Gilston Area - Opportunities

1. The area includes several footpaths

2. The area includes national trail routes

3. The area includes several bridleways

4. Several nature reserves are located in the area

5. Several protected woodlands are in the area

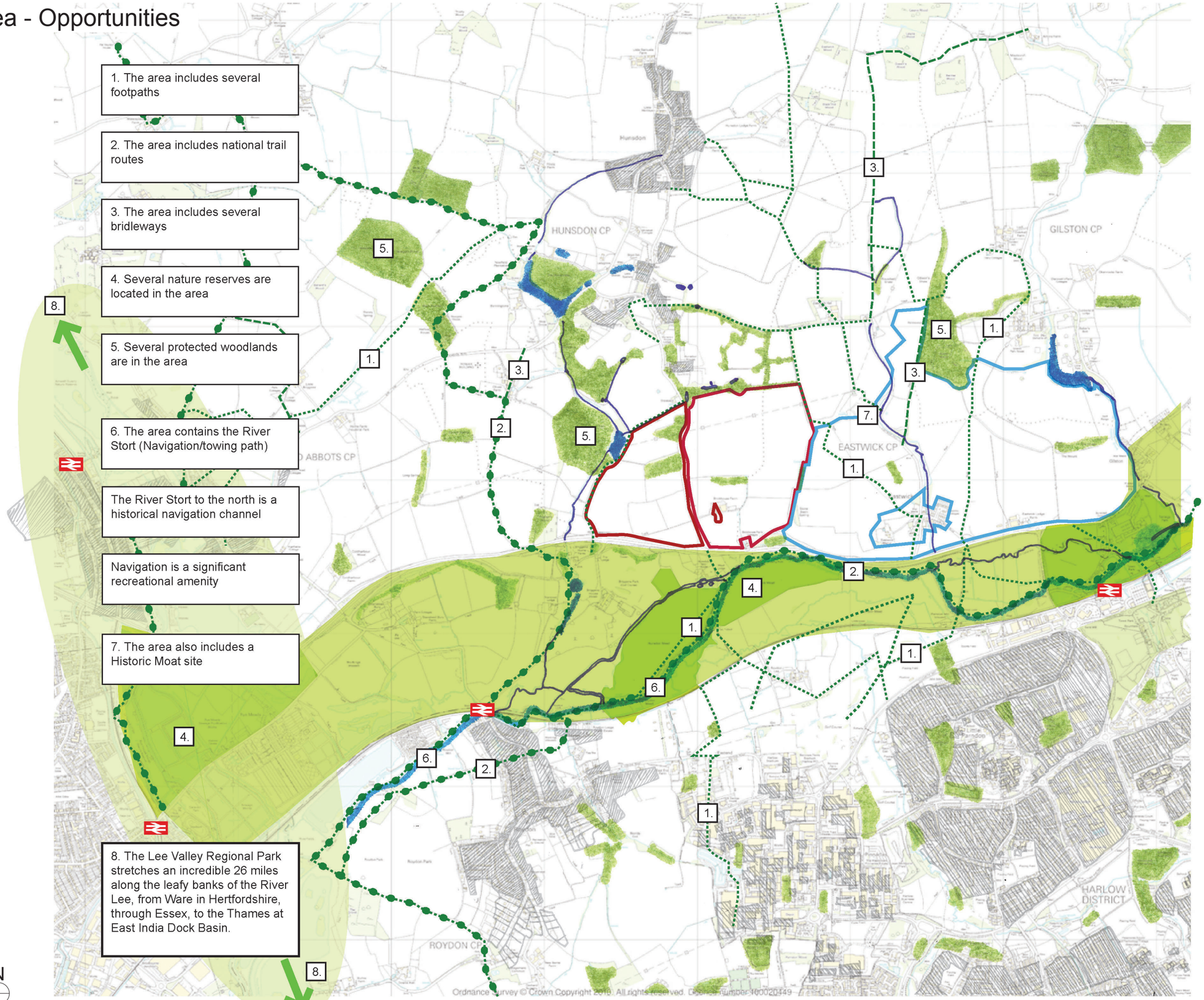
6. The area contains the River Stort (Navigation/towing path)

The River Stort to the north is a historical navigation channel

Navigation is a significant recreational amenity

7. The area also includes a Historic Moat site

8. The Lee Valley Regional Park stretches an incredible 26 miles along the leafy banks of the River Lee, from Ware in Hertfordshire, through Essex, to the Thames at East India Dock Basin.



N

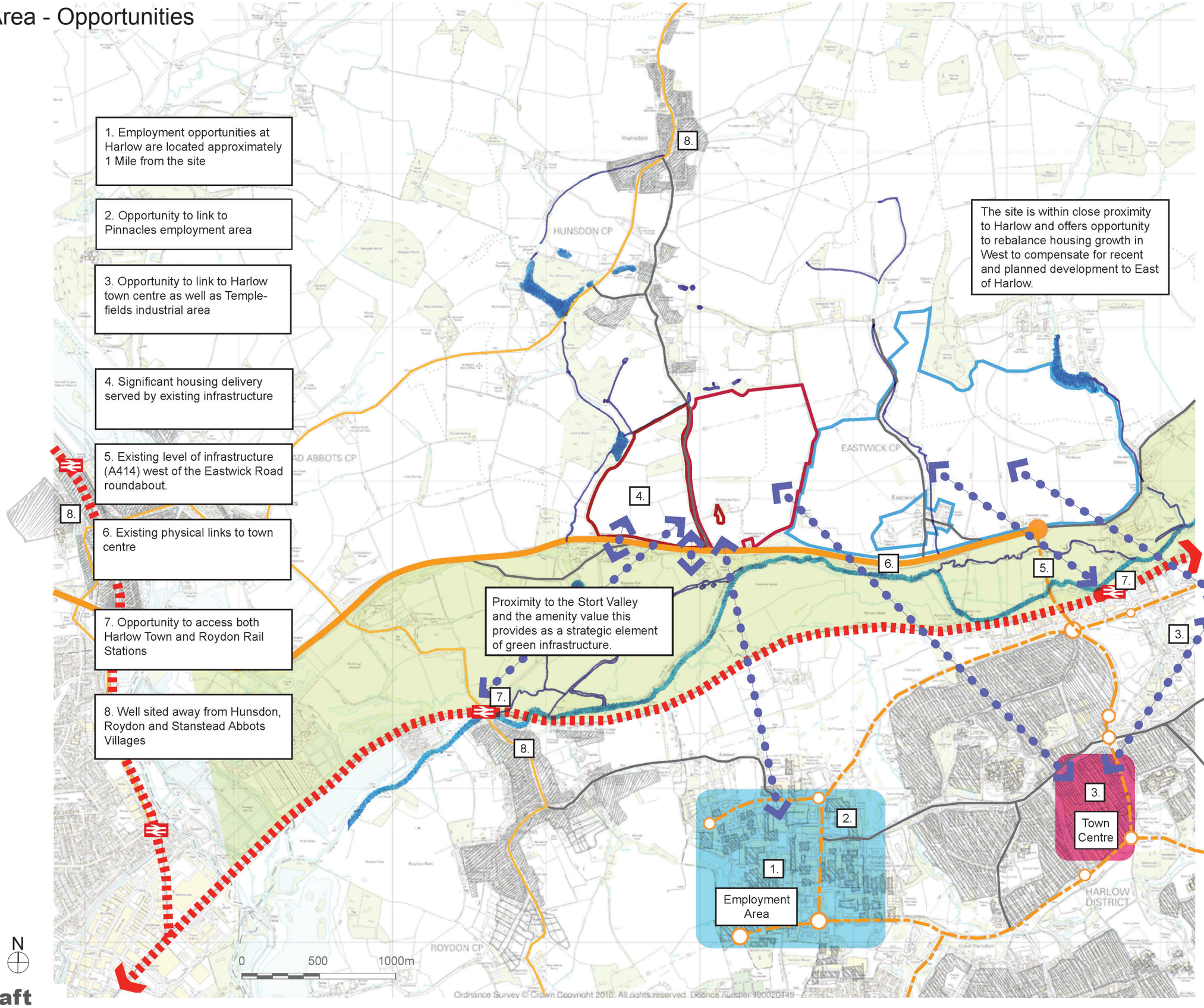
0 500 1000m

savills

spacecraft architects

GILSTON AREA

Gilston Area - Opportunities



Ordnance Survey © Crown Copyright 2010. All rights reserved. Licence number 100020449

savills

space craft architects

GILSTON AREA

Gilston Area - Constraints

1. Powerline

2. Approximate Powerline area restriction

3. Physical separation provided by the A414

4. A414 Noise: Noise levels are particularly high to the north, along the A414 (The day, evening, night levels along the A414 vary between 60-70dB

5. Congestion - Main access into Harlow

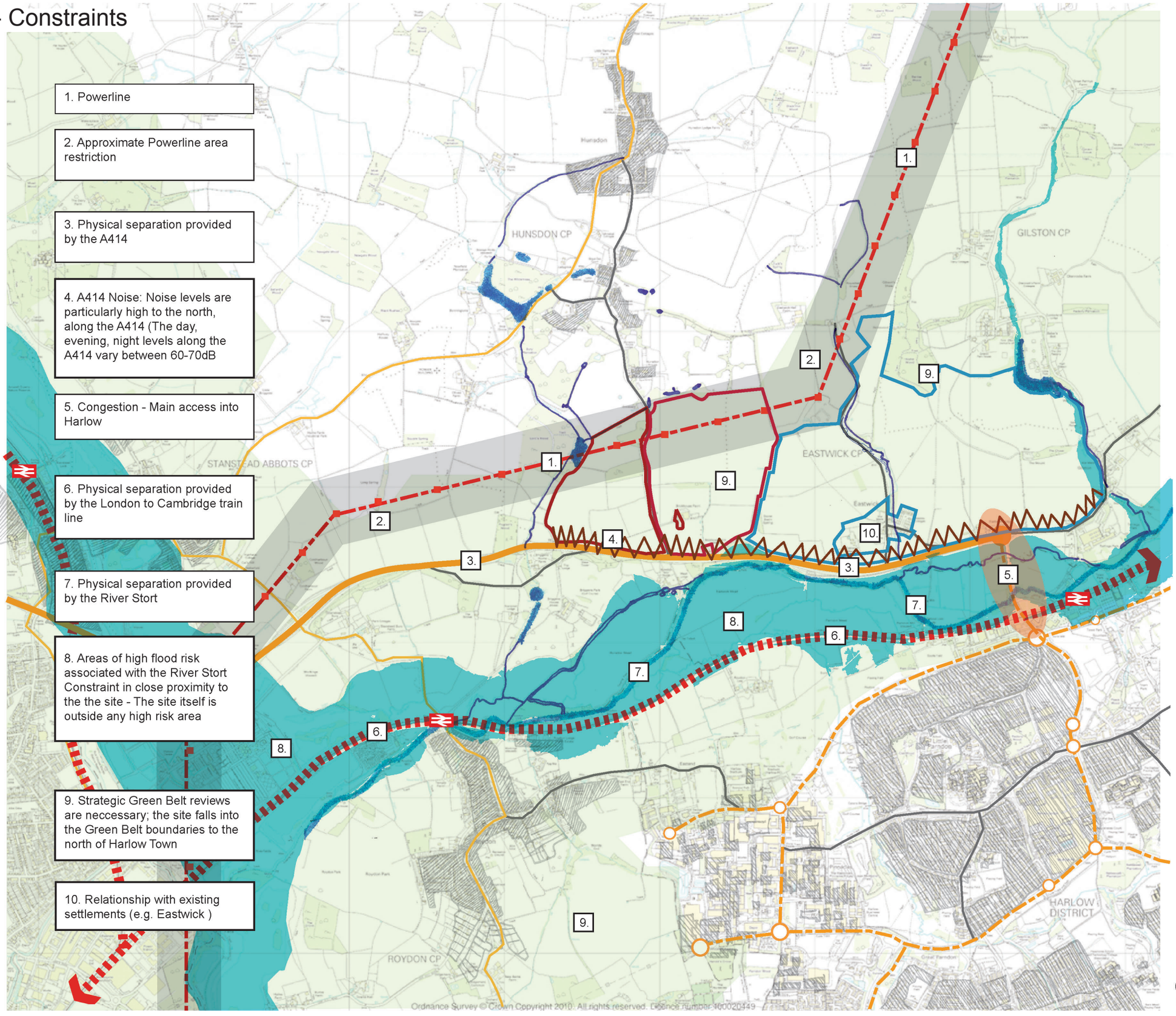
6. Physical separation provided by the London to Cambridge train line

7. Physical separation provided by the River Stort

8. Areas of high flood risk associated with the River Stort Constraint in close proximity to the the site - The site itself is outside any high risk area

9. Strategic Green Belt reviews are neccessary; the site falls into the Green Belt boundaries to the north of Harlow Town

10. Relationship with existing settlements (e.g. Eastwick)



Ordnance Survey © Crown Copyright 2010. All rights reserved. Licence number 100020449

savills

N

space craft architects

0 500 1000m

GILSTON AREA