSION 1

PUBLIC OPEN SPACE, SPORTS AND PLAY



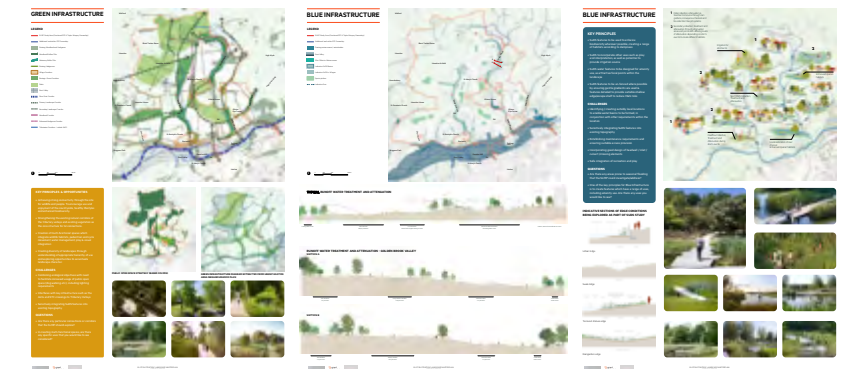
GROUP 2 SESSION 1

ECOLOGY, LIGHTING AND ACCESS



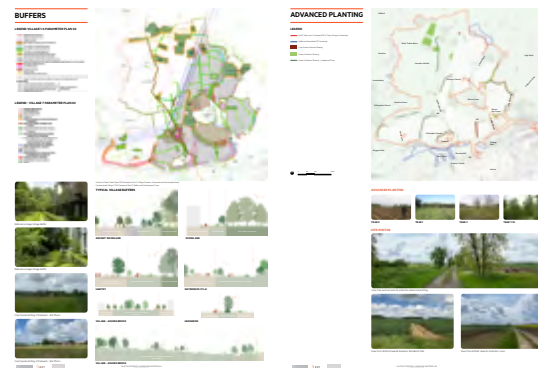
GROUP 3 SESSION 1

GREEN AND BLUE INFRASTRUCTURE



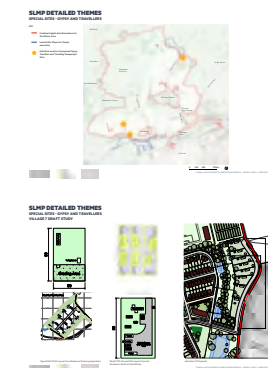
GROUP 1 SESSION 2

ADVANCED PLANTING AND BUFFERS



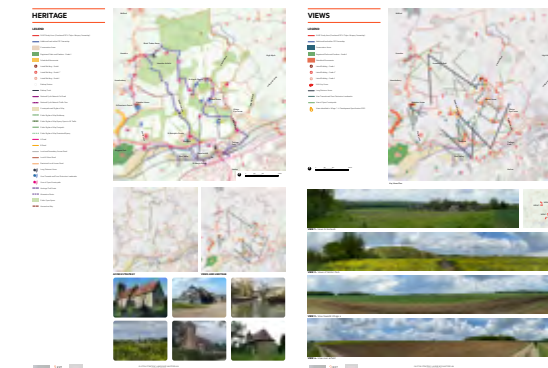
GROUP 2 SESSION 2

SPECIAL SITES (G&T&TS)



GROUP 3 SESSION 2

HERITAGE



Summary of Presentation boards used during workshop

WORKSHOP 2 - CAPTURING RESULTS

METHODOLOGY

This document captures the discussion that took place during this Community Working Group (CWG), both as tool for the Design Team to be able to address the comments made, but also to relay the discussion to the wider Working Group and other stakeholders. The document acts as a record of discussions rather than agreeing or disagreeing with comments which will be addressed through the developing SLMP.

Whereas the first Working Group Session took place in an online format due to ongoing government restrictions related to the COVID pandemic, this Working Group Session took place in person.

The attendees of the Working Groups were split into smaller groups, each discussing a number of topics. Due to the interrelated nature of the topics, many of the topics were discussed or touched upon in each of the groups. For this reason, this document will compile the discussions and comments made based on topics, not based on groups.

WORKSHOP 2 OVERVIEW - EMERGING THEMES

FROM COMMENTS MADE BY PARTICIPANTS AS PART OF THE EXERCISES

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



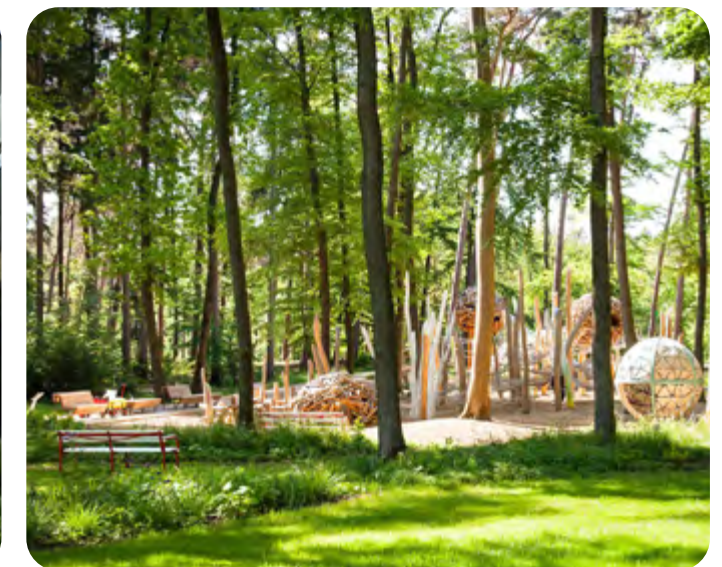
LOCALISED FLOODING OCCURS ON SITE. OPPORTUNITIES TO PROMOTE EFFICIENT FUTURE WATER USE & IMPROVE WATER QUALITY THROUGH NATURAL SYSTEMS SUCH AS REEDBEDS

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

PUBLIC OPEN SPACE

TOPICS OF DISCUSSION RAISED BY CWG

• ALLOTMENTS:

- How many allotments will there be?
- How will the allotments be managed?
- Can the allotments be in the buffer zones?

• **CULTURE:** There are sports and play strategies but there is no strategy for culture. Parndon Mill provides a space for artists, craftspeople and designers but there is no provision for performing arts. This could include open air theatres etc.

• **ORCHARD:** There is a history of commercial orchards in the area (Rivers Orchards, High Wych/Sawbridgeworth). Could this historic use be reinstated?

• **INCIDENTAL ALLOTMENTS:** There are examples of ‘incidental allotments’ - beds where people can forage herbs, vegetables etc. Could these be introduced?



PUBLIC OPEN SPACE

LEGEND

- SLMP Study Area (Combined PPI & Taylor Wimpey Ownership)
- Additional land within PPI Ownership
- Sports
- Sports - School
- Allotment
- Amenity Greenspace
- Parks and Gardens
- School
- Natural and Semi-Natural Open Space

KEY PRINCIPLES & OPPORTUNITIES

- Logical distribution according to convenience, sensitivity to adjacent features and access routes, and 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
- Public Open Space 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 and earthworks

QUESTIONS

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

NATURAL & SEMI-NATURAL OPEN SPACE - PARKLAND

NATURAL & SEMI-NATURAL OPEN SPACE - WOODLAND

PARKS AND GARDENS

SPORTS AND SCHOOL SPORTS

ALLOTMENTS

AMENITY GREEN SPACE

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

Presentation Board used in the consultation

GSLM605 GILSTON STRATEGIC LANDSCAPE MASTERPLAN - WORKING GROUP - WORKSHOP 2 RESULTS 16/09/2021

SPORTS

TOPICS OF DISCUSSION RAISED BY CWG

- **LOCATION:** The location of the sports pitches to the north of the pylons seems popular with residents due to its proximity to Village 4 and the Sustainable Transport Corridor. General preference for pitches to be closer to the villages
- **ACCESS:** Desire for sports pitches to be accessible by sustainable transport methods.
- **TRAFFIC:** Concern about how the traffic to the sports facilities will be managed. This can be managed by ensuring close proximity of the pitches to the sustainable transport corridor and allowing vehicular access from the proposed development instead of external routes through Hunsdon
- **LIGHTING:** Lighting should be considered, it should be unobtrusive and considerate of the ecological impact. Some pitches will be floodlit while others will be informal kickabout areas.
- **POSSIBLE DISTURBANCES:** The sports pitches could potentially cause disturbances to the new and existing communities. This includes lighting, noise and activity in the evenings. These should be mitigated through the design where possible. Could advance planting around the Sports Hub contribute to this early on?



Draft proposal showing revised sports pitch location in response to feedback from the Working group Session

SPORTS & SCHOOLS

LEGEND

- SLMP Study Area (Combined PPI & Taylor Wimpey Ownership)
- Additional land within PPI Ownership
- Proposed Sports
- Proposed Sports - School
- Proposed School
- Proposed Parks
- Proposed Allotments
- Proposed Public Open Space - Natural
- Golf Course
- Allotment and Community Growing
- Public Park or Garden
- Playing Field
- Museum, Library and Police Station
- Primary & Secondary Education and Sports & Leisure Centre
- Railway Station
- Other Sports Facilities

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
- Pitch drainage integrated into the site-wide sustainable urban drainage system strategy and treated at source where possible

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

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?

HOW DO WE TREAT EDGES?

HOW DO WE INTEGRATE THE PUBLIC SPORTS PITCHES IN THE WIDER PARK SETTING?

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

grant associates Taylor Wimpey

Presentation Board used in the consultation

PLAY

TOPICS OF DISCUSSION RAISED BY CWG

- **COMMERCIAL PLAY:** Commercial play areas are mentioned, specifically in relation to the Destination Play area. There is a preference for natural, non-urbanised and non-commercial play areas
- **PARKING:** What parking provision will the play areas have? The design team does not currently have information on the parking provisions which will be required for the play areas. This will be set out by East Hertfordshire County Council. Determining these requirements therefore falls outwith the scope of the SLMP
- **LOCATION:** There is an opportunity to reconnect kids with nature and there will be a variety of play spaces which allow that. There will be local spaces and a “destination” play areas across the seven villages. There will also be larger play spaces in each of the seven villages.



Preference for natural play inspired by setting...



...over urban play area



Preference for natural play...



...over commercialised play

PLAY

LEGEND

- SLMP Study Area (Combined PPI & Taylor Wimpey Ownership)
- Additional land within PPI Ownership
- Public Open Space - Natural
- Strategic Green Corridors
- Parks
- School Plots
- Destination Play - Indicative
- Village Play - Indicative
- Neighbourhood Play - Indicative

KEY PRINCIPLES & OPPORTUNITIES

- Play to be integrated into the 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 Working Group 1 Engagement which reflects the rural character of the site
- Convenience and proximity to key infrastructure such as bus routes, primary footpaths, school, community centre and allotments should be considered. All place space should be convenient to access by foot, cycle or 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-used 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

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?

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

Presentation Board used in the consultation

ECOLOGY

TOPICS OF DISCUSSION RAISED BY CWG

EXISTING HABITATS:

- What will happen to the existing habitat corridors? E.g. what happens to the deer (including Muntjac deer) which move from Brickhouse Farm via Church Lane to Easnye Estate? There is concern that this route will be blocked by the football pitches. It is noted that the SLMP will provide habitat corridors throughout the site, so the deer will naturally move to areas where they feel more comfortable.
- Possibility of introducing feeding programmes to condition deer to live in other areas. No programme has been established for relocation the deer . There are programmes for relocating other species but the methods are specific to these animals.
- Great Crested Newts - most ponds containing this species will be retained, though it is noted that these animals need connected habitats. Improving the habitats of Great Crested Newts will also improve habitats for other reptiles
- **HABITATS AND BLUE INFRASTRUCTURE:** There is an opportunity to create interesting habitats (e.g. permanent water features and seasonal drains) when addressing flood issues. The edge treatment and planting of features should be considered as it is crucial to encourage wildlife
- **HUNSDON AIRFIELD:** There is an opportunity to improve this part of the site for wildlife as it is currently relatively poor arable land
- **RESTRICTING ACCESS:** Could certain areas be restricted to encourage wildlife? This should be established from the start so it is enforceable later. Could include areas like Home Wood and the Bluebells



ECOLOGY

LEGEND

- SLMP Study Area (Combined PPI & Taylor Wimpey Ownership)
- Additional land within PPI Ownership
- 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 Man Habitat but Additional Habitats Present
- 8 Traditional Orchards
- 9 Village Corridors
- Short 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
- 40

0 20 40 60 80 100m

SLMP Draft Ecology & Biodiversity Strategy

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)?

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

Presentation Board used in the consultation

LIGHTING

TOPICS OF DISCUSSION RAISED BY CWG

- **RESPECTING NATURALLY DARK AREAS:** There should be a gradual change in lighting intensity from the villages to more rural areas
- **CONSIDERING BAT CORRIDORS**
- **LIGHTING OF SPORTS PITCHES:** Should be sensitive to limit ecological disturbance and have limited impact on residents.

LIGHTING

LEGEND

- SLMP Study Area (Combined PPI & Taylor Wimpey Ownership)
- Additional land within PPI Ownership
- Sports - Public Access
- Sports - Sports lighting
- Sustainable Transport Corridor
- Areas of minimal lighting intervention
- Parks - Sensitive Lighting
- Villages
- Potential lighting of select heritage features

KEY PRINCIPLES & OPPORTUNITIES

- The 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

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?

GILSTON STRATEGIC LANDSCAPE MASTERPLAN
WORKING GROUP

Presentation Board used in the consultation

ACCESS

TOPICS OF DISCUSSION RAISED BY CWG

- **MANAGED ACCESS:** How can access within nature areas be managed? In Pishiobury Park & Panshanger Park there are wooden edged walkways and boardwalks to manage this. In the buffers especially there is a need to manage the conflict between access, accessibility and wildlife
- **TWICHELLS:** Could improve permeability



Boardwalk Pishiobury Park



Path typologies to restrict human access and intervention in nature



ACCESS & MOBILITY

LEGEND

- SLMP Study Area (Combined PPI & Taylor Wimpey Ownership)
- Additional land within PPI 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
- Hancarrow Way
- Indicative walking and cycling improvements to Burnt Mill Lane
- Indicative walking and cycling link to Hunsdon and Wilford
- Indicative walking and cycling improvements to Sambroldgeworth
- Indicative walking and cycling improvements to Roydon Station
- Indicative additional path connections - exact routes to be confirmed

KEY PRINCIPLES & OPPORTUNITIES

- Access and movement strategy to consider:
 - Public Right of Ways
 - 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 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

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

SHARED FOOT AND CYCLE PATHS

SEGREGATED CYCLE PATHS

FOOTPATHS

TRAILS

BOARD WALKS - SENSITIVE AREAS

EXISTING INFRASTRUCTURE

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

Presentation Board used in the consultation

GREEN INFRASTRUCTURE

TOPICS OF DISCUSSION RAISED BY CWG

- **DEMOGRAPHICS:** What will the demographics of the area be like? This will influence the requirements of the Public Open Spaces and Green Infrastructure. This will be market led, so it will likely be similar to the rest of the area. However, the Green Infrastructure should work for everyone, regardless of the demographic
- **AIRFIELD:** Concern there will be houses close to the airfield although the developable areas are included within the outline application parameter plans. No decision has been made on what happens to the aircraft use, but it sits outside of the developable area
- **ROUTES AND LINKS:** What will the nature of these be? The green infrastructure focusses on active transport and leisure routes, so these could be lit more sensitively
- **EQUESTRIANISM:** For horseriders, it is preferable for brideways not to be tarmacked, though tarmacked routes are more favourable for people with strollers and cyclists.
- **STEWARDSHIP OF GREEN INFRASTRUCTURE:** Important consideration. There are examples of this in the region, like Southern Country Park in Bishop's Stortford which the CWG have pointed out



Parallel brideway and footpath, Cole Green Way Hertfordshire



Southern Country Park, Bishop's Stortford

GREEN INFRASTRUCTURE

LEGEND

- SLMP Study Area (Combined PFP & Taylor Wimpey Ownership)
- Additional land within PFP Ownership
- Existing Woodland and Hedgerow
- Woodland Buffer 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

KEY PRINCIPLES & OPPORTUNITIES

- Achieving strong connectivity through the site for wildlife and people. To encourage use and enjoyment of the countryside, healthy lifestyles and enhanced biodiversity.
- Strengthening the existing natural corridors of the tributary valleys and existing vegetation as the core structure for GI connections.
- Creation of multi-functional spaces which integrate wildlife habitats, pedestrian and cycle movement, water management, play & visual integration
- Creating diversity of landscapes through understanding of appropriate hierarchy of use and 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

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?

PUBLIC OPEN SPACE STRATEGY (BASED ON OPA) GREEN INFRASTRUCTURE DIAGRAM EXTRACTED FROM HEGNP GILSTON AREA NEIGHBOURHOOD PLAN

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

Presentation Board used in the consultation

BLUE INFRASTRUCTURE

TOPICS OF DISCUSSION RAISED BY CWG

- **LOCAL FLOOD ISSUES:**
 - Channoeks Farm is cut off 4 to 5 times a year
 - Hunsdon experiences flood issues
- **REED BEDS:** Could be used to filter water
- **WATER HARVESTING:** Could rainwater be harvested and reused?
- **REDUCE WATER USE:** People should be encouraged to use less and waste less water.



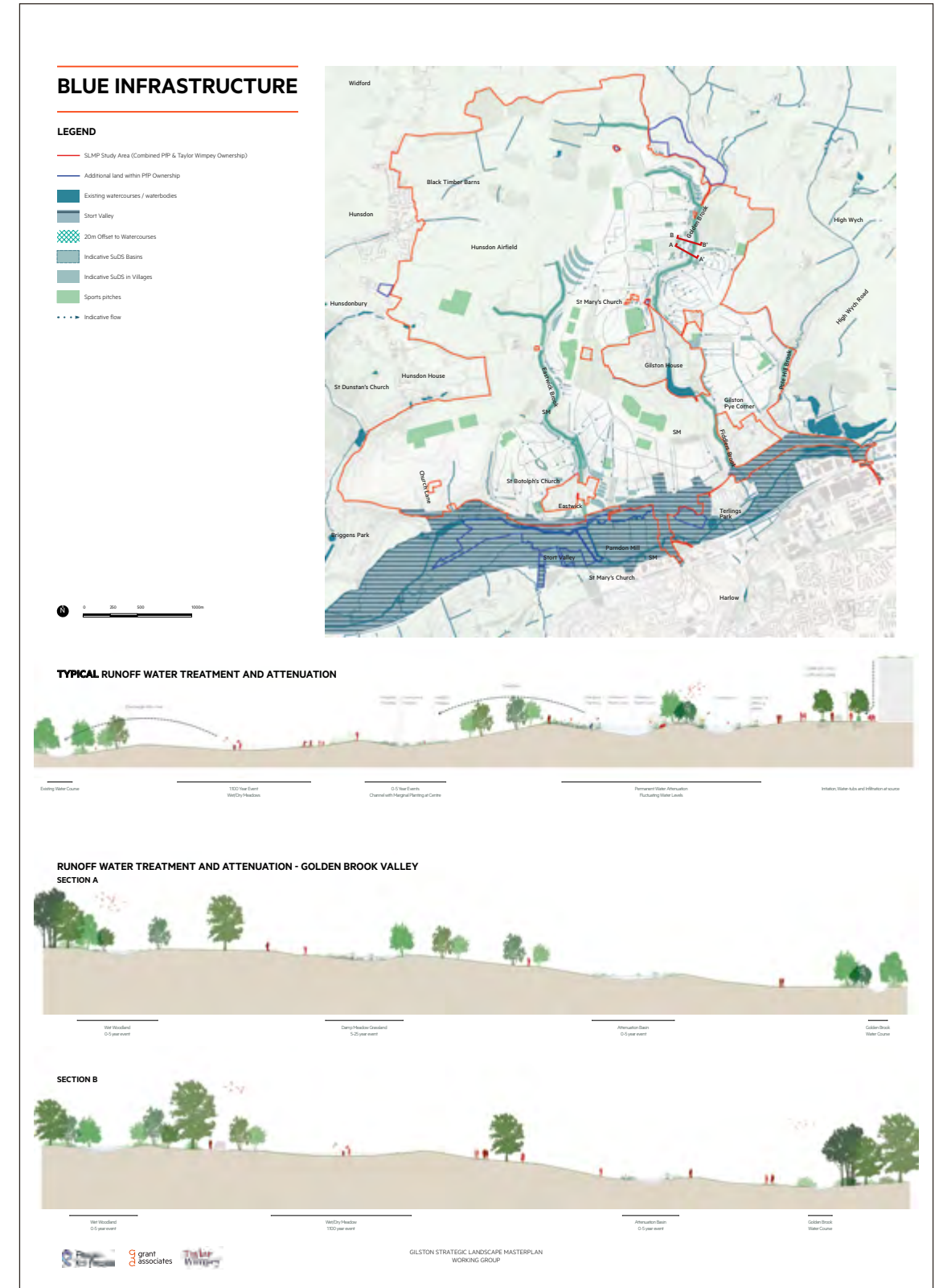
Reed beds providing ecologically rich edge condition and cleaning water



Golden Brook after rain event



Bristol Harbourside, Grant Associates - reedbeds to improve water quality & ecology

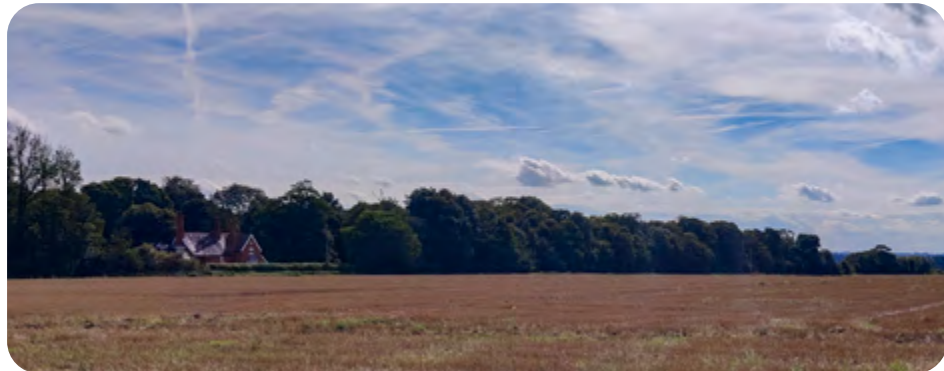


Presentation Board used in the consultation

BUFFERS

TOPICS OF DISCUSSION RAISED BY CWG

- **SOFT EDGES:** Soft edges to the villages need to be considered. They come in different forms but gardens are unlikely to back onto an open space. It is more likely there will be houses fronting onto a street
- **TREE ROOT PROTECTION AND ROAD SIDE BUFFERS:** Ancient woodland will be protected with root protection zones. This means there will be natural buffers and nature routes throughout Gilston Villages.
- **CHANNOCKS FARM:**
 - Why is there a 20m buffer around Channock Farm and 30m around other areas. Channocks is one of the highest points on the site?
 - The width of the buffers does not mean that there is going to be development up to that line. Soft boundaries and opportunities for different types of development.
 - There was a request for allotments along this boundary.



Home wood - 20m buffers are proposed to ancient woodlands



5m buffers to existing hedgerows

BUFFERS

LEGEND VILLAGE 1-6 PARAMETER PLAN 02

LEGEND - VILLAGE 7 PARAMETER PLAN 02

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

TYPICAL VILLAGE BUFFERS

Reference Image Village Buffer

ANCIENT WOODLAND

WOODLAND

HABITAT

WATERWAYS (V1-6)

VILLAGE - GOLDEN BROOK

HEDEROW

VILLAGE - GOLDEN BROOK
GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

Places for People | grant associates | Taylor Wimpey

Presentation Board used in the consultation

ADVANCED PLANTING

TOPICS OF DISCUSSION RAISED BY CWG

• TIMEFRAME:

- When is advance planting expected to take place? Aim is currently October 2022 onwards, though there is a national shortage of trees. The planting will start before Village 1 commences.
- Could all planting be done before works start? This is not possible due to the ever-changing nature of the work including tenancies etc. There are triggers related to number of residents and dwellings. These will set out when planting needs to take place.

• PHASING: Are phasing plans available to residents?

- **CHANNOCKS FARM:** Early planting around Channoeks to get the trees surrounding the farm area to grow to a substantial height before homes are built in adjacent areas. This would allow the view to be tree canopies not houses.



Draft Advanced Planting Proposal Channoeks Farm



Draft Advanced Planting Proposal Pye Corner

ADVANCED PLANTING

LEGEND

- SLMP Study Area (Combined PIP & Taylor Wimpey Ownership)
- Additional land within PIP Ownership
- Lime Avenue Advance Planting
- Areas of Advance Planting
- Areas of Advance Planting - Hedges and Trees

ADVANCED PLANTING

YEAR 0

YEAR 1

YEAR 3

YEAR 7-10

SITE PHOTOS

"Lime tree avenue" area for potential advanced planting

View from Airfield towards Eastwick Woodland Park

View from Airfield towards Cockrobin Lane

GILSTON STRATEGIC LANDSCAPE MASTERPLAN WORKING GROUP

Presentation Board used in the consultation

GYPSY, TRAVELLERS AND TRAVELLING SHOWPEOPLE SITES

TOPICS OF DISCUSSION RAISED BY CWG

- **WHAT ARE G&T&TS REQUIREMENT?:**
 - Practicalities like access, facilities, community needs, noise and levels need to be considered. Will there be need for community rooms? Space to keep dogs and horses?
 - How will boundaries be treated?
- **OWNERSHIP: Who will own this?**
- **WHAT DRIVES NEED AND REQUIREMENTS?: Policies are driven by demographics.**

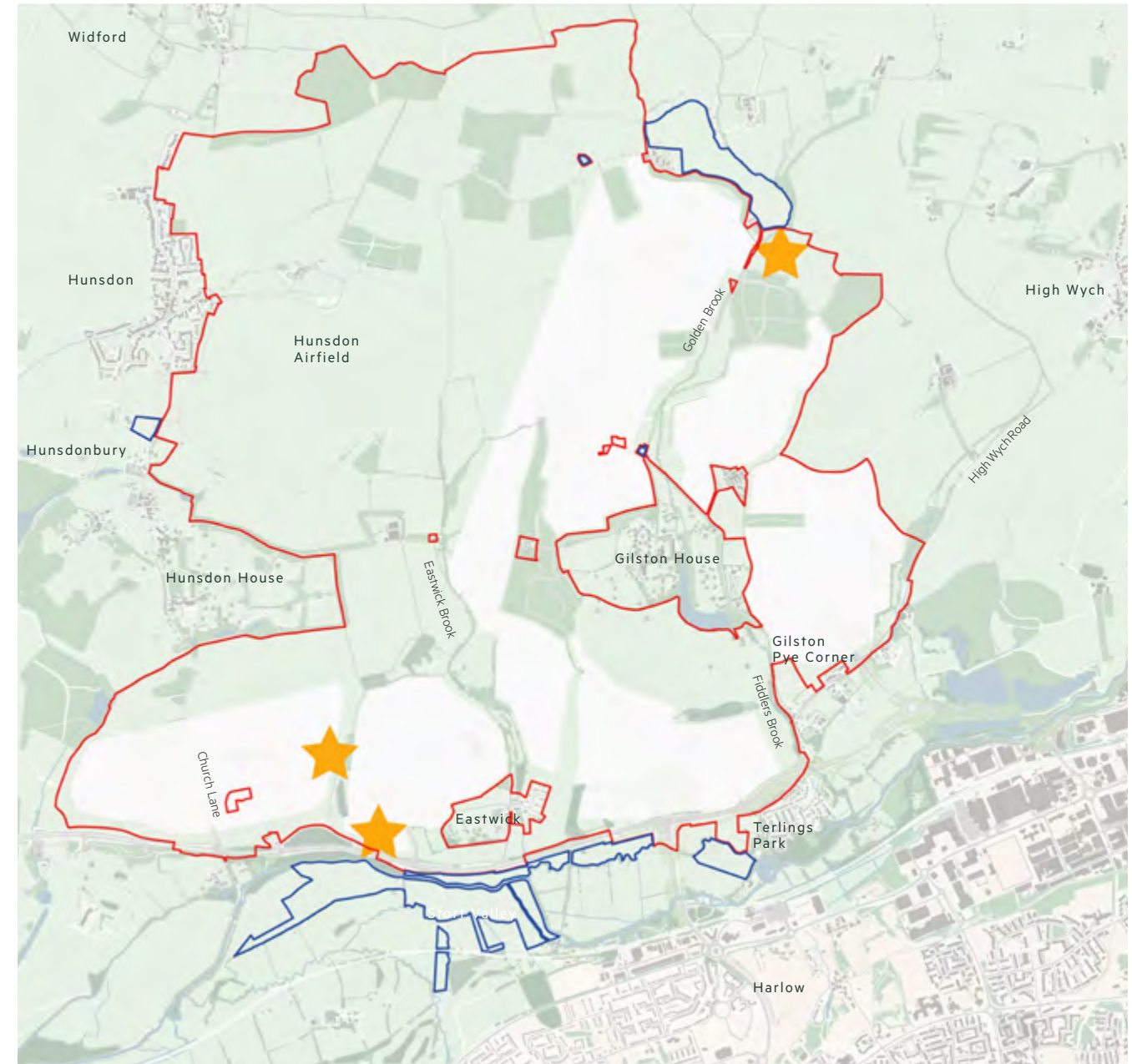
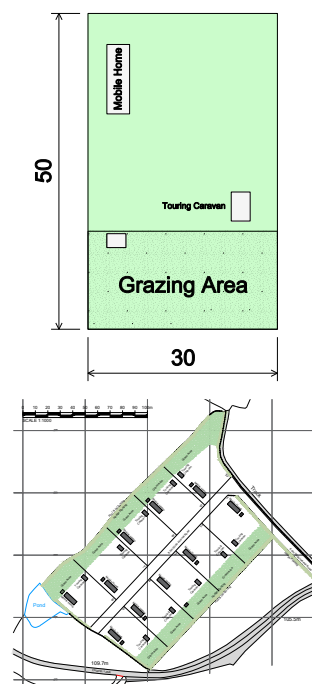


Diagram used in the consultation

KEY

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



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

