

GILSTON AREA

To the north of Harlow

LANDSCAPE AND OPEN SPACE STRATEGY

DECEMBER 2016

Preface

This Landscape and Open Space Strategy Report for the Gilston Area (GA) located to the north of Harlow has been prepared by Grant Associates on behalf of Places of People and City & Provincial Properties PLC.

The proposed masterplan for the Gilston Area will create an exemplar of a vibrant and sustainable development with a strong sense of community and a diverse range of neighbourhood characters. A wide range of housing typologies and recreational amenities will be provided as part of the masterplan. It will also deliver major social and physical infrastructure.

Overall, the Gilston Area Masterplan will assist in addressing local housing needs in the East Hertfordshire Area and contribute to the regeneration of Harlow. The contents of this document (text and images) are provided for illustrative purposes only.



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NOTES

This Report focuses on the Landscape and open space strategy. Landscape Character/Landscape and Visual Impact and Site Ecology are the subject of separate studies undertaken by Capita Symonds and Ecological & Planning Research Consultants respectively.



ILLUSTRATIVE IMAGE OF THE LANDSCAPE MASTERPLAN



Introduction

The concept for the Gilston Area masterplan is a series of villages set around the historic landscape of Gilston Park, each village having its own distinct character. It is a place that is shaped by its landscape and aims to protect and enhance the surrounding natural environment.

The local scenery, wildlife habitats, architectural and historical heritage have informed the design of the masterplan in a landscape led approach that ensures that these new villages complement the countryside, creating an attractive setting in which people can enjoy the local environment that links them through the ambitious green infrastructure proposals to the Hertfordshire countryside, Stort Valley and Lee Valley beyond.

The development is landscaped sensibly and is sensitive to the character of surrounding areas and the proposed open space strategy. There will be an effect on the existing and surrounding landscape but the proposals seek to mitigate this impact with the aim of creating a landscape that is more diverse and better managed and with greater open access than the existing agricultural/

farming use context.

The green infrastructure proposals include new open spaces interwoven throughout the development and four major publically accessible strategic parks (Stort Valley Park, Gilston Park and Fields, Woodland Park, Hunsdon Airfield Park) that will create fantastic habitat creation opportunities as well as providing considerable open space amenity and sports facilities for enjoyment by all.



**A place with
genuine
roots and the
potential to
flourish over
many years.**

A.1 PLANNING POLICY SUMMARY

A.1.1 Existing planning policy

A.2 EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

- A.2.1 Surrounding parks and open spaces
- A.2.2 Site Landscape Character
- A.2.3 Site Morphology and Landscape Features
- A.2.4 History and Heritage
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- A.2.7 Existing Rights Of Way
- A.2.8 The Stort Valley
- A.2.9 Opportunities & Constraints

A Site context



STORT VALLEY: STRATEGIC GREEN INFRASTRUCTURE WITHIN THE GILSTON AREA SITE



Overview

The study of the site context and its constraints has been key to the development of the landscape masterplan in order to find a consistent and appropriate response, and address existing site issues and conditions.

To inform our understanding of the unique landscape character of the site and its qualities, several aspects have been studied including topography, history and heritage features, ecology and habitats, landscape character, existing settlements and open spaces, among others.

The extensive planning policy and guidance that affects the area has been reviewed, serving as a framework for the proposed strategy. Several studies and plans have previously been carried out in this area which identify strategic assets and objectives and assist in defining a clear landscape and open space strategy that will enhance the existing landscape and natural habitats across the Gilston Area.

A.1 Planning Policy Summary

A.1.1 EXISTING PLANNING POLICY

In preparing this Landscape & Open Space Strategy for Gilston Area, Grant Associates have reviewed current national, regional and local planning policy and guidance, including open space provision, play, sport & recreation, residential amenity space and accessibility.

There is a substantial volume of planning policy that is relevant to the site. Therefore, this section provides a summary of the most pertinent documents to the scheme and the development of the landscape masterplan.

National Policy and Guidance

- National Planning Policy Framework, March 2012
- Everyone Matters – A Sustainable Community Strategy for East Herts April 2009 – 2024
- Fields in Trust Planning and Design for Outdoor Sport and Play, 2008
- Sport England East Plan
- Green Space Strategies: A Good Practice Guide, 2006 (CABE)
- Developing Accessible Play Space: A Good Practice Guide, 2003 (ODPM, now DCLG)

Hertfordshire and East Hertfordshire Policy and Guidance

- East Herts District Council (EHDC) Local Plan Second Review, April 2007
- EHDC Draft East Herts District Plan Policies, 2013
- EHDC Parks and Open Spaces Strategy 2007 – 2012
- EHDC Local Plan Second Review 2007 Open Space, Sport & Recreation SPD, September 2009
- EHDC Landscape Character Assessment SPD, September 2007
- EHDC Local Plan Second Review 2007 Historic Parks and Gardens SPD, September 2007
- EHDC Vehicle Parking Provision at New Development SPD, 2008
- EHDC Meeting Sustainable drainage in Hertfordshire, Herts Interim SuDS Policy Statement November 2012 and SuDS Adoption Policy 2013

Harlow District Council Policy and Guidance

- Harlow Council adopted replacement local plan 2006
- Children and Young People's Play Strategy 2007 – 2012 Harlow Council open Space, Sport & Recreation SPD, June 2007

Green Infrastructure: National guidance

- Green Infrastructure – An Integrated Approach to Land Use, Landscape Institute, March 2013
- The Natural Choice: Securing the Value of Nature, DEFRA White Paper, June 2011

Green Infrastructure: Supplementary Planning Documents (SPD) & SPD evidence base

- Green Infrastructure Strategy for the Harlow

Area, CBA 2005

- Stort Valley feasibility study CBA & The Landscape Partnership 2007
- EHDC Green Infrastructure plan, LUC 2011
- Harlow Green Infrastructure study, LUC 2013

Green Infrastructure: Other related stakeholder studies

- Green Arc Initiative, LUC 2002
- Stort Valley Waterspace Strategy, 2010
- Objectives of the Stort Valley Partnership catchment plan, 2012

Habitat & Ecology nature conservation legislation & policy

- Key wildlife legislation
- Sites for conservation of nature
- Species protection
- Regional planning policy

GILSTON AREA & GREEN INFRASTRUCTURE POLICY

Key recommendations from the Green Infrastructure policy plans and supporting studies for the Harlow and Stort Valley area as outlined above have been used as the guiding principle for the development of the Gilston Area Landscape masterplan.

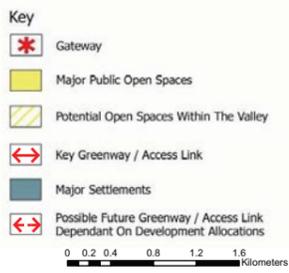
The EHDC and Harlow Green Infrastructure plans presented on the opposite page illustrate the policy strategies and recommendations of these reports which relate directly to the Gilston Area site and can be summarised as follows:

- Improved access across the Stort Valley and across the Gilston Area site to create better connectivity to countryside north of Harlow is called for by the Green Infrastructure strategies. The area south of Eastwick village is described as a Green Infrastructure Gateway to Harlow. Improved access is described as green link connections based on existing key footpaths, bridleways and green links.
- The Stort Valley is identified as a strategic/significant Green Infrastructure asset targeted as an area for enhanced riverine environment, informal recreation, natural play and spaces for discovering and accessing nature.
- Key Green infrastructure objectives for the Stort Valley within the site boundary are the enhancement of the river's natural habitats and wildlife and increasing people's awareness, education and involvement.
- Both wetland and water meadow habitat creation are prescribed by both East Hertfordshire and Harlow Green Infrastructure strategies and reports for the Gilston Area area of the Stort Valley
- Gilston Park is recognised as a strategic/significant Green Infrastructure asset and a historic landscape for the conservation of and connectivity of historic fabric.
- Habitat enhancements aimed at the site include a potential new habitat linkage area for the enhancement of grassland, wetland, reed beds and aquatic vegetation linking

to the wetland and riparian environment of the Stort tributary streams (Fiddlers Brook/Golden Brook and Eastwick Valley brook).

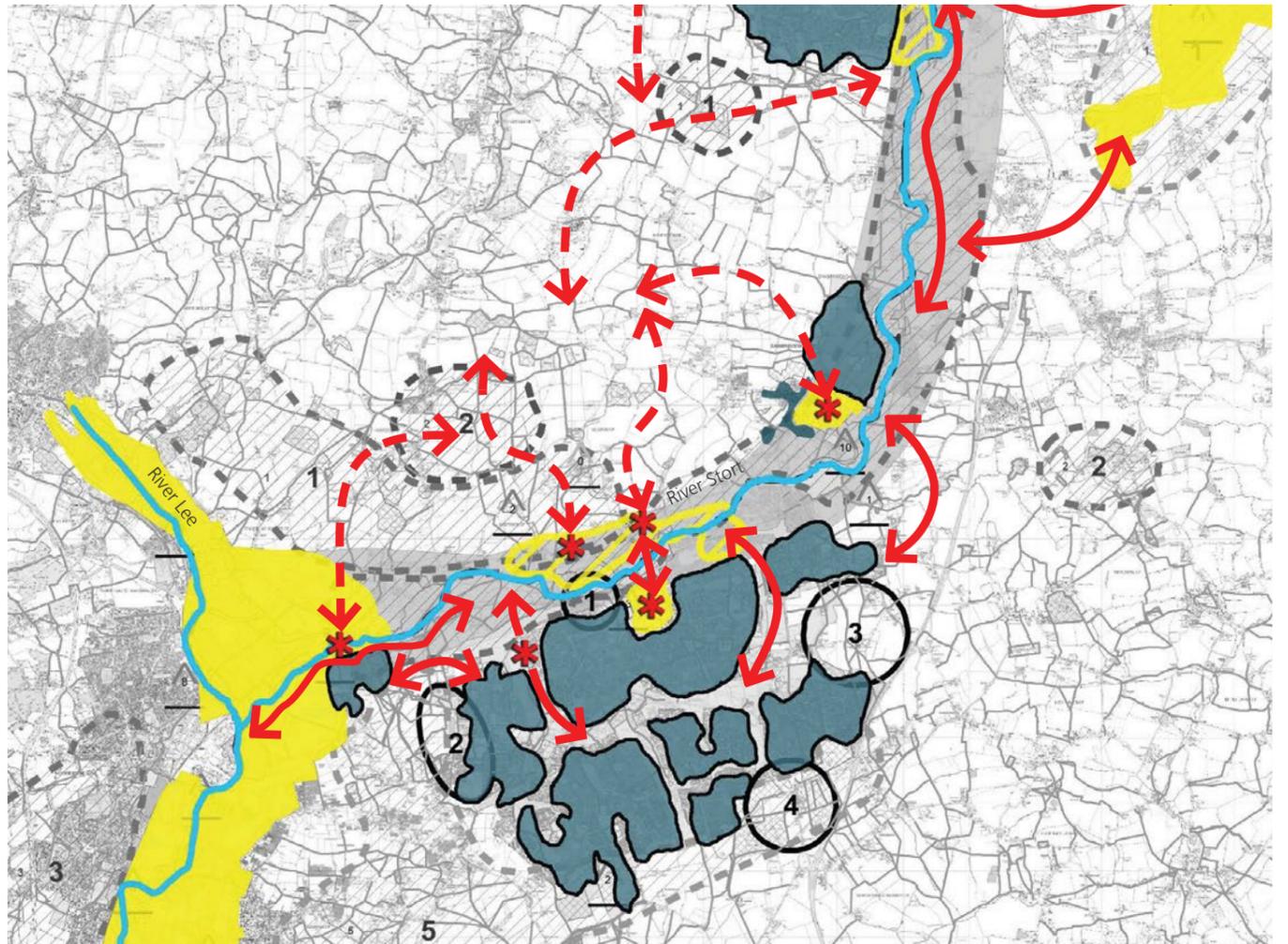
- Reinforcement of broadleaf woodland habitats.
- Valorisation of site heritage, including moated sites and the airfield.

Figure 09
Strategic Access Links & Open Space Concept



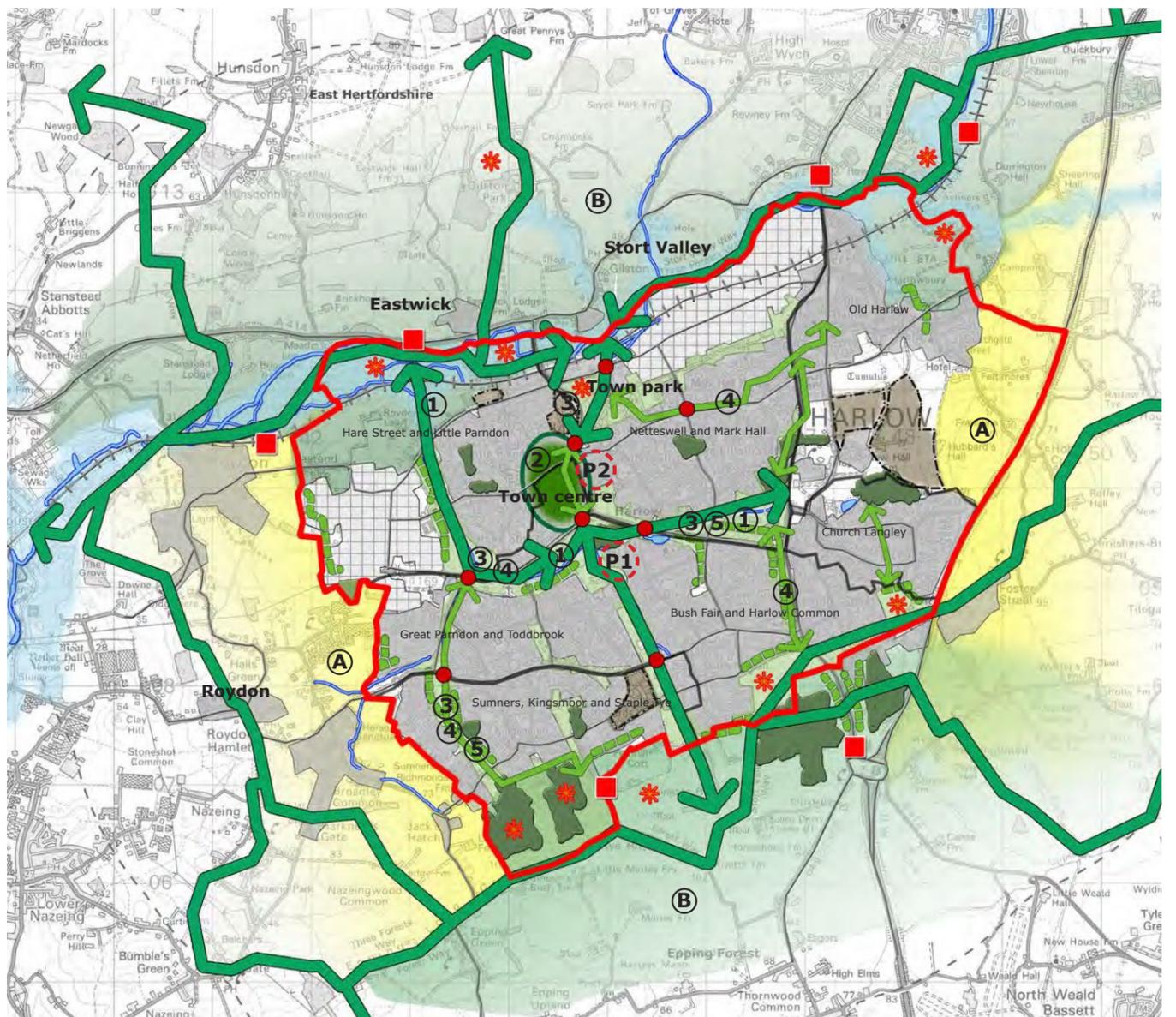
Stort Valley Feasibility Study

Dwg No. 06223/09
Scale 1:60,000
Date February 2007
Drawn CM Checked CHS



STORT VALLEY FEASIBILITY ACCESS LINKS AND OPEN SPACE CONCEPT (IMAGE BY CBA & TLP)

LEGEND



HARLOW DISTRICT GI VISION 2013 (IMAGE BY LUC)

A.2 Existing landscape and open space context

A.2.1 SURROUNDING PARKS AND OPEN SPACES

The location of Gilston Area on the northern valley slopes of the Stort Valley provides great potential for connections to strategic Green Infrastructure and leisure and recreational activities as illustrated in the plans opposite.

The Stort Valley is home to a wide variety of outdoor pursuits, leisure and recreational activities that form a regionally significant green corridor that links to the Lea Valley and the Olympic Park beyond.

The site is also surrounded by two important forests and a Regional Park. Several smaller parks and gardens are also found in the wider area:

- Lee Valley Regional Park is a 10,000-acre (40 km²), 26-mile (42 km) long linear park. Much of it is green spaces, running through the northeast of London, Essex and Hertfordshire from the River Thames to Ware, in an area generally known as the Lee Valley. The park follows the course of the River Lea (Lee) along the Lea Valley. The park is made up of a diverse mix of countryside areas, urban green spaces, heritage sites, country parks, nature reserves and lakes and riverside trails, as well as leading sports centres.

- Hatfield Forest in Essex is owned by the National Trust and is 1,049 acres (4.245 km²) of woodland, wood pasture (grass plains with trees), lake and marsh.
- Epping Forest is an area of ancient woodland that covers 2,476 hectares. It contains areas of woodland, grassland, heath, rivers, bogs and ponds and is a Site of Special Scientific Interest.

The wider area is well served by golf courses and sport centres.

The following studies have been carried out to identify the Green Infrastructure problems and opportunities of the wider area:

- East Hertfordshire District Council Green Infrastructure Strategy, 2011
- A Green Infrastructure Plan for the Harlow Area, Chris Blanford Associates, Nov 2005
- Stort Valley Feasibility Study, March 2007
- Harlow Green Infrastructure Study, LUC, 2013

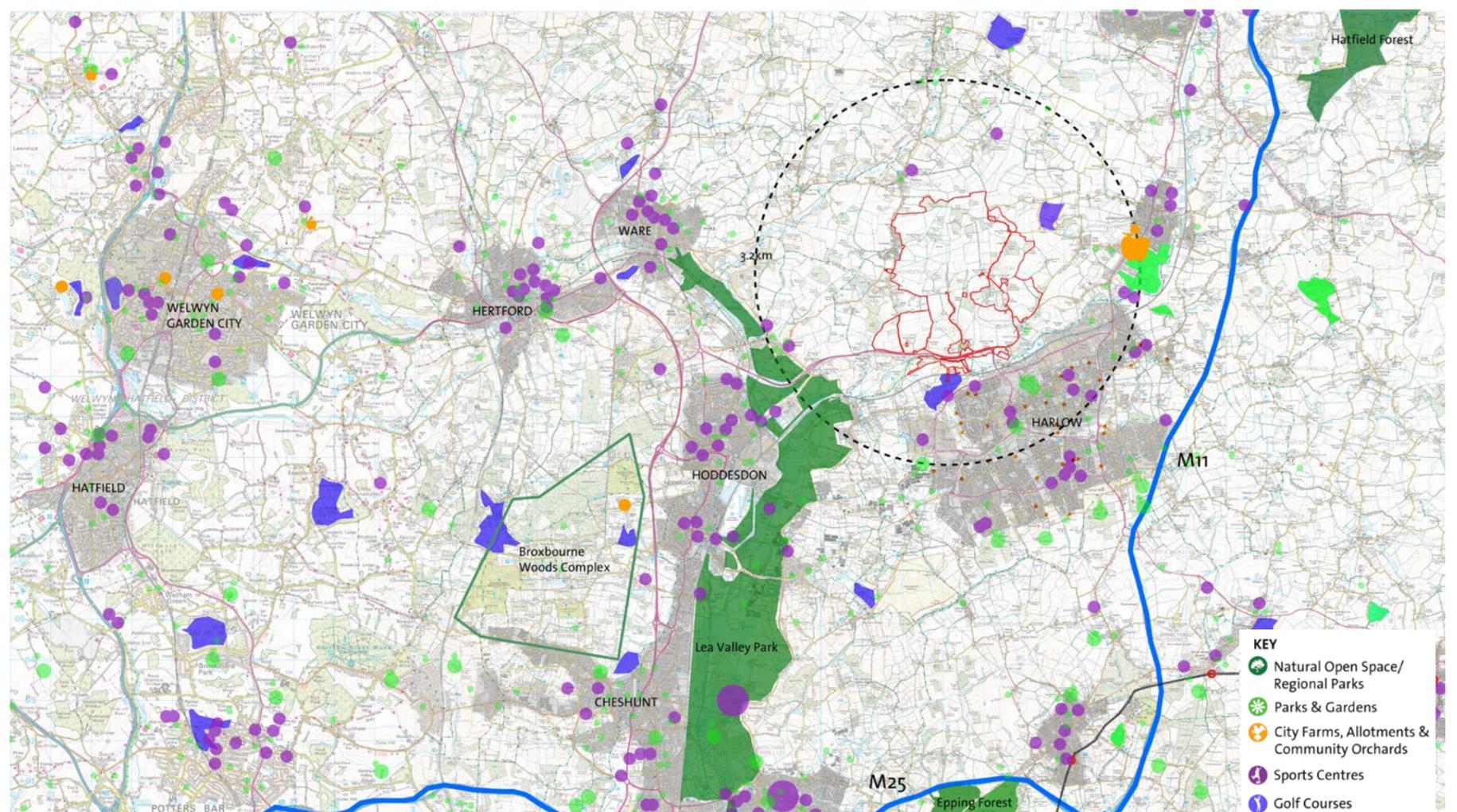


FIGURE 1: OPEN SPACES, GREEN INFRASTRUCTURE AND SPORT FACILITIES

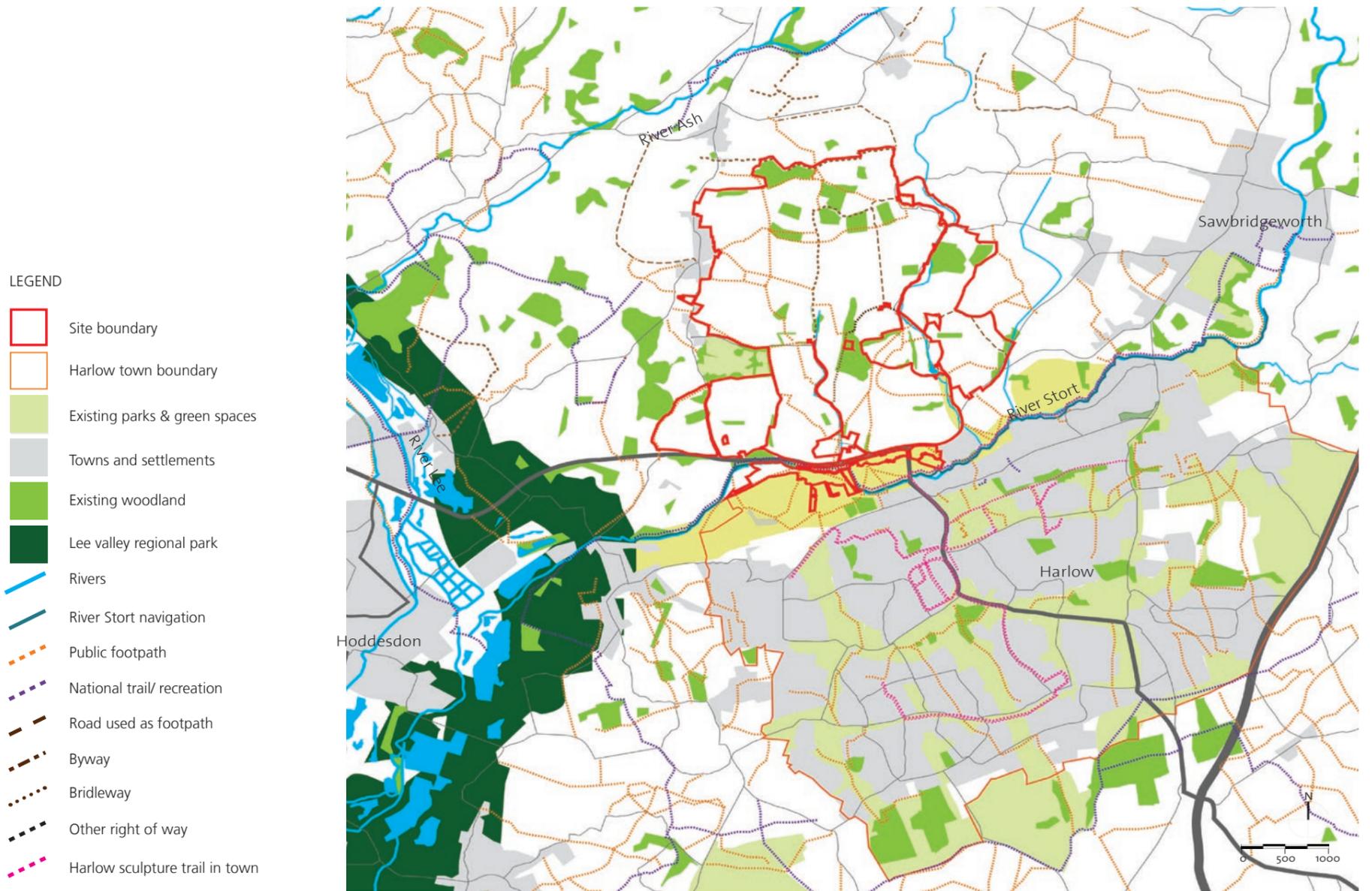


FIGURE 2: EXISTING GREEN INFRASTRUCTURE AND PUBLIC RIGHTS OF WAY

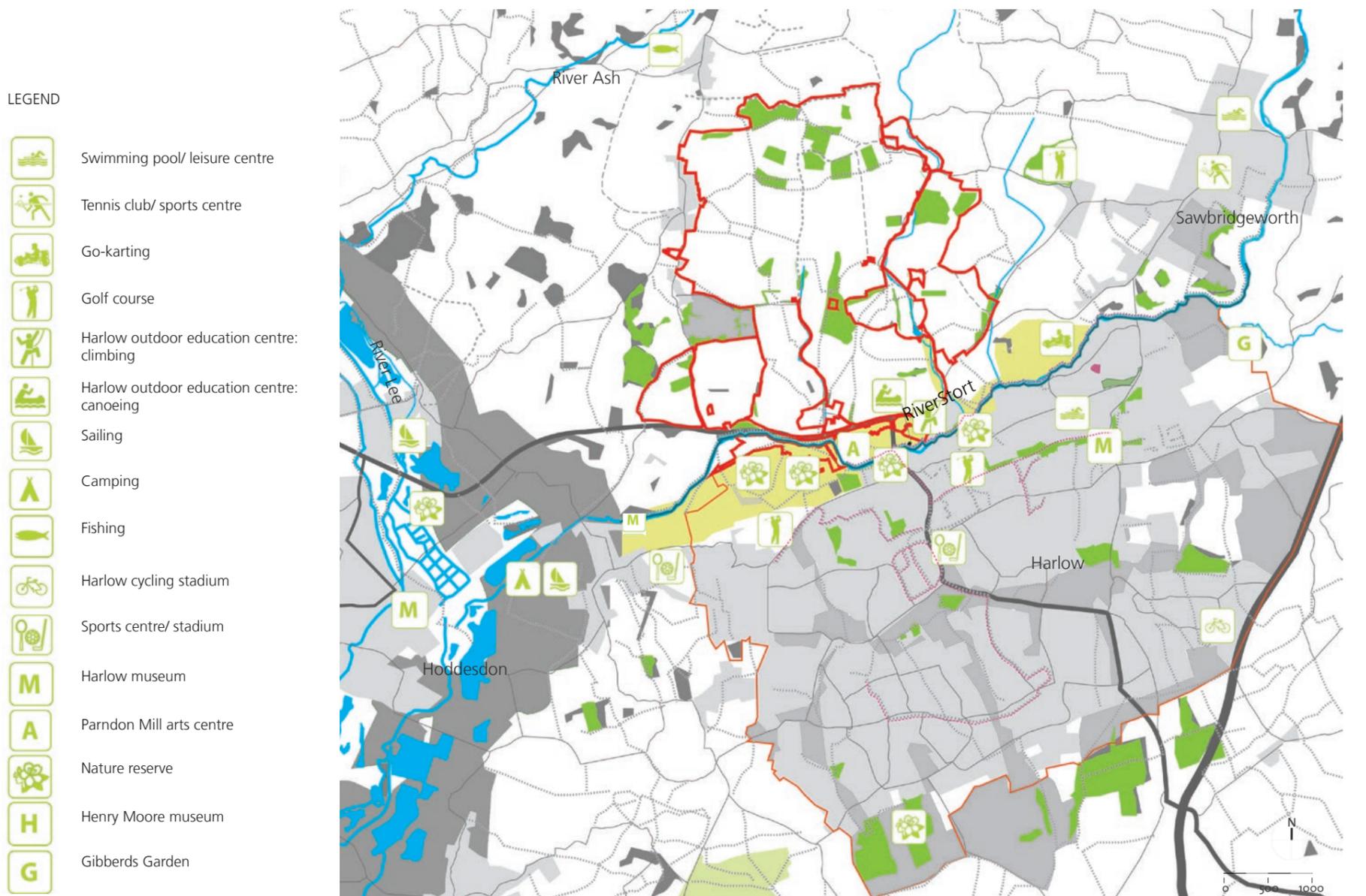


FIGURE 3: EXISTING PUBLIC RECREATION FACILITIES

A.2.2 SITE LANDSCAPE CHARACTER

A high level landscape analysis of the site reveals four areas of distinct character, shaped by topography, aspect and the overall environmental quality as well as the degree of connection to Harlow and East Hertfordshire.

The northern character area, 'woodland belt', contains clusters of ancient woodlands that fragment the open space and shorten views.

The central character area, 'the plateau', runs as a central east-west strip of landscape across the site, north of the slopes. With the exception of the dips in the landscape formed by the two tributary valley streams, the area is predominantly flat and feels more visually disconnected from Harlow to the South. Views are more expansive across the site, punctuated by large human interventions in the form of a line of pylons and Hunsdon Airfield.

The southern character area, 'the slopes', consist of south-facing terrain sandwiched between the Stort Valley and the ridge lines across the middle portion of the site including the southern end of the former Gilston Park. Overlooking the Stort Valley this is, visually and physically speaking, the most visually connected area to Harlow.

The Stort Valley runs along the southern perimeter of the site and represents one of the most influential landscape features in the area. The floodplain in the valley borders upon the urban fringes of Harlow and provides natural habitats for a diverse ecology of wildlife. The landscape setting of the Stort Valley between GPE and Harlow presents an opportunity to enhance existing movement networks and to create a well connected gateway to the new development.



WOODLAND BELT



PLATEAU AND HUNSDON AIRFIELD

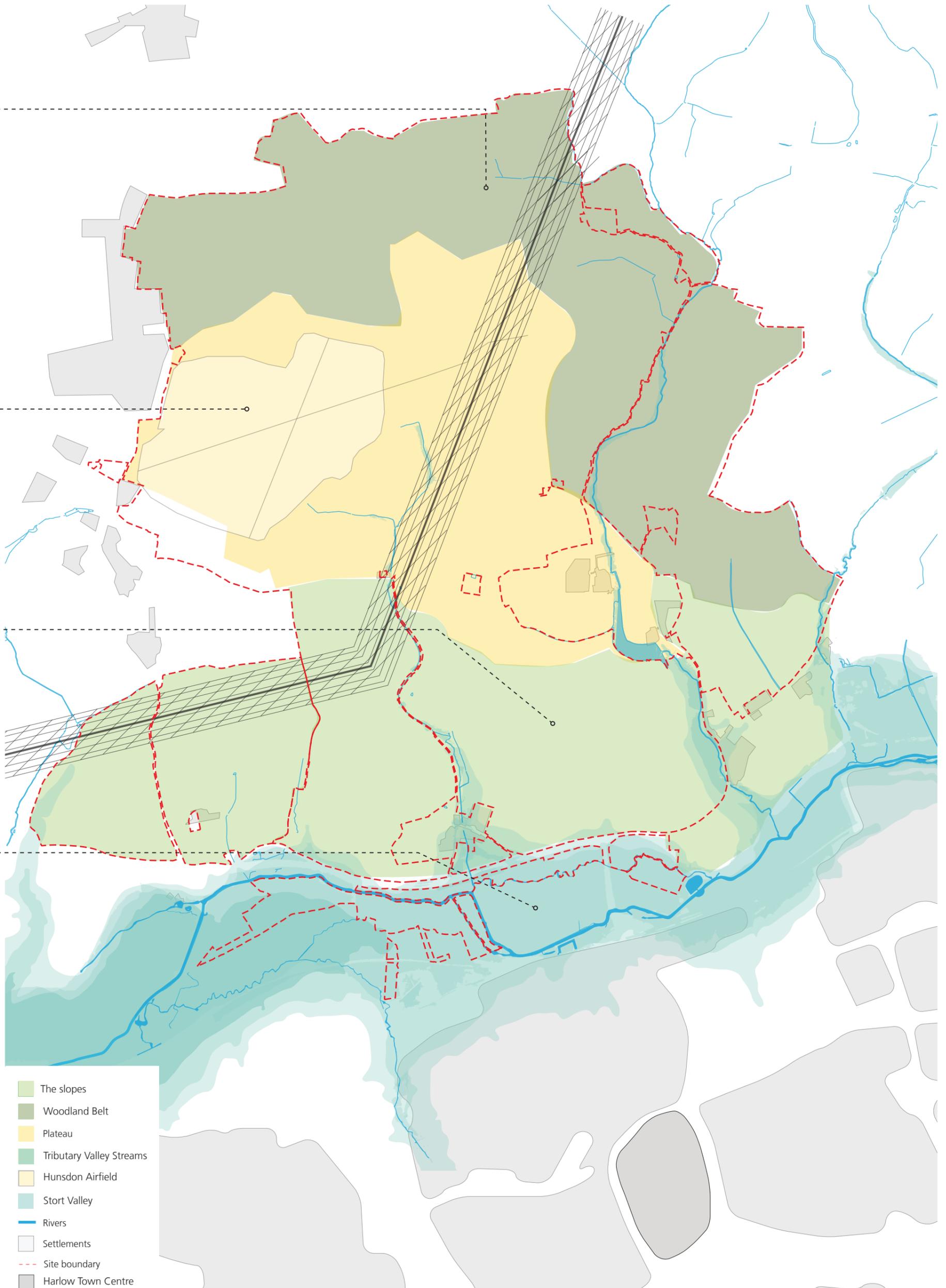


'THE SLOPES'



STORT VALLEY





A.2.3 SITE MORPHOLOGY AND LANDSCAPE FEATURES

TOPOGRAPHY AND GEOMORPHOLOGY

The site consists of approximately 1120 hectares of land, the majority of which is in agricultural use, mainly as arable.

The site rises gently from the valley flood plain of the River Stort to the south of the site at circa 30m AOD to the Eastwick wood at circa 80m AOD on the East Hertfordshire plateau. Small valleys formed by three tributary watercourses of Golden Brook/Fiddlers Brook, High Wych Valley stream and Eastwick Valley stream cut through the northern slopes of the plateau from north to south across the site.

The River Stort flowing from east to west has been canalised to create the Stort Navigation, however, a meandering backwater section of the original river course exists on the site accompanied by riparian trees and linking to the nature reserves of Hunsdon Mead and Roydon Mead.

GEOLOGY AND SOILS

The site geology consists of drift deposits of boulder clay resting on glacial sand and gravel. Where the boulder clay has become eroded on the valley sides, sand and gravel are present in localised areas on the surface.

Where the three north-south valleys have cut through the sand and gravel, the streams flow on head deposits of locally derived clays, silts and sands.

The floodplain of the Stort Valley consists of alluvial silty sand clay and peat, which is underlain by a variable thickness of chalky flinty terrace gravels, which crop out in small patches on the extreme south western edge of the study area. Generally the porosity of soils is poor and high in clay content which will have an impact on the site soil management strategy through construction and be a consideration for the project water management strategy.

LAND USE AND HABITAT

Much of the site comprises of large arable fields enclosed by hedges. However, there are some significant blocks of woodland (many of which are classified as ancient woodland) across the site and are particularly concentrated in the north-western corner of the site on the high ground.

The character of woodland and tree cover across the site varies with this topography from the riparian character of the Stort and its tributary valleys predominantly marked by Willow and Alder to the Oak and Hornbeam woodlands of the plateau.



HOLLOWAY



HOMEWOOD



ROYDON MEAD



AIRFIELD



HUNSDON MEAD AND THE RIVER STORT



ELECTRICITY PYLONS

GREEN LANES & HOLLOWAYS

Several Green Lanes cross the site and have formed holloway lined by mixed native hedgerows and coppice stools. Over the centuries, the use of these tracks have worn the ground away below the levels of the surrounding fields to create a sheltered and more internal experience of the landscape for the walker or rider. In the Holloway section of the Channock Farm Green Lane, the path is sunk 3.5m below the level of the surrounding landscape as it rises from the valley of High Wych Stream.

Also of particular relevance is the Holloway of Cock Robin Lane that leads from Eastwick valley and historically continued across the Hunsdon plateau but was truncated during the construction of the airfield.

HABITATS AND LANDSCAPE DEFINITION

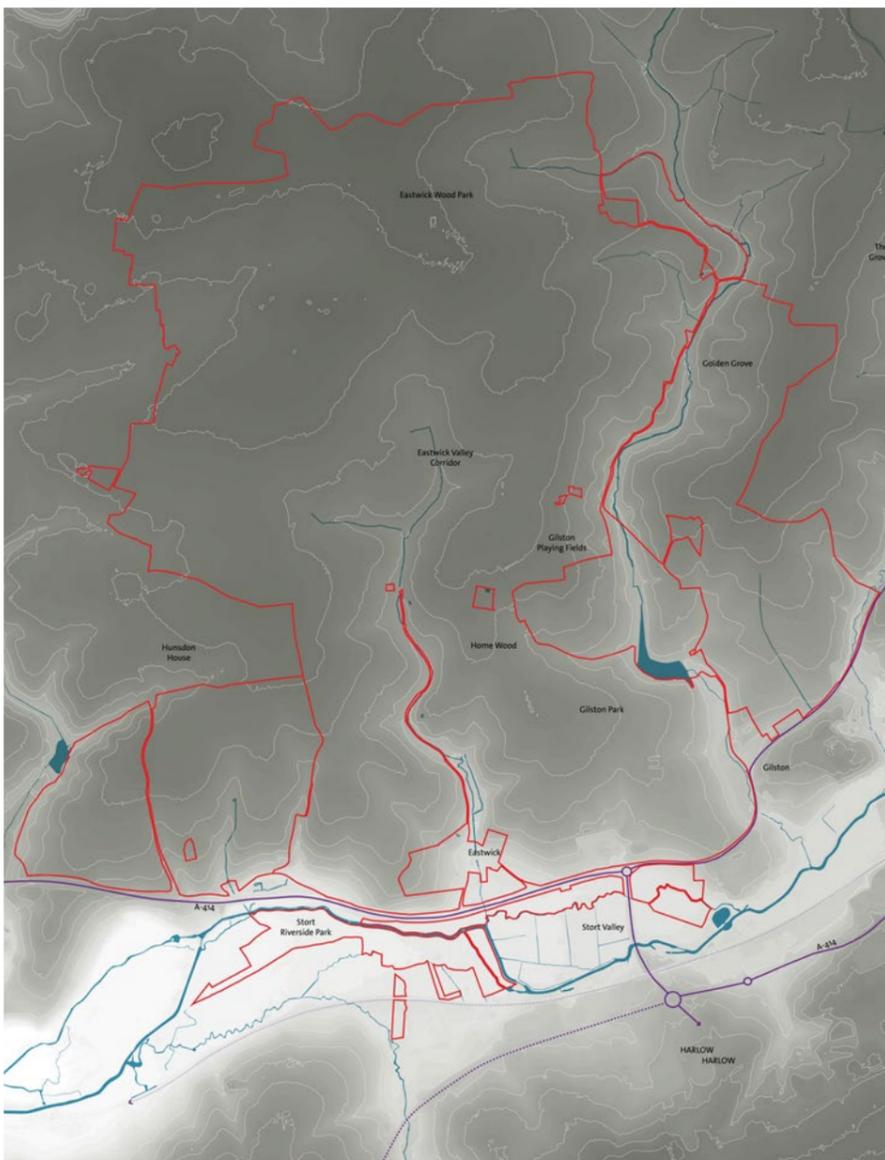
The local habitat and landscape are defined by:

- Woodland from Woodland Park to Valley: Hornbeam and Oak to north to Riparian habitats to south and in tributary valleys
- Key habitat types: grasslands, meadows, woodlands, wetlands, heathlands
- Designated sites SSSI, LNR, CWS, LWS, Ancient woodlands
- Veteran trees

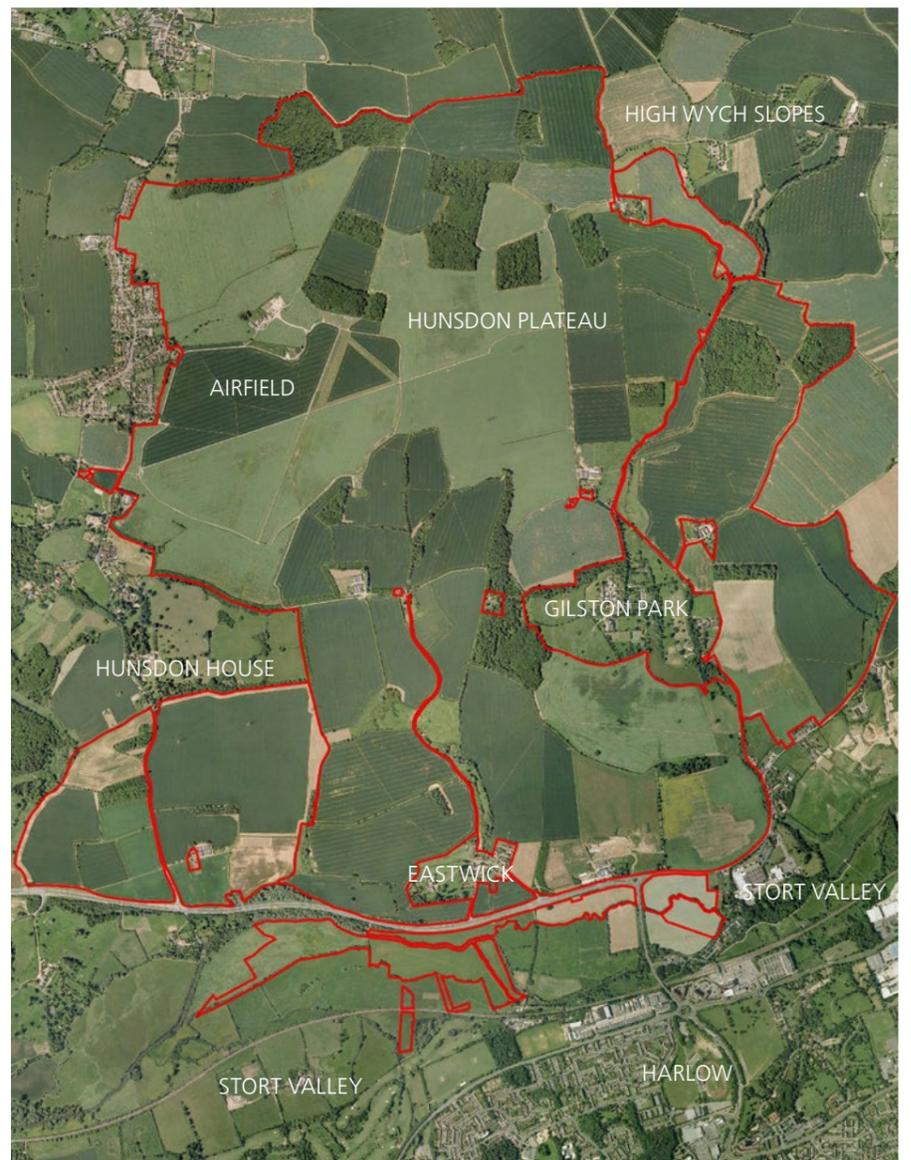
OTHER FEATURES

Other landscape features, detractors or constraints of the site are:

- A414
- Electricity pylons (SW to NE of the site) & Services
- Designations and constraints within and immediately adjacent to the site include SSSI, LNR, CWS, LWS and Conservation Areas.



TOPOGRAPHY



GEOMORPHOLOGY AND LAND USE

A.2.4 HISTORY AND HERITAGE

HISTORICAL BACKGROUND

The existing site comprises of principally arable fields with sites of specific historic interest confined to the villages, conservation areas and listed and designated sites which have all been respected by the proposed masterplan. However, initial research and trial trench evaluation of the site have revealed a complex landscape that has been inhabited since early Prehistoric times, with evidence coming to light from the Mesolithic period, through to the Modern period.

It is clear that the site has been subject to a pattern of shifting settlements throughout time. The most striking pattern is the settlement in the Late Bronze Age which appears to have been abandoned in the early Iron Age. The area was then repopulated with small farmsteads in the late Iron Age which continued through the Roman conquest to the 2nd century AD.

With the exception of the airfield, human activity from the early Medieval period onwards remains focused around a rural farming landscape featuring small villages, manor houses and scattered farmsteads.

HISTORICAL DEVELOPMENT

The majority of buildings on the site are domestic and intended originally as houses or, in some instances, were converted from agricultural or specific other facilities to domestic accommodation. A number of farms are still in use and these are also dispersed throughout the site. The remaining structures comprise four public houses, three manor houses, three churches and a number of buildings that had been constructed to serve specific functions but have all been converted to domestic accommodation.

In addition there are various other buildings of light industrial/manufacturing origin, a purpose built village hall, a club house and two garden centres. Some unclassified buildings are included and comprise isolated stables and outhouses or ancillary buildings.

The sites identified include three structures of Medieval origin; the churches at Eastwick, Hunsdon and Gilston, one site of 15th century origin (Hunsdon House), seven dating to the 17th century, ten to the 18th century and the great majority dating to the 19th century. Four further buildings are of late 19th-early 20th century date and the remaining structures are all from the 20th century. Three main periods of activity have been identified.

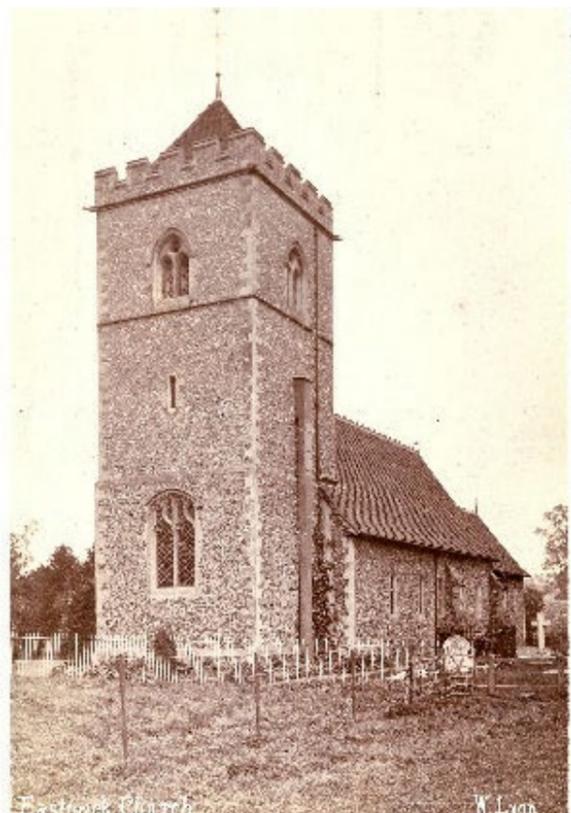
The largest phase of activity took place within the second half of the 19th century as a result of the sale and development of the Gilston

Estate to John Hodgson in 1851. This era can be described as a great rebuilding of the area comprising planned and architect designed housing of a detailed and uniform nature, examples of which are found throughout the survey area. The rebuild included farms, domestic accommodation, schools, laundry and almshouses all forming part of a model Victorian estate.

The remaining structures are all of 20th century origin, with a few examples originating in the first half of the century, the majority of post war origin as can be seen at Eastwick. The sale of the Gilston Estate in 1979 may have resulted in the conversion of purpose built structures such as the laundry and the schoolhouse at Eastwick being converted to domestic accommodation.

The overall arable and rural nature of the study area appears to have suffered little in the way of development since the Medieval period. The origin of the three churches indicates Medieval activity but no surviving domestic structures of the same date have been observed. The main phases of activity appear to have taken place in the 17th century in and around the settlements at Hunsdon and Pye Corner with the addition of a number of isolated farmsteads.

The 18th century follows a similar pattern with continued development at Hunsdon and again at Pye Corner, as well as the addition of a number of agricultural buildings throughout the area, particularly in association with the 17th century sites.



EASTWICK CHURCH C. 1905 SOURCE: W. LYON



GILSTON VILLAGE C. 1904 SOURCE: W. LYON



THE RECTORY, EASTWICK C. 1909 SOURCE: W. LYON



GILSTON C. 1904 SOURCE: W. LYON



ST. MARY'S CHURCH C. 1904 SOURCE: W. LYON

The main focus of sustained activity takes place in the 19th century when the Gilston Estate is taken over and remodelled by Hodgson. The results of Hodgson's overhaul is the planned model Victorian Estate, much of which survives unaltered.

The development that takes place in the same century outwith the Estate development is comparatively slight. The 20th century additions also concentrated around the same areas, extends the established settlement at Pye Corner, at the east end of Redericks Lane in Hunsdon and Eastwick. The development towards the end of Redericks Lane may be overspill from the settlement of High Wych on the eastern boundary of the survey area.

The two rare and significant resources that make up the built environment within the proposal area are the pre-Gilston Estate structures, many of which are already listed. These earlier buildings are significant in that they survived the overhaul of the estate when many earlier structures were lost or incorporated in the new build.

The second significant phase is that of the Gilston planned Estate. The model estate is a rare resource of regional significance and although many of the buildings that had been constructed to carry out specific tasks have now been converted to domestic accommodation, the survival in situ of the structures provides a near complete picture of the estate as it had been intended.

HISTORICAL WOODLANDS

The landscape of the study area is the product of millennia of evolution in a place where people have settled and made a living. Recognisable visible evidence for pre-Medieval activity is scarce. Much of the underlying character of this part of East Hertfordshire is the result of Medieval influence upon the land: the development of villages, field systems and ancient woodland.

The blocks and remnants of ancient woodland are important visual and historic features within the landscape. Ancient woodland is land that has had continuous woodland cover since at least 1600 AD. The woodlands will require protection, careful integration and linked within the masterplan together with a potential buffer zone to help protect them from increasing recreational pressures and pets as well as enrich native biodiversity.



FIGURE 4: LANDSCAPE HERITAGE. HISTORICAL MAP OF THE AREA (1884)

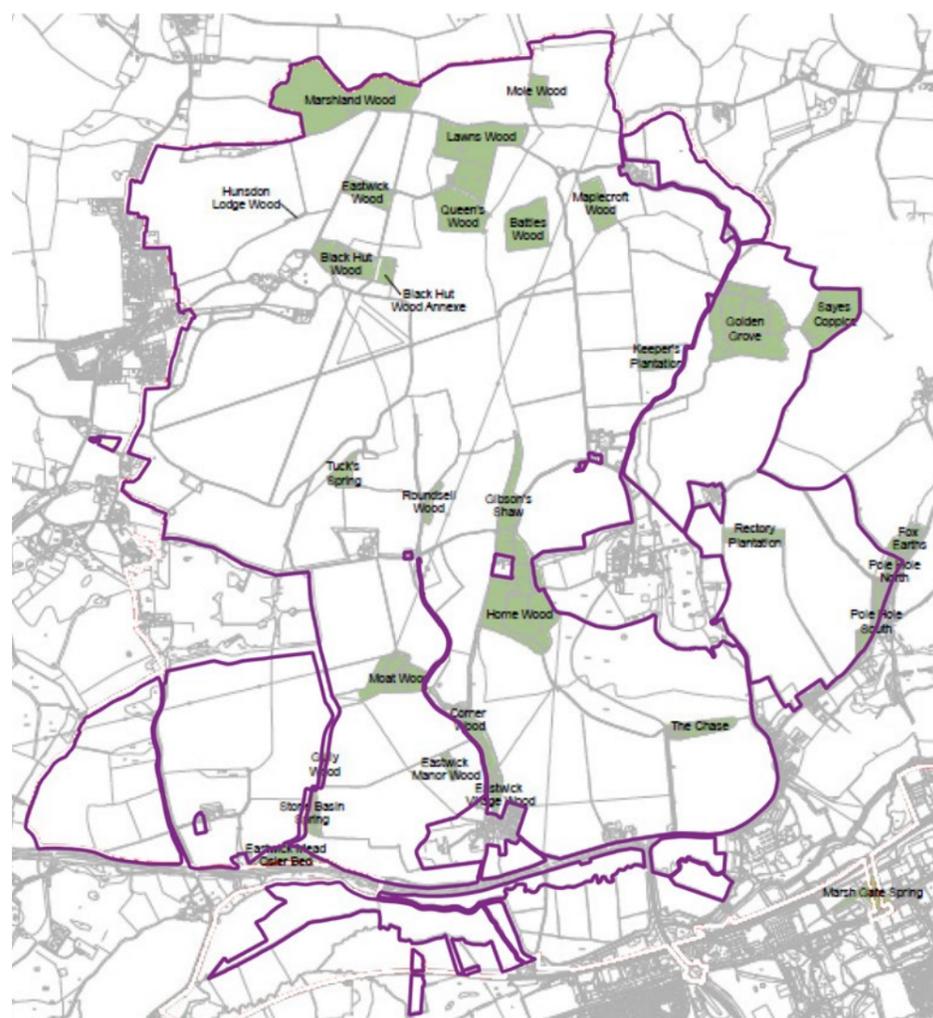


FIGURE 5: WOODLANDS SURVEYED BY EPR IN 2005

A.2.5 ARCHEAOLGY AND BUILT HERITAGE

A series of historical environment assets have been identified on site which are subject to a number of different policies. These include scheduled monuments, listed buildings, parkland, conservation areas and buried archaeology, which is commonly found on a site of this scale.

The evidence in the buried archaeology and built heritage today reveals the fact that the existing landscape has been inhabited continuously since the early prehistoric times. The overall historic value of the site is considered to be of local importance and partially of national importance.

In response to the above, the masterplan incorporates the constraints of significance into the development as a positive enhancement.

In the Gilston Area, a commitment is made to the preservation and enhancement of historic environment and heritage as a positive asset in creating a sustainable community.

LANDSCAPE HERITAGE

The development site does not contain any nationally registered parks and gardens. The nearest sites are Stansted Bury and Pishiobury which are approximately 1.4km and 2.4km from the development site respectively. Gilston Park House is a Locally Important Historic Park and Garden as defined under the SPD Historic Parks and Gardens September 2007. Gilston Park comprises the house and accompanying parkland. Key landscape features of the parkland include the line of Lime trees; serpentine lake and terraces and parterres around the house.

The Gilston Area includes a range of local landscape elements and features some of which are of historical and cultural value and which contribute to local distinctiveness and sense of place. These include the characteristic black timbered barns, medieval moated structures, three parish churches, parkland, a WWII airfield and associated defences as well as buried archaeology, some of which are either listed, scheduled or protected in conservation areas. The masterplan will need to respond sensitively to the historic parkland and landscape features to ensure that development has an appropriate visual and landscape relationship.

Pre 19th century historic fields and tributaries within the River Stort corridor are also associated with this historic setting. Hunsdonbury, south of Hunsdon, with large woodlands is a listed Locally Important Historic Park which sits outside the development site, but is situated to the north of village 7. The Grade I listed church St. Dunstons is also situated in this area.

Hunsdon House in Hunsdon is also approximately 380m outside the western boundary of the development site. The past two hundred years have taken their toll on that historic countryside. The removal of hedgerows through post-18th century enclosure has resulted in widespread boundary loss; modern arable farming techniques of deep ploughing and sub-soiling raze archaeological sites often leaving only soil or cropmarks to indicate their existence. The removal of old field systems can also create new cultural monuments as with Hunsdon Airfield.

Hunsdon Airfield has 20th century military remains, partially dilapidated, and a memorial to those who flew from the airfield. Whilst there is a degree of historical military interest, the landscape is open and exposed with an absence of structural vegetation or notable landscape features and is therefore considered to be of relatively low landscape value.

HISTORICAL ASSESSMENT

A historical assessment was carried out on Gilston Park to guide the development approach of the proposals. Three zones of sensitivity have been identified.

Zone 1: Gilston Park House, the landscaped garden and the water features are historically highly sensitive and this zone is outside of the site ownership, hence no development will be proposed.

Zone 2: This zone has moderate historic significance as parkland due to its visual link to zone 1. Entrance to this zone provides highly significant viewpoints towards Gilston Park House. Important ecological features include Home Wood, The Chase, Gilston Lake

CW 5, Fiddler's Brook and ideally the existing hedgerows should be retained. LVIA and archaeological evaluation will be required prior to any groundworks.

Zone 3: The existing avenue of lime and chestnut trees is the only relict park element within this area and the collective sensitive features of this zone is assessed as low. However, important ecological features like the veteran and mature trees along Lime Avenue should be retained and incorporated in the proposed development with appropriate protection and management strategies. Among the three zones, this zone presents most potential and capacity to support urban development.



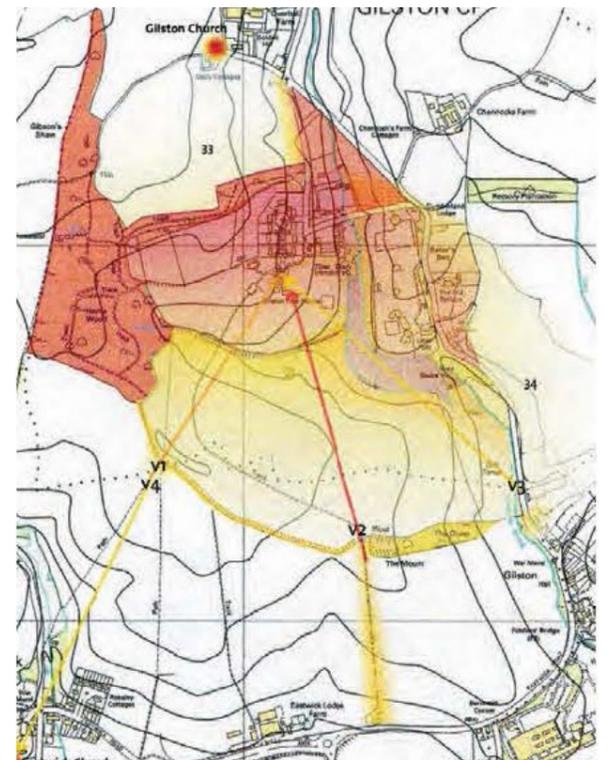
LISTED BUILDINGS: ST. MARY'S CHURCH



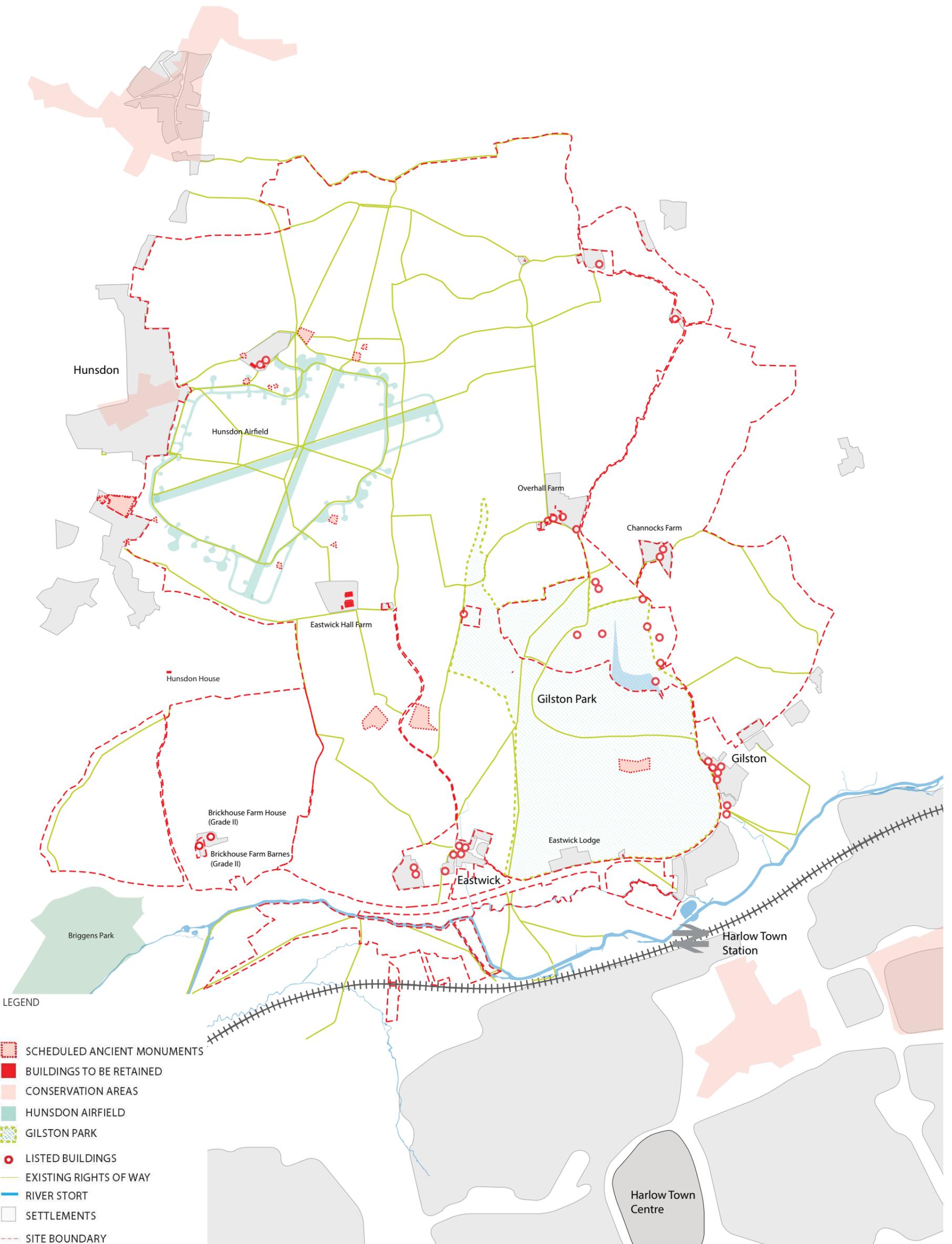
SCHEDULED ANCIENT MONUMENTS



GILSTON PARK SENSITIVITY ZONES



GILSTON PARK SENSITIVE ACCESS AND VIEW POINTS



A.2.6 ECOLOGY AND NATURAL HABITAT

There are a number of distinctive habitat types in the development site which have been defined by the East Hertfordshire Local Biodiversity Action Plan. These habitat types, existing woodlands, hedgerows and designated sites have been mapped out in the adjacent diagram to illustrate extent and context within the wider environment. These are further punctuated by hedgerows and veteran trees.

The main habitat types include:

- Permanent pasture
- Woodland
- Wetlands/ Grazing Marsh
- Neutral grassland



HEDGEROWS



ANCIENT WOODLANDS



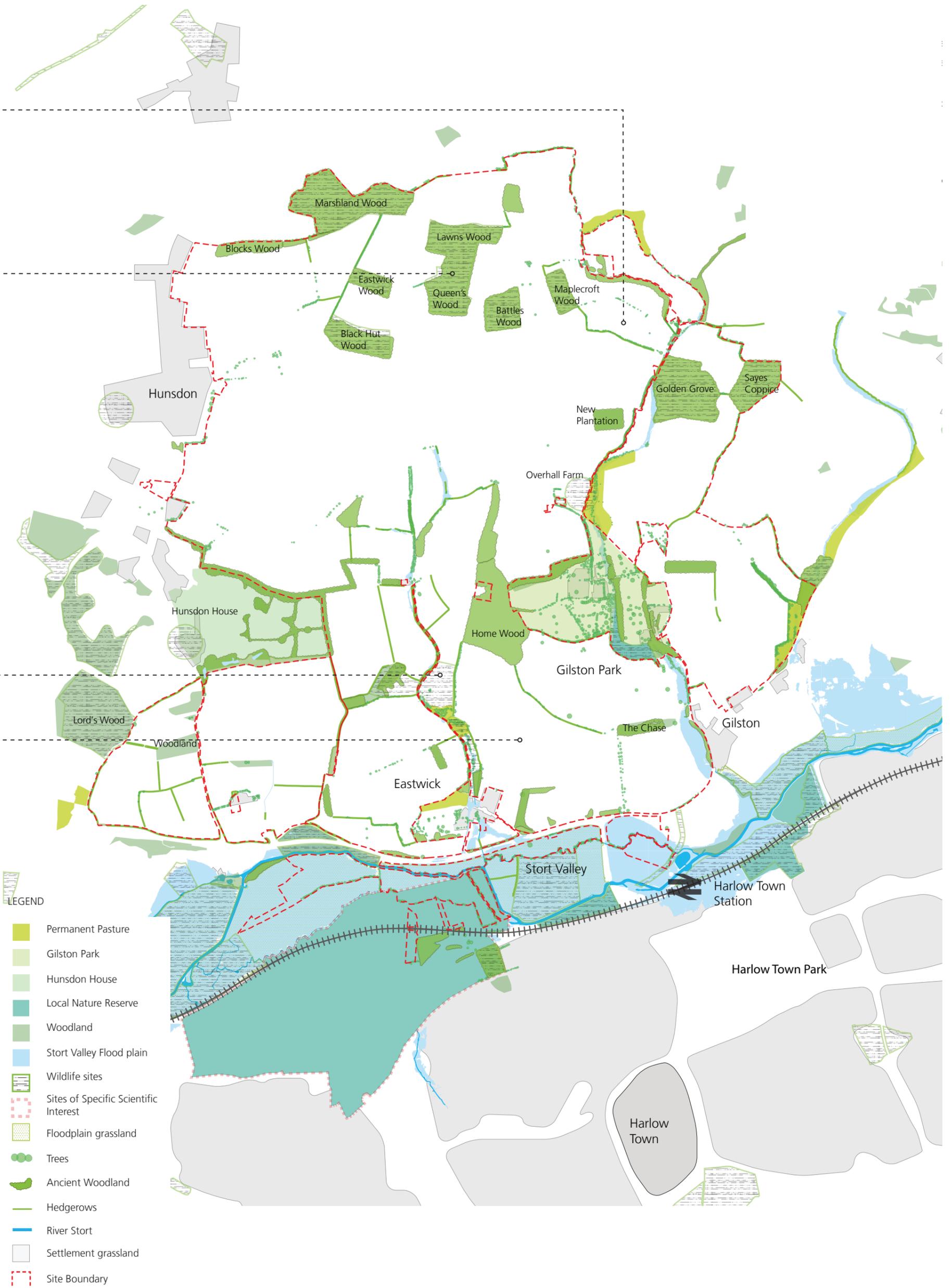
PERMANENT PASTURE & NEUTRAL GRASSLAND



VETERAN TREES



WETLANDS AND STORT VALLEY



ECOLOGICAL SITES AND NATURAL HABITAT

A.2.7 EXISTING RIGHTS OF WAY

The existing land cover and land use in the site includes wooded farmland, ancient woodlands, parkland and arable farmland.

Good overall provision of public rights of way can be identified in the area that reflects the character and traditional use of the land in this area of countryside.

The network is extensive but disjointed in places. The circulation routes are mostly coincident with former landscape features such as lanes, green lanes, historic lines of hedgerows or traditional routes for people and livestock movement.

Public rights of way are defined by the English Government and the right of the general public to travel by them is legally protected.

Some rights of way are also open to horse riders, cyclists or motorists. They can be roads, paths or tracks and can run through settlements, countryside or private property.

The public rights of way that have been identified across the site are:

Footpaths: Right to access by foot only
Bridleways: Right to access by foot, horse or bike

Byways open to all traffic: Right to access by any form of transport, including cars. However, they are mainly used by walkers and horse riders.

Other paths or routes that are not public rights of way but reflect the traditional use of land have been identified. They are:

Permissive paths: It is a path for walkers, riders, or cyclists, whose use by the public is allowed by the landowner, but over which there is no right of access.

Tracks: it is a path with a rough beaten or dirt/stone surface used for travel. Tracks may be for use only by walkers, but some are also used for cycling and horse riding and less often for moving cattle and other livestock.

National trails: It is a long distance walking, cycling and horse riding route through the best landscapes in England and Wales. There are 15 national trails.

STRATEGY

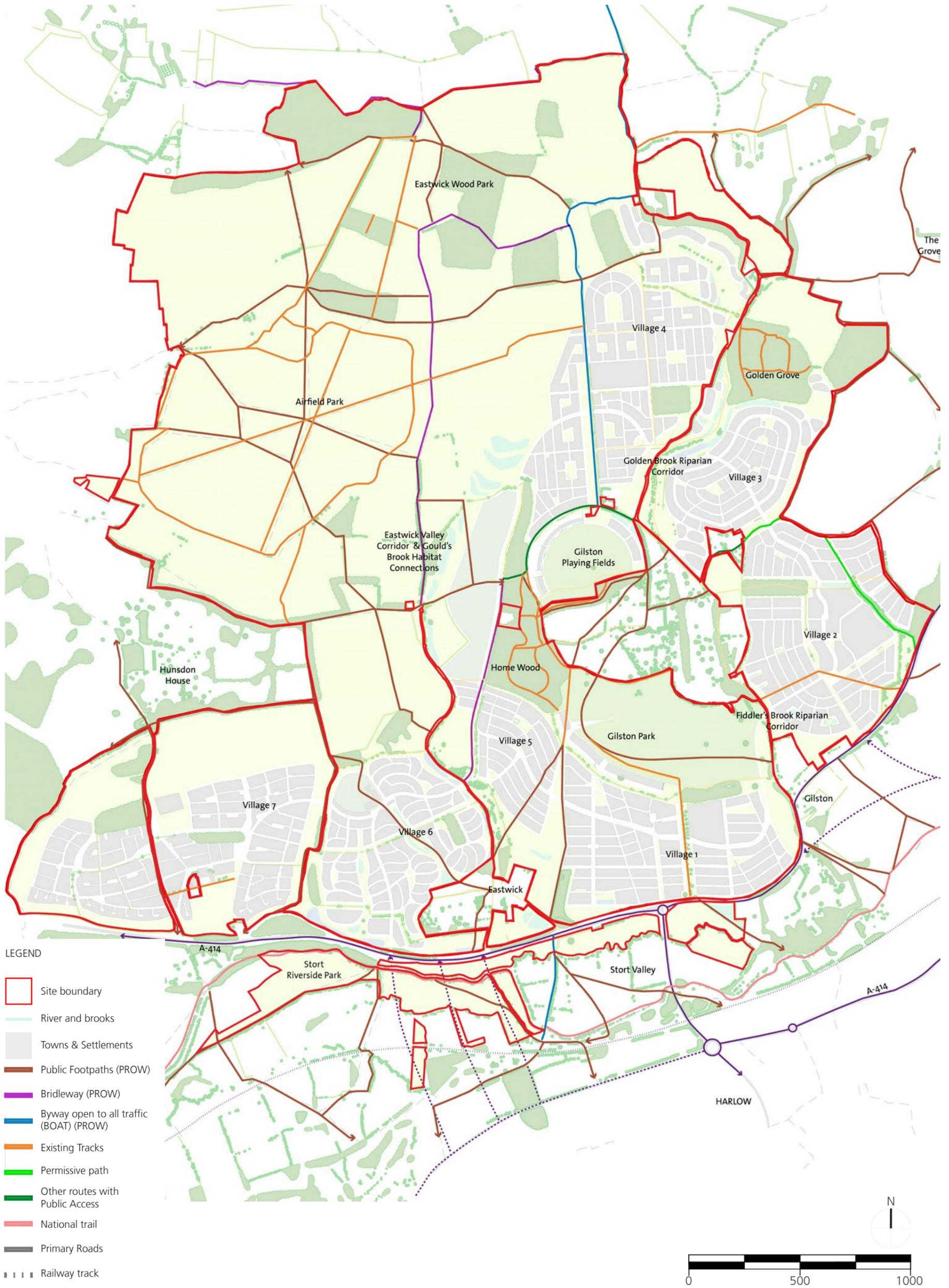
Integrated pedestrian and cycle accessibility within the green infrastructure is one of the main objectives of the masterplan and therefore new paths and routes are proposed within the existing path network.

Off-road cycle access will be improved and the existing public rights of way across the site will be maintained and enhanced.

Public Rights of Way have been carefully considered across the development and will be enhanced and included as part of the site-wide Green Infrastructure masterplan.



EXISTING TRACKS, AND PUBLIC RIGHTS RIGHTS OF WAY



EXISTING PUBLIC RIGHTS OF WAY AND FOOTPATH NETWORK

A.2.8 THE STORT VALLEY

The River Stort is situated to the North of Harlow. The name of the Stort River Park relates to the term used within the Stort Valley feasibility study (2007) commissioned by Harlow council and prepared by The Landscape Partnership.

“The ‘River Park’ is made up of new linear strategic parks established through the acquisition of land along the Stort Valley between the Lee Valley Regional Park and Bishop’s Stortford, to enable the creation of a new and substantial multi-functional green space asset for the Harlow area.”

It contains the River Stort and Stort Navigation that flow to the south of the Gilston Area. There are a variety of nature reserves, habitats, SSSI’s, land types and ecosystems that inhabit the Stort valley and significantly benefit the surrounding areas.

Along the Stort River there are areas that experience localised seasonal flooding which contributes to a variety of unique habitats and wildlife. There are established connections to Harlow and the surrounding areas and people enjoy a wide variety of activities within the Stort valley. The development at the Gilston Area can enable a unique opportunity to safeguard and enhance the Stort valley while improving existing connectivity in the surrounding area.

There are 8 Nature Reserves within the Stort Valley. Residents of Harlow, Bishops Stortford, Sawbridgeworth, Roydon and the future Gilston Area have a stunning nature reserves within walking distance of their dwellings.

LINKS

There is a physical and visual relationship of land north of Harlow to the Stort Valley and Lower Lea Valley.

In the Harlow Area Landscape & Environment Study (2004) scope is identified ‘for linking the Stort Valley with new and existing green wedges/corridors to the north and south to provide a connected network of accessible open space and habitats for wildlife as part of a green infrastructure plan to deliver a new landscape framework of woodland blocks, hedgerows and hedgerow trees – with a strong focus on tributary river valleys’.

The river is widely used for recreation and river based leisure pursuits and includes two sensitive recreational routes: the Stort Valley Way and Towing Path. Along these riverside walks Gibberd and Crowe created visually interesting landforms and mounds to screen adjacent buildings on the edge of the town from the river. Existing connections into the Stort Valley are currently very poor resulting in infrequent use. Furthermore, the at grade railway crossing make it difficult to cross the valley.

HARLOW

The need to retain a wide swathe of open landscape between the town and development area for flood relief and landscape and ecological reasons is an important landscape issue to resolve. On the one hand it becomes a great separator, on the other a shared natural resource and unifying ingredient to the overall urban complex. Crucially, this piece of land should not be simply left as it is. It will need to be redefined to become a new destination landscape and fundamentally knitted into the green infrastructure and public realm networks of both the existing town and the new development areas.

STORT TRIBUTARIES

The existing mini valleys of Fiddlers Brook, Golden Brook and Eastwick Hall Lane are important and pockets of landscape value and ecological interest. The integration and management of the existing and proposed streams and water systems within the landscape can provide a special unifying structure to the development scheme.



PARNDON MILL



HUNSDON MEAD AND THE RIVER STORT



STORT NAVIGATION



ROYDON MEAD

It is important to understand the context of the adjacent nature reserves as land within the Gilston Area can potentially form a key ecological connection between the established nature reserves.

The adjacent Hunsdon Mead is one of the finest nature reserves in the two counties of Hertfordshire and Essex for species diversity. These unique habitat types and management regimes can also be used as references for donor sites for ecological enhancements within the site boundary.

HUNSDON MEAD (27.5 ha)
SSSI
Still managed on the ancient Lammas system of farming
Flood plain grassland meadow

EASTWICK MEAD (7.5 ha)
Nature reserve
Still managed on the ancient Lammas system of farming
Flood plain grassland meadow

ROYDON MEAD (7.9 ha)
Nature reserve
Flood plain grassland meadow sedge beds.
Small woodland

PARNDON MEAD (15 ha)
Nature reserve
Flood plain grassland meadow

PARNDON MOAT MARSH (13.5 ha)
Local nature reserve
Contains existing moats, drainage ditches

HARLOW MARSHES (26.3 ha)
HONEYMEAD MARSH (13.3 ha)
MARSH GATE SPRING (13 ha)
Nature reserve
Woodland & marshland

PISHIOBURY PARK (17 ha)
Nature reserve
Open parkland with woodland fringe
Grazing land

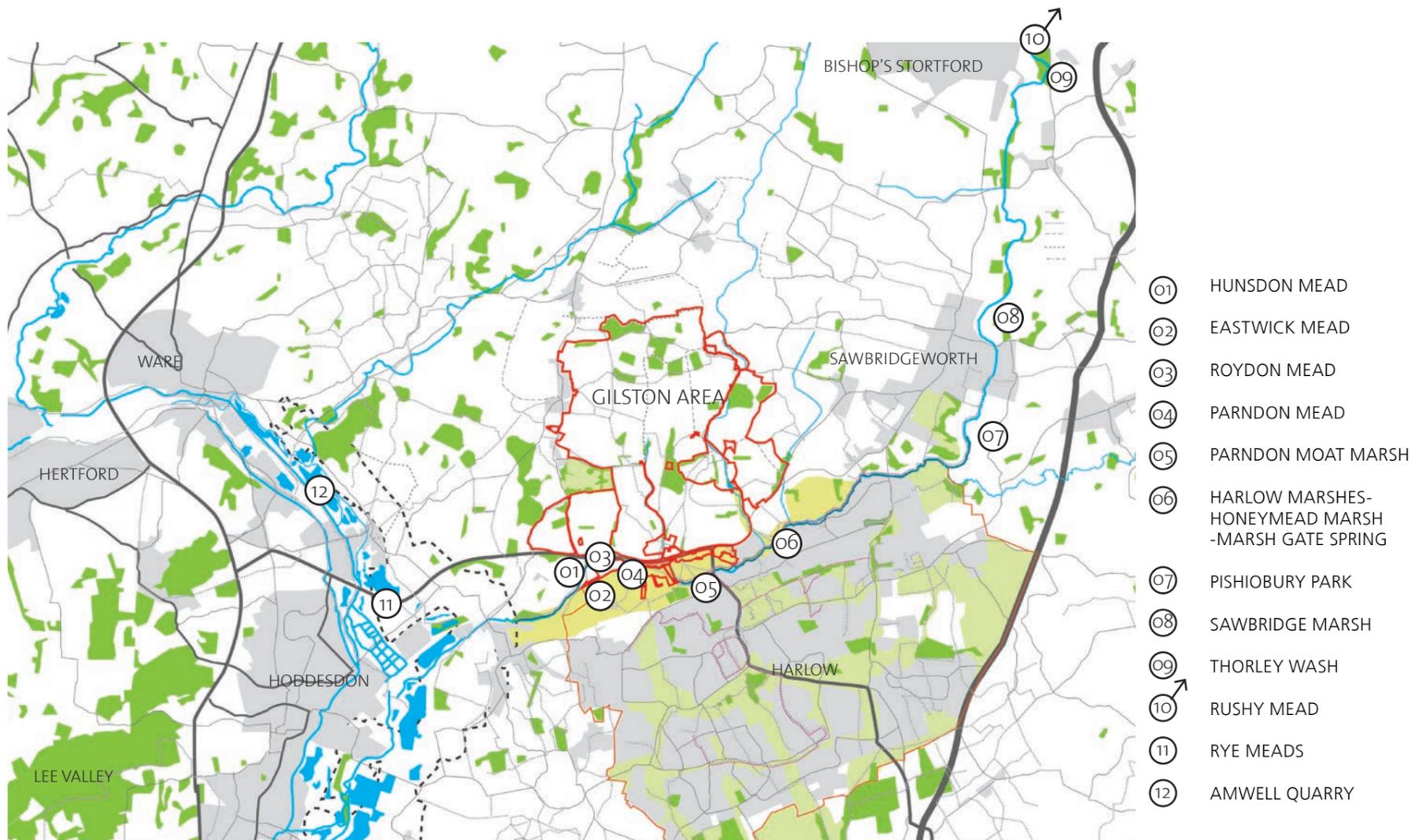
SAWBRIDGE MARSH (10 ha)
Nature reserve
Marshland rich in aquatic life

THORLEY WASH (16.1 ha)
SSSI
Tall wash grassland, base rich grassland, ill drained permanent grassland
Buffalo introduced

RUSHY MEAD (4.6 ha)
Nature reserve
Wet woodland

RYE MEADS (32 ha)
-Nature reserve
part of large SSSI site
Marshland and lagoons
Attracts vast number of variety of birds

AMWELL QUARRY
Wetland Nature reserve
Former gravel pit
Home for wintering waterbirds



NATURE RESERVES IN THE STORT VALLEY

A.2.9 OPPORTUNITIES AND CONSTRAINTS

There are a wide range of constraints within the site, with a varied range of importance. These have been progressively mapped to build up an overall picture of the site based on realistic parameters as illustrated in the following figures:

Fig 1. shows the key utility constraints. These are the pylon corridor, the water main that runs down the western valley, and the gas main that skirts the eastern and northern boundary of the site. Of these the gas main has limited effect as the corridor does not exclude residential building, and is mostly outside the site. The water main excludes building with in a relatively small easement of 8m. The 400kV power lines are considered the most challenging, with an exclusion corridor for residential development at 230m (Aecom Technical note: Effect of Overhead Electricity Cables 011209).

Fig 2. Illustrates existing key archaeological/ heritage feature and network of public right of way (PRoW). There are a number of scheduled monuments along the historic parklands, in and around Hunsdon airfield and Gilston Park. An extensive network of PRoW have been identified and majority of them will remain unchanged. In case of any changes in PRoW, the spatial quality and character of the paths will be enhanced and well integrated within the proposed design.

Fig 3. Identifies the 1000 year flood plain data. All development is located outside this line. This affects the site around three waterways: River Stort, Pole Brook to the west and Fiddlers Brook to the east.

Fig 4. Shows ecological constraints. Primarily these are a large area of woodland and wildlife sites which should be maintained and enhanced as part of the strategic masterplan. There are also a number of hedgerows. Those of higher ecological value have been identified and should be maintained where possible.

Fig. 5. Overlays the mapped constraints into a single Constraints Plan.

This drawing establishes the baseline constraints plan for the site over which the masterplan proposals have been developed. The information shown is based on baseline reports which contain full details of the environmental, cultural heritage and ecological constraints as well as transport and utilities considerations.

These constraints, along with a consideration of site topography, and the opportunities for conserving and enhancing the existing landscape character and Green Infrastructure, (particularly in the Stort Valley, Gilston Park, Eastwick wood and Hunsdon Plateau) have informed the Green Infrastructure strategy and landscape led masterplan set out in section B of this report.

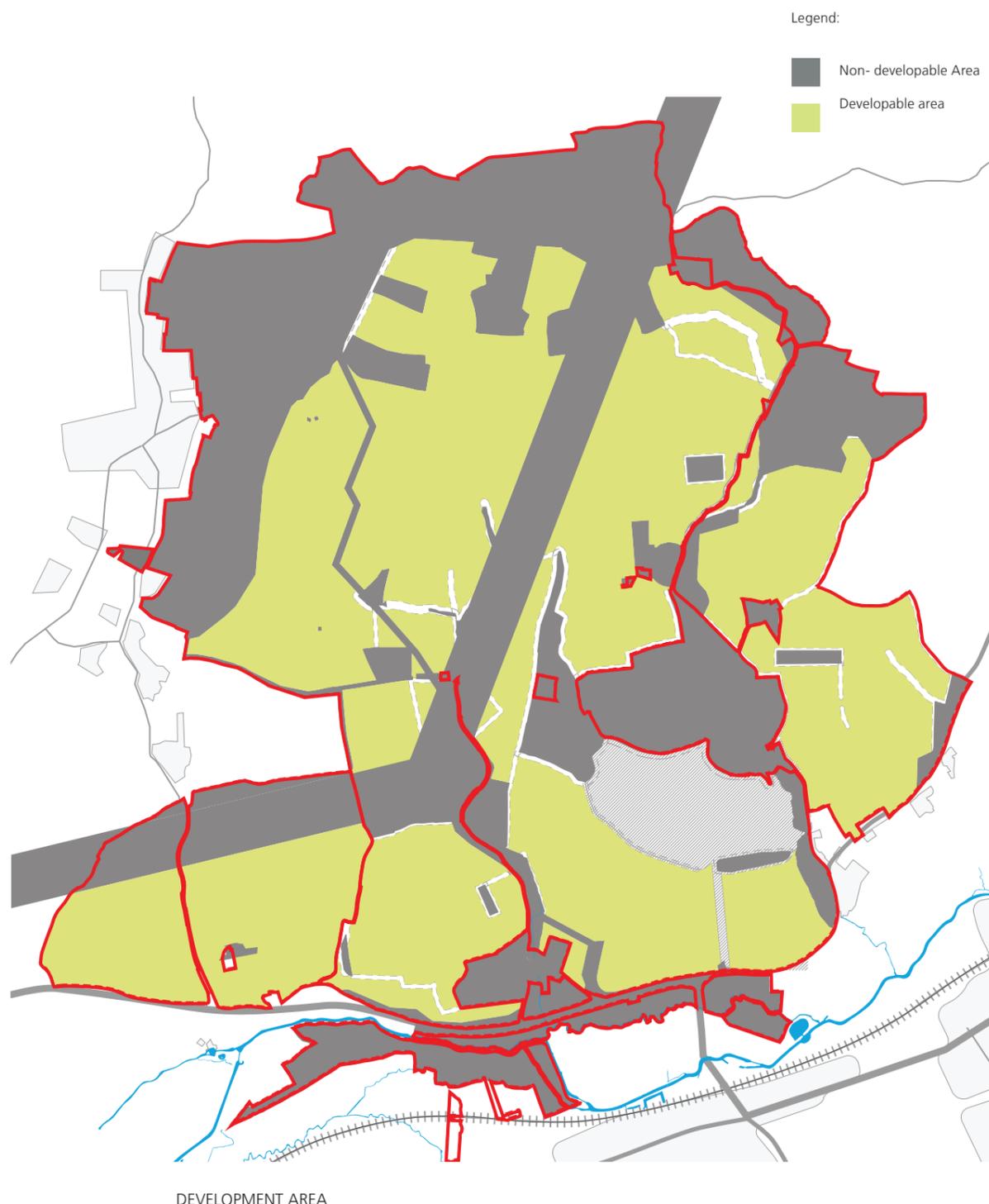


FIG 1. UTILITIES AND SERVICES



LEGEND

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> Site boundary Proposed Green Belt Rollback Existing Green Belt Gilston Park, locally designated historic park Hunsdon House Hunsdon Airfield | <p>Environmental constraints:</p> <ul style="list-style-type: none"> County + Local Wildlife Sites Floodplain Grassland Mineral Extraction Areas Schedule Ancient Monuments Special Landscape Area SSSI Local Nature Reserve Permanent Pasture Conservation Area Ancient Woodland Ancient Woodland 20m buffer Woodland Veteran Trees Very Important Hedges Public Rights of Way Waterways 20m buffer | <p>Flood:</p> <ul style="list-style-type: none"> 1 in 100 Years Flood Plain <p>Utilities - Existing TRANSCO:</p> <ul style="list-style-type: none"> HP Main IP Main <p>Utilities - THREE VALLEYS:</p> <ul style="list-style-type: none"> Existing Network <p>Utilities - EDF:</p> <ul style="list-style-type: none"> Existing Overhead 275 KV Grid Existing hHV (Buried/Overhead) <p>Utilities - THAMES WATER:</p> <ul style="list-style-type: none"> Existing Trunk Sewer | <p>FIG 5. CONSTRAINTS MAP</p> <ul style="list-style-type: none"> Area of Utility Constraints Refer to Engineer's drawings for detail information |
|---|--|--|--|



FIG 2. ARCHAEOLOGY, HERITAGE AND PUBLIC RIGHTS OF WAY



FIG 3. FLOODPLAIN TO RIVER STORT

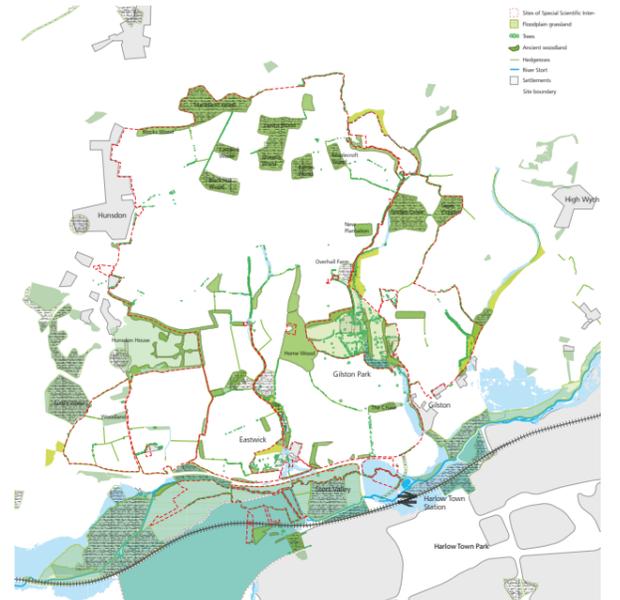


FIG 4. ECOLOGY AND NATURAL HABITAT



Creating green infrastructure of regional significance.

B.1 GREEN INFRASTRUCTURE STRATEGY

- B.1.1 Gilston Area Green Infrastructure strategy
 - B.1.2 Landscape Masterplan Vision
 - B.1.3 Valley-Park-Forest
 - B.1.4 Village Landscape Character
-

B.2 BLUE INFRASTRUCTURE STRATEGY

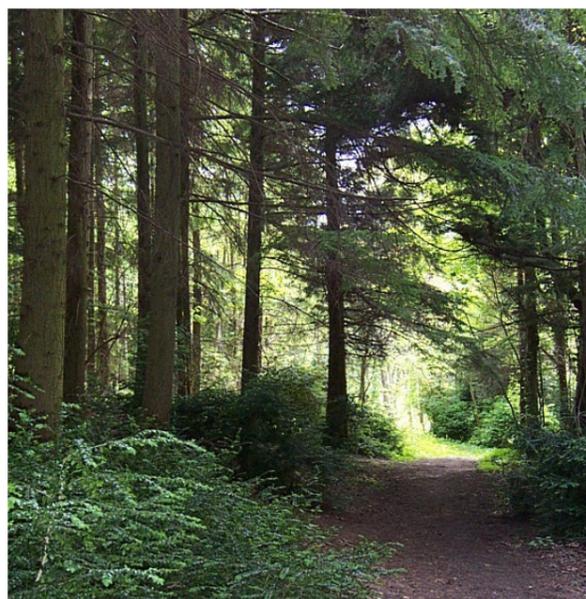
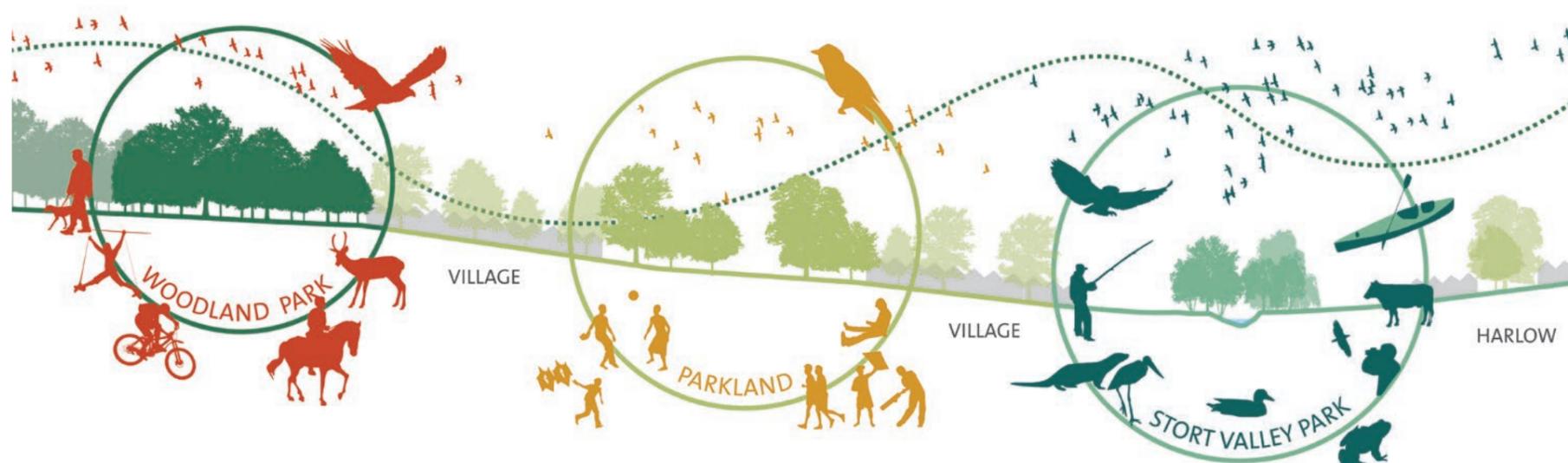
- B.2.1 Integrated Water Management Strategy & SuDS
- B.2.2 Villages, Valleys and SuDS Character
- B.2.3 SuDS design: Outline approach

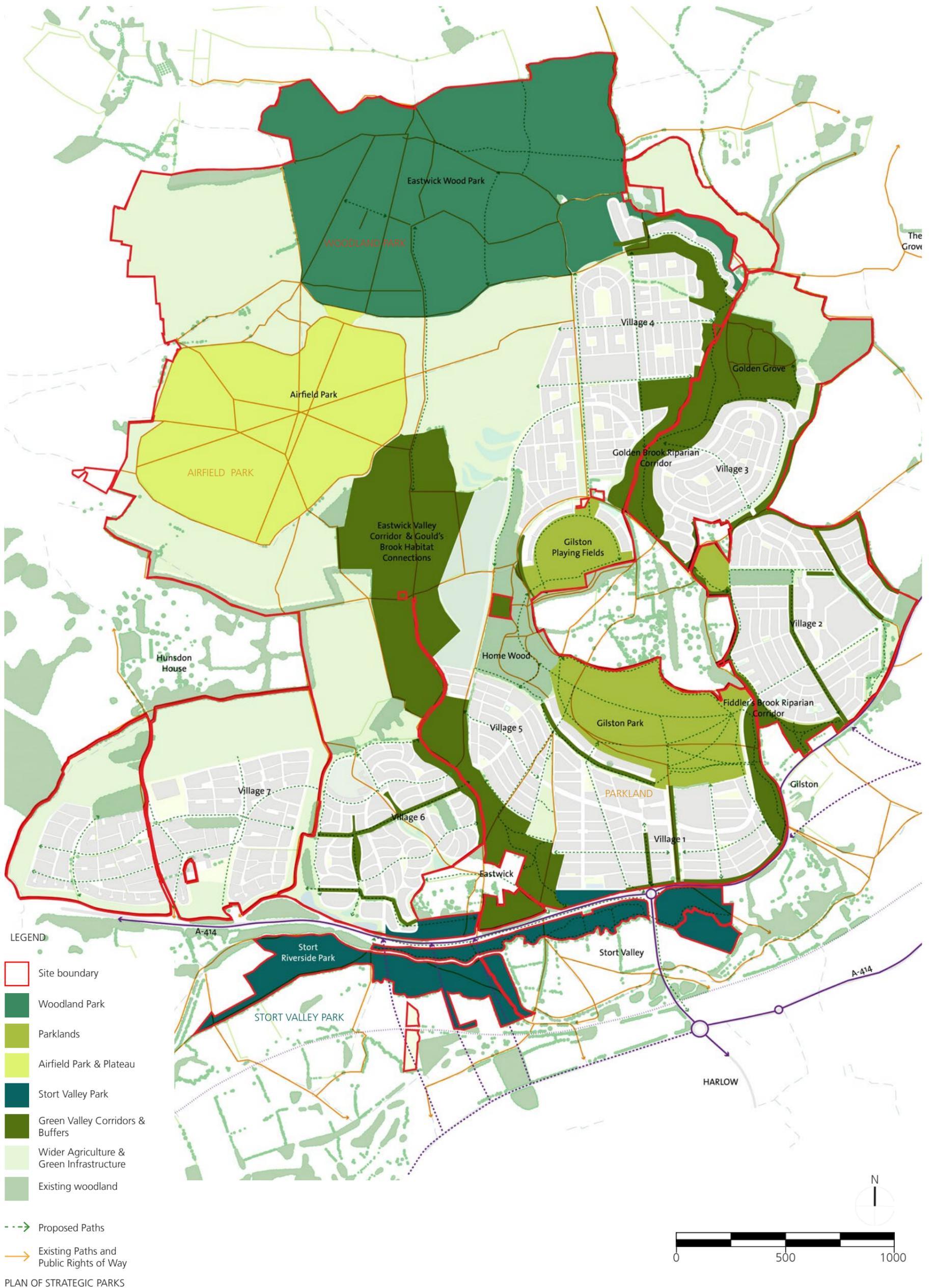
B Green infrastructure & landscape masterplan

Landscape Concept From Stort Valley Park: to Parkland to Forest Park

In the same way that Gibberd made the most of the existing landscape features to inform the 'green fingers' of Harlow, a fundamental part of the Gilston Area masterplan has been to identify and develop the unique landscape signature for this project. From this core identity, the web of open spaces and the fabric of public realm can be built up and will bind the various neighbourhood villages together.

Central to the successful integration of the development in the wider landscape are four large strategic parks and three green valley corridors that retain and enhance important existing site landscape features as multifunctional green infrastructure assets. The character of these parks are defined by their habitats, that of;- Stort Valley wetland, Central Parkland and Woodland which in turn informs the character of the landscape surrounding villages and way that the landscape is inhabited.





LEGEND

- Site boundary
- Woodland Park
- Parklands
- Airfield Park & Plateau
- Stort Valley Park
- Green Valley Corridors & Buffers
- Wider Agriculture & Green Infrastructure
- Existing woodland
- - -> Proposed Paths
- > Existing Paths and Public Rights of Way

PLAN OF STRATEGIC PARKS

B1 Green Infrastructure Strategy

B.1.1 GILSTON AREA GREEN INFRASTRUCTURE STRATEGY

At the core of the Gilston Area masterplan is the retention and enhancement of existing and valued landscape features such as designated wildlife sites, ancient woodlands, watercourses and the provision of large areas of open space to the benefit of the wider ecological gain of the surrounding area and the enjoyment of the landscape for all.

GILSTON AREA: DELIVERING STRATEGIC GREEN INFRASTRUCTURE ASSETS

The Green Infrastructure proposals described below identify how a managed estate can provide important habitat enhancements and access for all through a high quality open access landscape that would be a substantial benefit over the existing restricted access farmland currently covering the site.

These proposals for permanent public access to new open spaces interwoven throughout the development will become part of the regional strategic green infrastructure network connecting Essex to Hertfordshire, running right through to the Olympic park and the Lee Valley. The plans opposite summarise how the

East Hertfordshire and the Harlow Green Infrastructure Policies relate to the existing site and how the landscape masterplan proposals respond to the wider Green Infrastructure. Key Green Infrastructure objectives can be summarised as follows:

- Improve Access to the Stort Valley and the countryside north of Harlow. A 'Green Infrastructure gateway' to Harlow is identified south of Eastwick village.
- Identify the Stort Valley as an area for enhanced riverine environment for informal recreation, natural play and discovering and accessing nature. Increase people's awareness and involvement with nature.
- Habitat enhancements aimed at improving habitat connectivity include grassland, wetland, reed beds, aquatic vegetation and riparian environments linking the Stort Valley and its tributary streams.
- Reinforcement of Broad leaved woodland habitats.
- Gilston Park is recognised as a strategic/significant GI asset and a historic landscape for conservation and historic connectivity.
- Valorisation of site heritage, including moated sites and the airfield.

Green Infrastructure policy, though well intended and important for strategic guidance and development control decisions, sometimes fails to deliver outcomes because of the difficulty of co-ordinating a large number of landholders and stakeholders with differing agendas. However, the scale of the Gilston Area masterplan provides opportunity to

unlock local planning policy objectives for green infrastructure north of Harlow and deliver these objectives through the following key landscape and green blue infrastructure proposals:

Parks and Areas of strategic Green Infrastructure

- 4 major new Parks : 307 ha
- 3 other strategic parks: 103 ha
- Other public gardens, parks, sports facilities and play spaces: 178 ha
- Natural and Semi-natural green space: 272 ha
- Retained agricultural land: 207 ha

Enhanced Biodiversity value

- approximately 14.3 km Landscape Habitat connections including buffer planting and new and enhanced native hedgerows.
- 94.4 ha exiting enhanced woodland and additional woodland planting.
- 20-25 ha Flood meadow and wetland areas in the Stort Valley (Section 41 habitats of principal importance).
- 42 ha woodland pasture in woodland park (section 41 habitat of principal importance)
- 60 ha species rich grassland in valley corridors and Gilston Park.

Improved connections and connectivity

- approximately 4 km new and improved footpath and cyclepath connections in the Stort Valley
- Over 31 km new and improved footpath and cyclepath connections across the site.



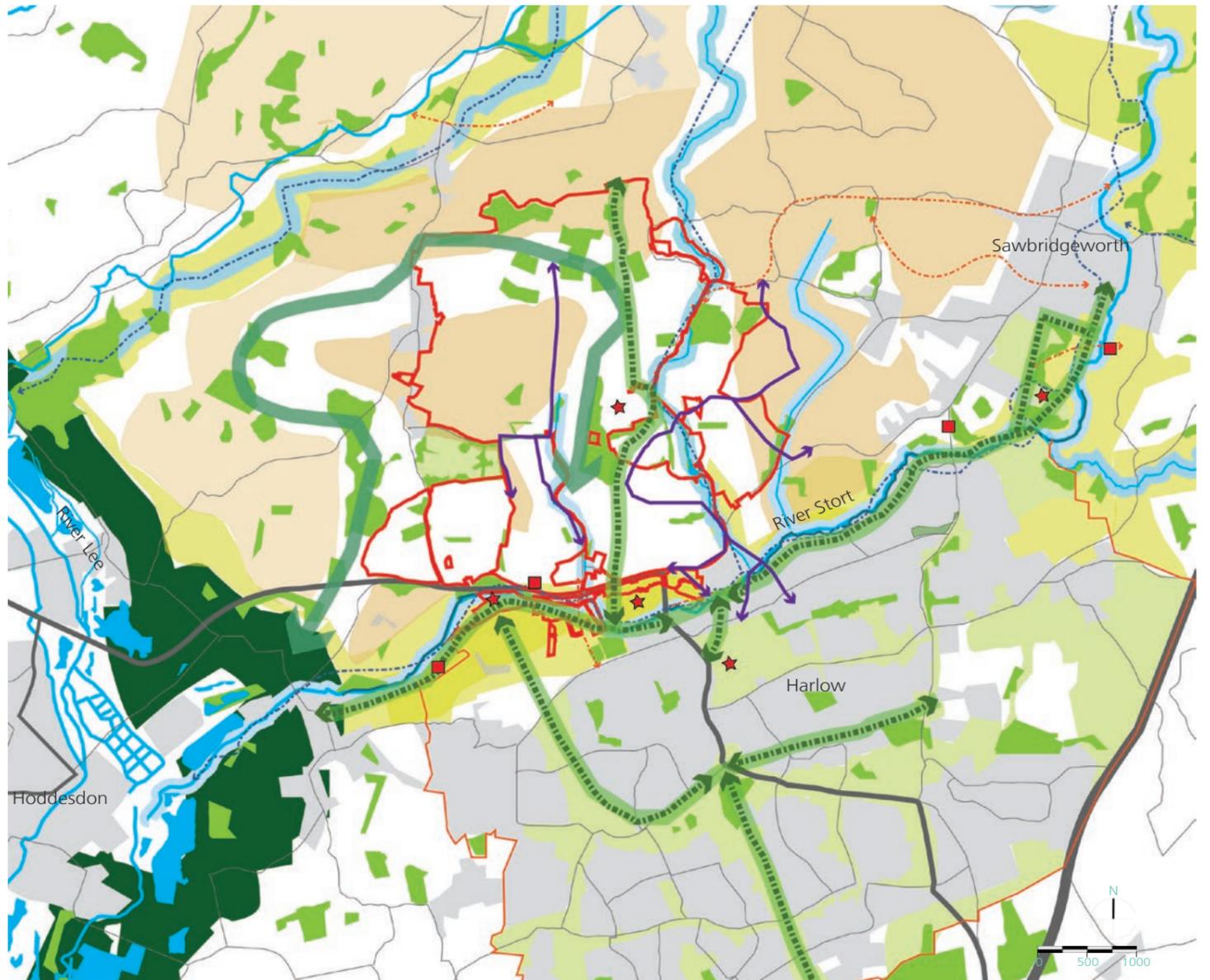
GREEN INFRASTRUCTURE STRATEGY CONCEPT DIAGRAM



EXISTING SITE PHOTOS

LEGEND

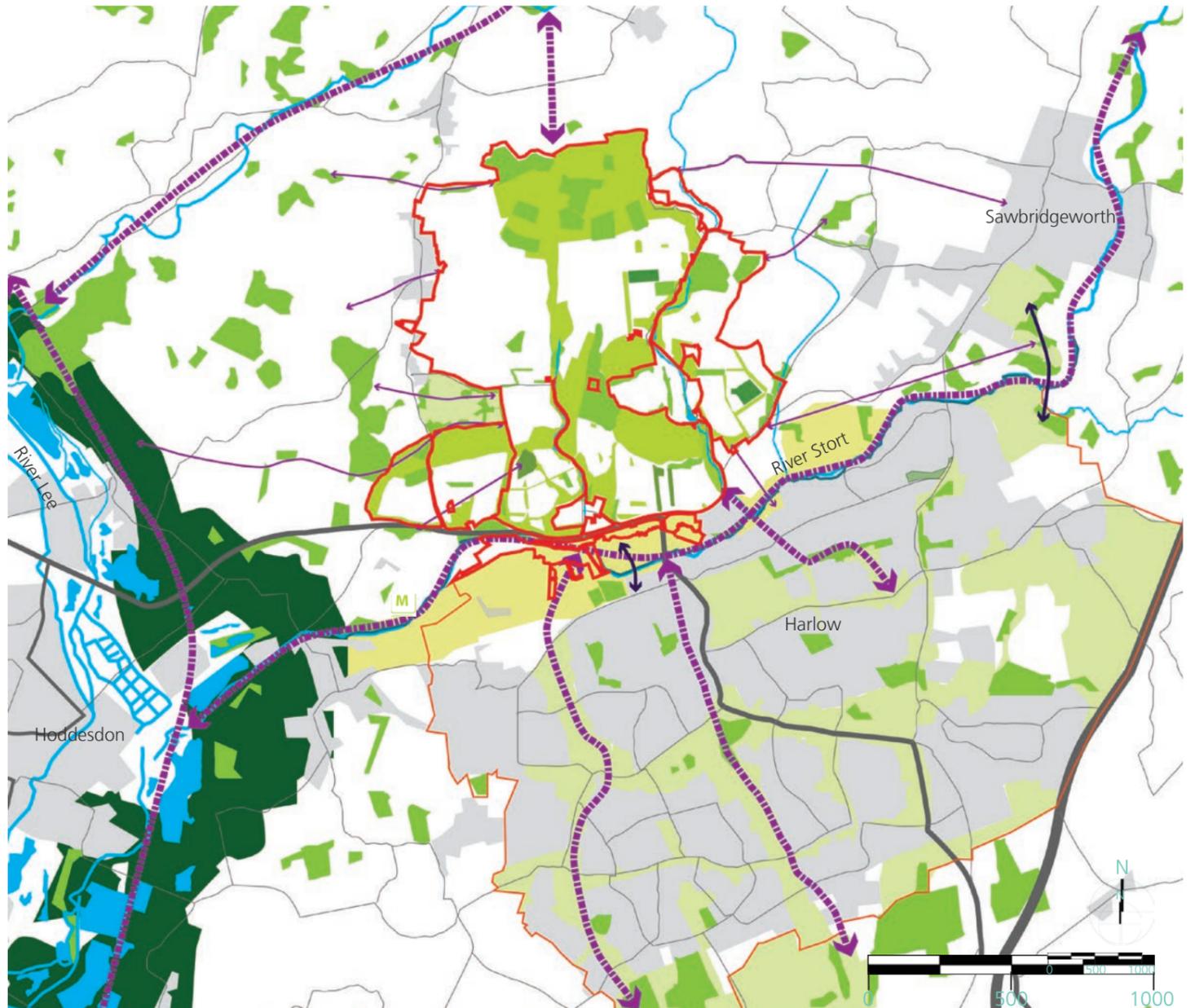
-  Site boundary
-  Harlow Town Boundary
-  Woodland
-  Ancient woodland
-  Parks, gardens & public green space
-  Towns & villages
-  Proposed farmland conservation & enhancement zone
-  Proposed woodland enhancement zone
-  Strategic green link
-  Proposed wetland habitat zone
-  Valley conservation area
-  Lee Valley Regional Park
-  Strategic link
-  Local link
-  Strategic / Significant GI assets/resources *
-  Harlow Gateways *



PLAN SUMMARISING OBJECTIVES OF THE EHDC GREEN INFRASTRUCTURE PLAN 2011 & HARLOW GREEN INFRASTRUCTURE STUDY 2013

LEGEND

-  Site boundary
-  Harlow town boundary
-  Existing parks & amenity green space
-  Lee Valley Corridor
-  Woodland
-  Towns & settlements
-  Proposed strategic Green Infrastructure
-  Strategic green links
-  Links to wider landscape
-  Gateways



STRATEGIC CONTEXT OF GREEN INFRASTRUCTURE AT GILSTON AREA





SITE ECOLOGY STRATEGY

LEGEND

- 01. Stort Valley Park
- 02. Village 06 Buffer & Landscape Corridor
- 03. Village 06 Primary School
- 04. Village 06 Linear Parks
- 05. Gilston Village Buffer
- 06. Village 05 Wedge Park & Playing fields
- 07. Village 01 Lime Tree Avenue
- 08. Village 01 Primary School
- 09. Home Wood & adventure Play
- 10. Gilston Park
- 11. Village 02 Primary School
- 12. Village 02 Playing Fields
- 13. Home Wood Village Woodland Park
- 14. The Holloway Landscape Connection
- 15. Eastwick Valley Landscape Corridor
- 16. Gilston Park Playing fields
- 17. Village 04 SuDS Features
- 18. Community Allotments
- 19. Village 04 Grand Avenue Linear Park
- 20. Village 04 Primary School
- 21. Golden Brook Valley Corridor
- 22. Village 03 Buffer and Park
- 23. Village 03 Playing fields
- 24. Hunsdon Airfield
- 25. Cock Robin Lane Landscape Connection
- 26. Eastwick Forest Park
- 27. Golden Grove & Sayes Coppice accessible Woodlands
- 28. Secondary School
- 29. Fiddlers Brook and Pole Hole Stream Landscape Connections and Gilston village Buffer
- 30. Airfield Park
- 31. Village 07 Hilltop Park

LEGEND

-  Site boundary
-  Stort River
-  Towns & Settlements
-  Existing woodland
-  New woodland park
-  Primary green corridors
-  Woodland connections
-  Enhanced hedgerow connections

B.1.2 LANDSCAPE MASTERPLAN VISION

The concept for the Gilston Area masterplan is a series of villages set around the historic landscape of Gilston Park, each village having its own distinct character.

The local scenery, wildlife habitats, architectural and archaeological heritage have informed the design of the masterplan in a landscape led approach that ensures that these new villages complement the countryside, creating an attractive setting in which people can enjoy the local environment that links them through the ambitious green infrastructure proposals to the Hertfordshire countryside, Stort Valley and Lee valley beyond.

The Green Infrastructure proposed across the site will articulate the villages and will act as a framework for the whole development, completing the gaps between the existing infrastructure.

It is a place that is shaped by its landscape and aims to protect and enhance the surrounding natural environment. The proposed villages are organised around four major new publically accessible parklands and further natural space including the centre piece of Gilston Park.

Broad areas of countryside structured around the backdrop of the Stort valley tributary valleys will separate the proposed villages from each other and from the existing villages of Eastwick and Gilston.



B.1.3 VALLEY-PARK-FOREST

The three examples below illustrate the overarching concept of the landscape masterplan 'from valley-to parkland-to forest' and describe the character of three of the principal parks that the masterplan is developed around.



FOREST PARK

On the plateau to the north of the site, the Forest Park will form a significant regional Green Infrastructure asset of enhanced ancient woodlands, proposed woodland blocks, woodland scrub and woodland pasture inspired by the existing hornbeam, elm and oak woodlands that are found there.

This will create the perfect arena for the enjoyment of openly accessible countryside and for outdoor pursuits such as cycling, riding, walking and running.



PARKLAND

At the heart of the development, the proposed Gilston Park is an area of open parkland sensitive to the context of the listed Gilston House and surviving features of the former Gilston Area landscape grounds and historic deer park.

To the north, the Gilston Park playing field site will be gently contoured to form a significant component of the Gilston Area sports and recreation provision. Woodland paths through Home Wood and the woodland playground connect this sports and recreation ground with the parkland to the south.

The park will be similar in character to Regents Park or Hyde Park but smaller in scale with a parkland character incorporating extensive areas of woodland, informal grassland, wildflower swards and majestic parkland trees including Oak, Lime, Chestnut, Cedar and where appropriate non-native species to create a lasting legacy for the enjoyment of future generations.



STORT VALLEY PARK

The Stort Valley Park creates an enhanced riverine valley environment through the creation of wetlands, wet woodlands and significant areas of flood meadow habitat. The proposals create a strategic habitat linkage along the valley and improve access to and from Harlow to deliver strategic green infrastructure objectives for the Stort.

The matrix of existing riparian trees, native hedgerows and grassland habitats will be enhanced and reinforced by the creation of flood meadow habitats, wetland scrapes and river restoration to enhance the riverine environment and reinforce this strategic local and regional Green Infrastructure link.



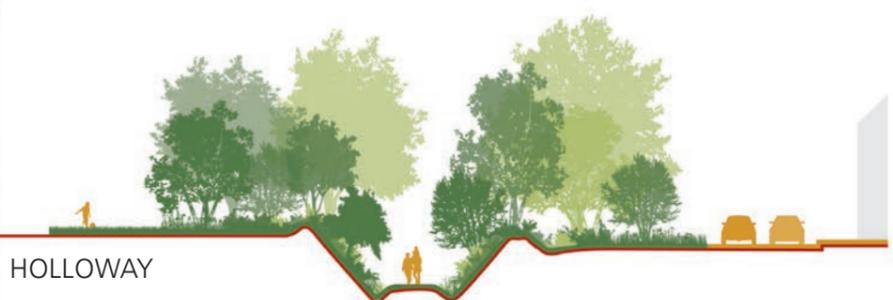
B.1.4 VILLAGE LANDSCAPE CHARACTER



GRAND AVENUE BOULEVARD



PRODUCTIVE ORCHARD SQUARES



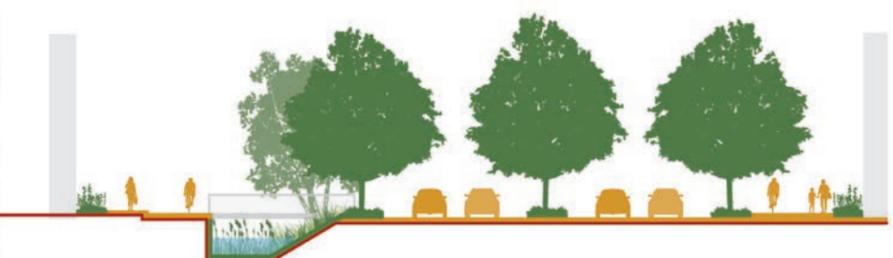
HOLLOWAY



VILLAGE SQUARE



URBAN BOULEVARD



AVENUES AND ALIGNMENTS



TREE LINED STREETS

LANDSCAPE AND VILLAGE CHARACTER

In a similar way that the existing site landscape character informs the character of the parks, the villages each have an individual character expressed through existing and proposed landscape features that shape the fabric of each neighbourhood to create a recognisable identity. These illustrations describe specific examples of how this character is expressed within individual villages.

To the north the Grand Avenue boulevard creates a powerful green axis central to Village Four that integrates sports and play courts. Orchard squares create productive and edible landscapes throughout the public realm of the northern villages for community enjoyment.

Other significant site features such as the existing holloway and historic avenue found to the south of the site are retained and enhanced to create distinctive green links and tree lined pedestrian walks across the southern villages.

The reference of existing avenues and alignments of trees is introduced into the streetscape of the southern villages as an attractive landscape signature with great benefits for the environment and ecology of the development.

B.1.5 ECOLOGY AND HABITAT STRATEGY

The Site is known to support protected and notable fauna including Great Crested Newts, bats, Badgers, reptiles, Otters and birds, fish and invertebrates of conservation importance.

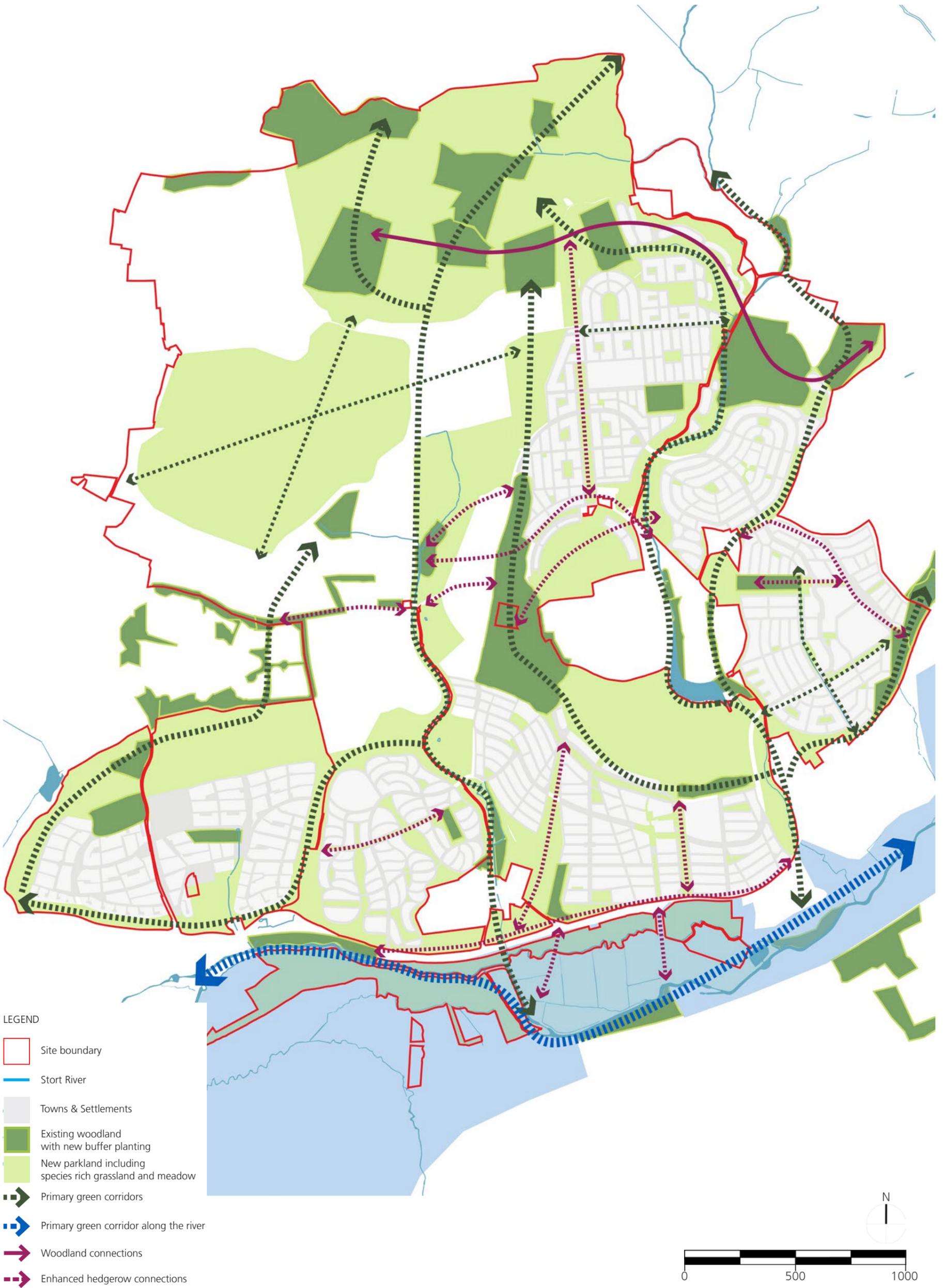
A Biodiversity Strategy has been devised for the area which aims to protect and enhance areas of highest ecological value, including the ancient woodlands to the north of the Site and species-rich grasslands; and enhance the ecological function and biodiversity across the site through the provision of a coherent network of wildlife habitats.

These aims can be achieved through the retention, enhancement and extension of features of ecological value on the site, such as ecologically important hedgerows and waterways. The biodiversity strategy also needs to integrate ecology into the development at all scales and ensure that the area's ecological character infuses the design of the built environment. This will enable people to experience nature as part of their daily lives. The strategy contains proposals to create Eastwick Wood Park in the northern area of the Site, linking existing woodlands with areas of new planting; create a major Riverside Park by enhancing existing grasslands in the Stort Valley, creating new wetlands and managing the habitats using traditional means whilst integrating recreational uses and the creation of Valley Parks along the tributary valleys of the River Stort to link valuable habitats within the site to the major parks to the north and south of the Site.

The proposals identified in the Biodiversity Strategy will ensure that development at the Gilston Area will bring about net benefits to biodiversity. Development in the area can be seen as an opportunity to deliver ecological improvements.

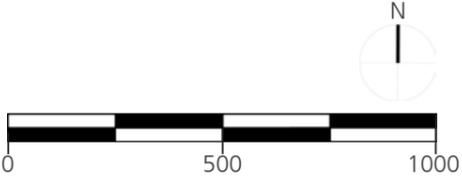


SPECIES ON SITE - BADGER, WATER VOLE AND BAT



LEGEND

- Site boundary
- Stort River
- Towns & Settlements
- Existing woodland with new buffer planting
- New parkland including species rich grassland and meadow
- Primary green corridors
- Primary green corridor along the river
- ➔ Woodland connections
- - - ➔ Enhanced hedgerow connections



B2 Blue Infrastructure Strategy

B.2.1 INTEGRATED WATER MANAGEMENT STRATEGY & SUDS

WATER MANAGEMENT STRATEGY

Water is a key theme in the new landscape and a sound drainage and water surface management strategy is integral to the layout and function of the overall Gilston Area masterplan.

An analysis of the existing site topography, ridgeline watersheds and existing waterbodies has informed how surface water is to be collected and retained across the site. The intention is to use water creatively in the landscape and public realm to create an interwoven network of Green and Blue Infrastructure that reinforces the landscape character of the development by adding to visual amenity, structure and greatly enhancing the local biodiversity.

The tributary valleys of the Golden Brook, Fiddler's Brook and Gould's (Eastwick Valley) Brook provide the opportunity for strategic areas for the collection of run-off water collected from the plateau and steeper valley slopes and storage. In contrast, the Stort Valley is predominantly within the 100 year event flood zone and cannot be considered for storage.

The site's relatively steep gradient (approximately 1:30 to valley slopes) presents an interesting challenge in terms of the creation and utilisation of storage volume. The overlying clay soils across the site mean that infiltration rates are poor which limits the potential for soak-aways. As a result attenuation is the main component of the proposed SuDs system.

Where possible, swales will be aligned and parallel to contour lines to maximise storage and surface area for infiltration. Where this is not possible, they will be aligned to follow the slope and 'weirs' will be designed at intervals to retain surface water, increase storage volume and also enable easy maintenance.

The drainage system provides the opportunity to enhance the proposed high quality public realm and open green spaces with a swale and pond network providing green fingers extending from the tributary valleys into the public realm, enhancing the local biodiversity through new habitats for flora and fauna such as reed lined channels and wetland systems rich with marginal aquatics.



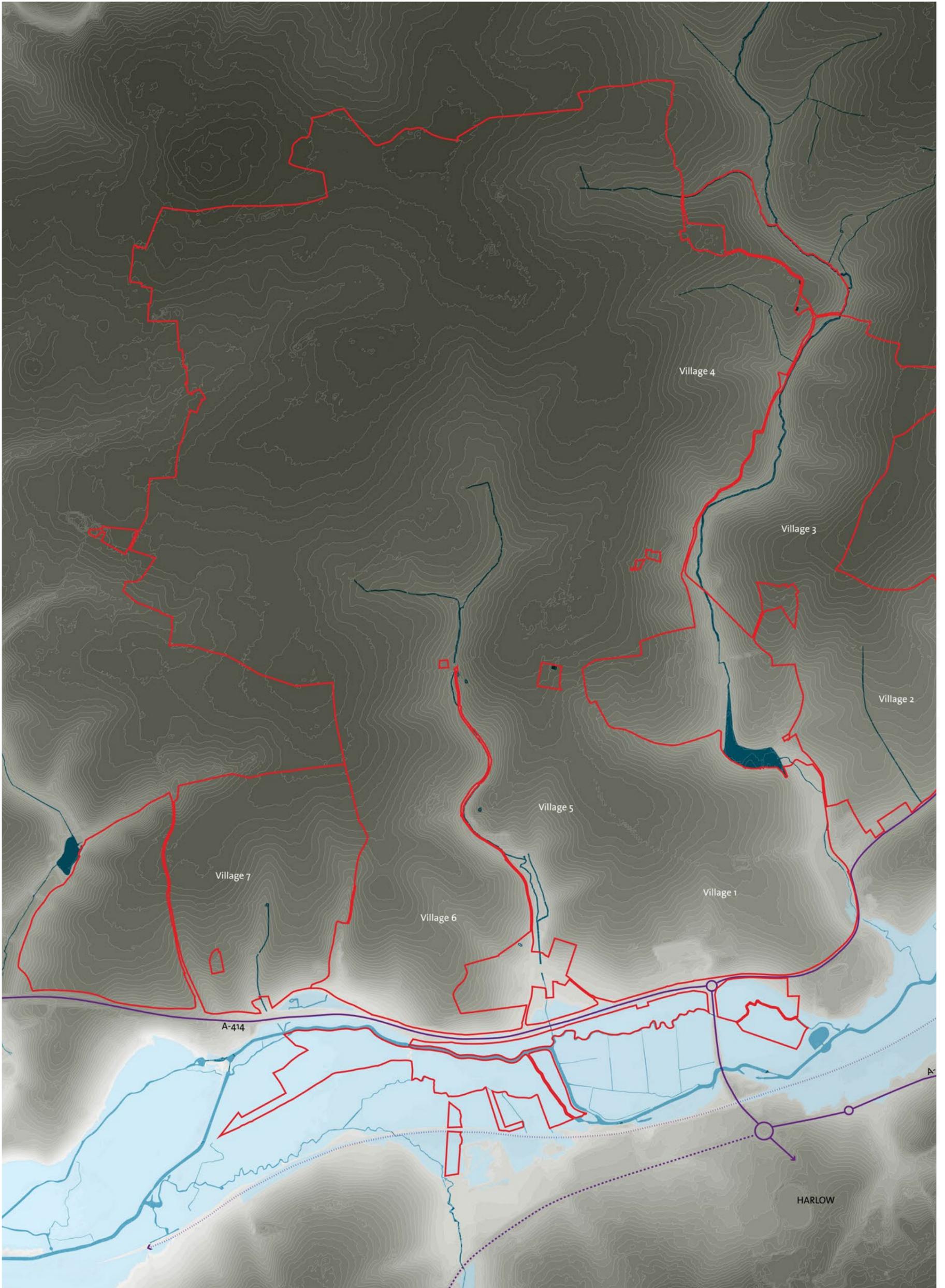
INTERLOCKING CORRIDORS
 — Ridgeline connectivity
 ■ Valley corridors



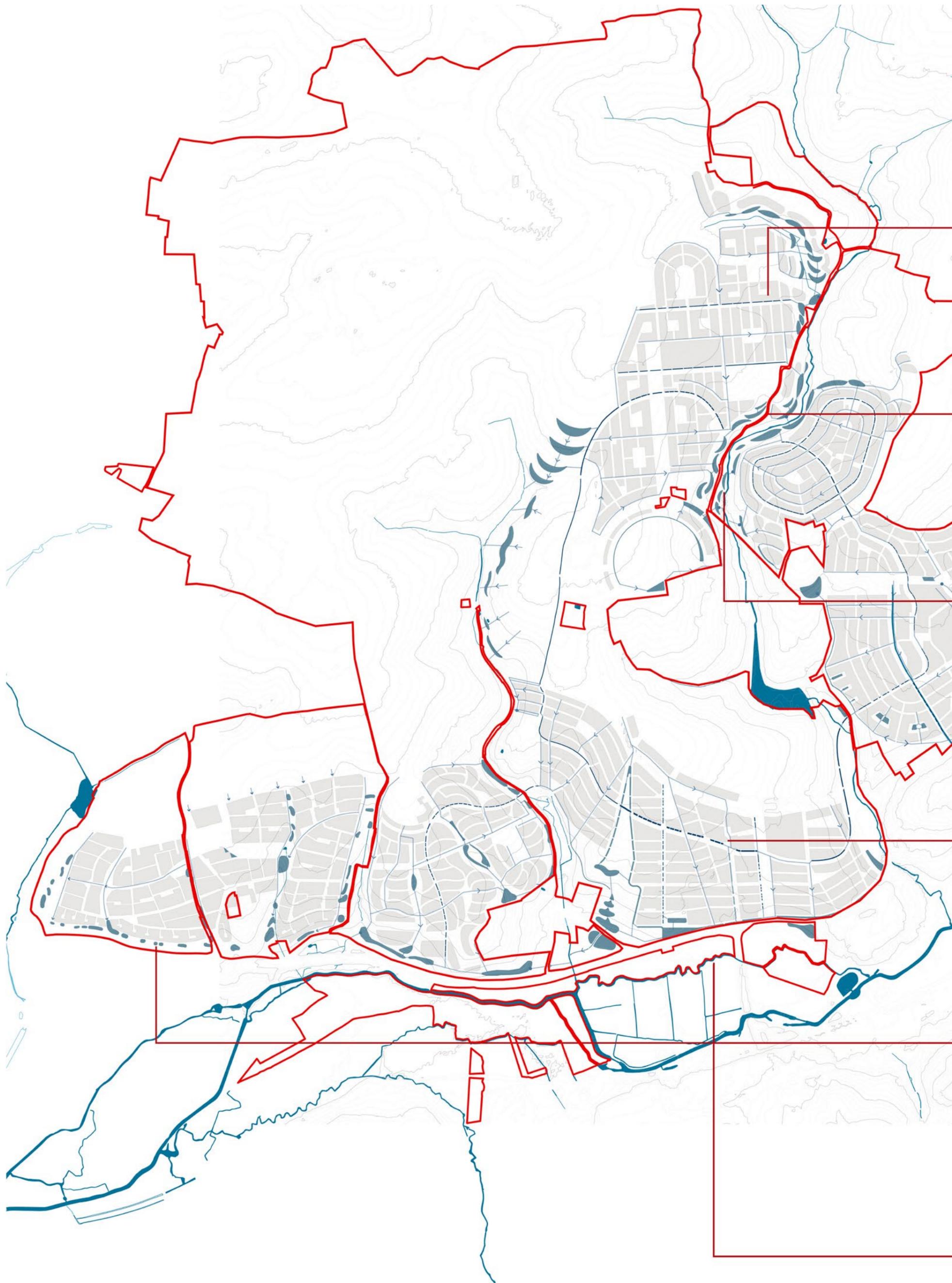
RIDGELINES AND VALLEYS
 - - - Ridgelines
 — Watercourses



EXISTING SITE FLOOD ZONES AND WATER BODIEDS IN THE STORT VALLEY & GILSTON PARK LAKE



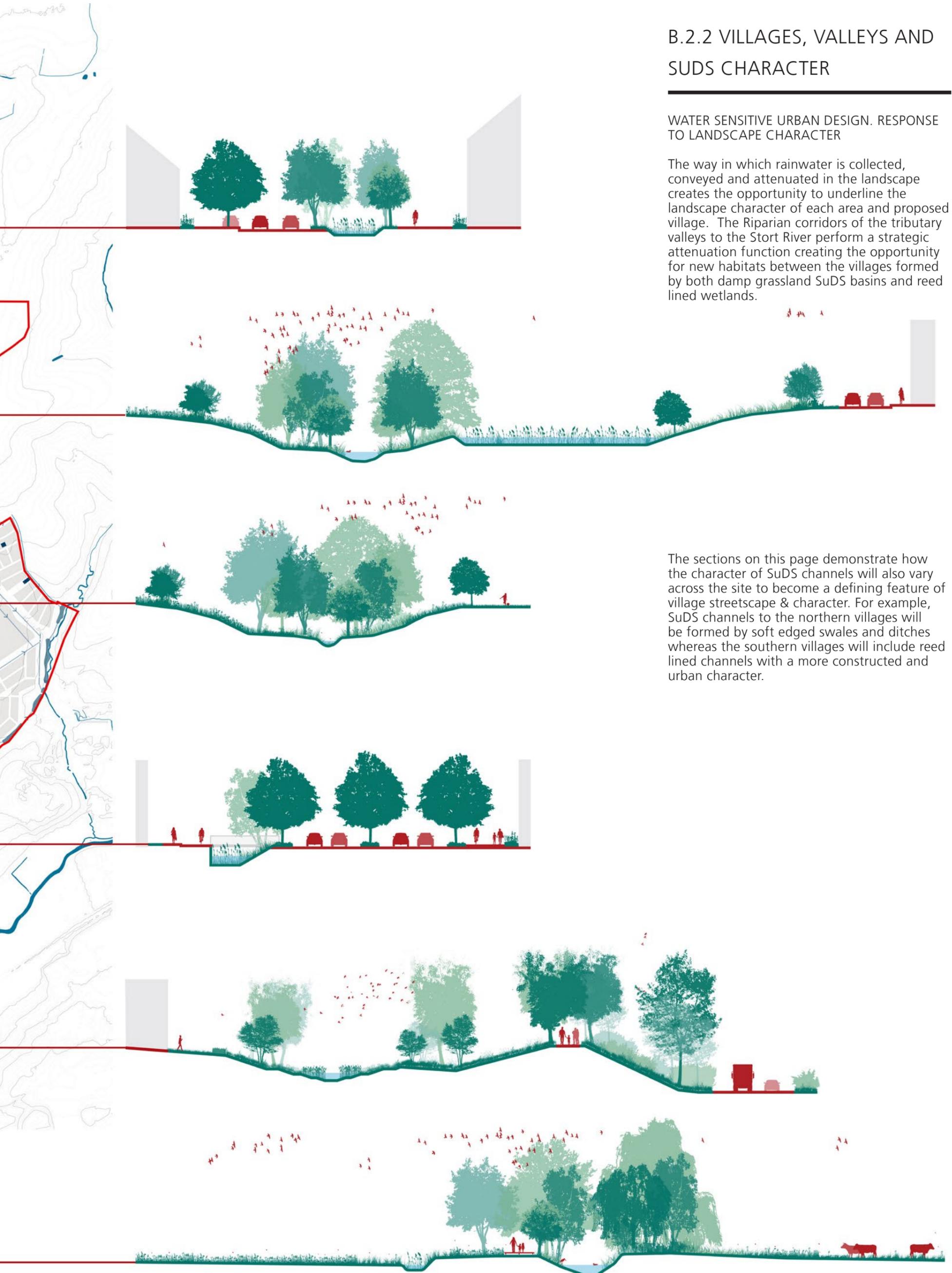
TOPOGRAPHY WITH 100 YEAR FLOODING AREA



B.2.2 VILLAGES, VALLEYS AND SUDS CHARACTER

WATER SENSITIVE URBAN DESIGN. RESPONSE TO LANDSCAPE CHARACTER

The way in which rainwater is collected, conveyed and attenuated in the landscape creates the opportunity to underline the landscape character of each area and proposed village. The Riparian corridors of the tributary valleys to the Stort River perform a strategic attenuation function creating the opportunity for new habitats between the villages formed by both damp grassland SuDS basins and reed lined wetlands.



The sections on this page demonstrate how the character of SuDS channels will also vary across the site to become a defining feature of village streetscape & character. For example, SuDS channels to the northern villages will be formed by soft edged swales and ditches whereas the southern villages will include reed lined channels with a more constructed and urban character.

B.2.3 SUDS DESIGN OUTLINE APPROACH

The SuDS system will be designed to accommodate a 100-year storm with a +40% allowance for climate change. This establishes a baseline for considering surface water management on the Development.

A Sustainable urban Drainage Strategy (SuDS) is intended as a sustainable alternative to standard drainage approaches. This approach is intended to reduce the quantity of water run-off especially for large peaks during storm events which can cause flooding of the receiving waterways.

The SuDS strategy proposes a range of opportunities for surface water drainage based around a sustainable and creative approach that reflects the commitment to capture as much surface water on-plot (roof/courtyard) as possible, and attenuate and enhance the quality of water run-off from the public realm prior to discharge.

Collectively these systems will form an important component of the landscape structure and will also help to enhance the ecological value of the Site.

The aspiration is to propose a strategy that establishes a simple, robust system of water collection, water attenuation and distribution to maximise opportunities for reuse and/or infiltration. The strategy for the management of rainwater on site is to limit and control surface water run-off by focusing on four

key areas that form a SuDS implementation hierarchy:

Water butts, rain gardens, green roofs and permeable paving: These will be employed on plot within courtyards and on driveways with restricted discharge into the public surface water drainage system. In the spirit of water sensitive urban design (WSUDS), collected water can be harvested in this way for irrigation, watering, washing and toilet flushing.

Porous sports surfaces and pitch drainage: Porous macadam will be used to school Multi Use Games Areas and drainage from sports pitches will be linked to the network of attenuation swales.

Linear SuDS features: These features are used for the conveyance of run-off water throughout the site. These are connected by a series of filter drains, swales and reed lined channels together with existing ditches which have been incorporated through the site to create attenuation and transfer of surface water through the system.

Linked attenuation basins and storage ponds. These SuDS features are constructed to at the end of the system in landscape and open spaces areas prior to controlled discharge in to adjacent existing water courses. These strategically located basins will have a varying character, function and management across the site. This will include attenuation basins that will be predominantly grass lined features to allow excess flows of storm water

to be contained and then discharged in a controlled manner and storage ponds designed with freeboard to allow the same water management functions as the attenuation basins yet also provide permanent water features to create the added value of water front locations.

SUDS MANAGEMENT AND EDUCATION

In the streetscape, surface water rills and reed lined channels will animate the street scene and directly connect the community to the water flow cycle within their neighbourhoods.

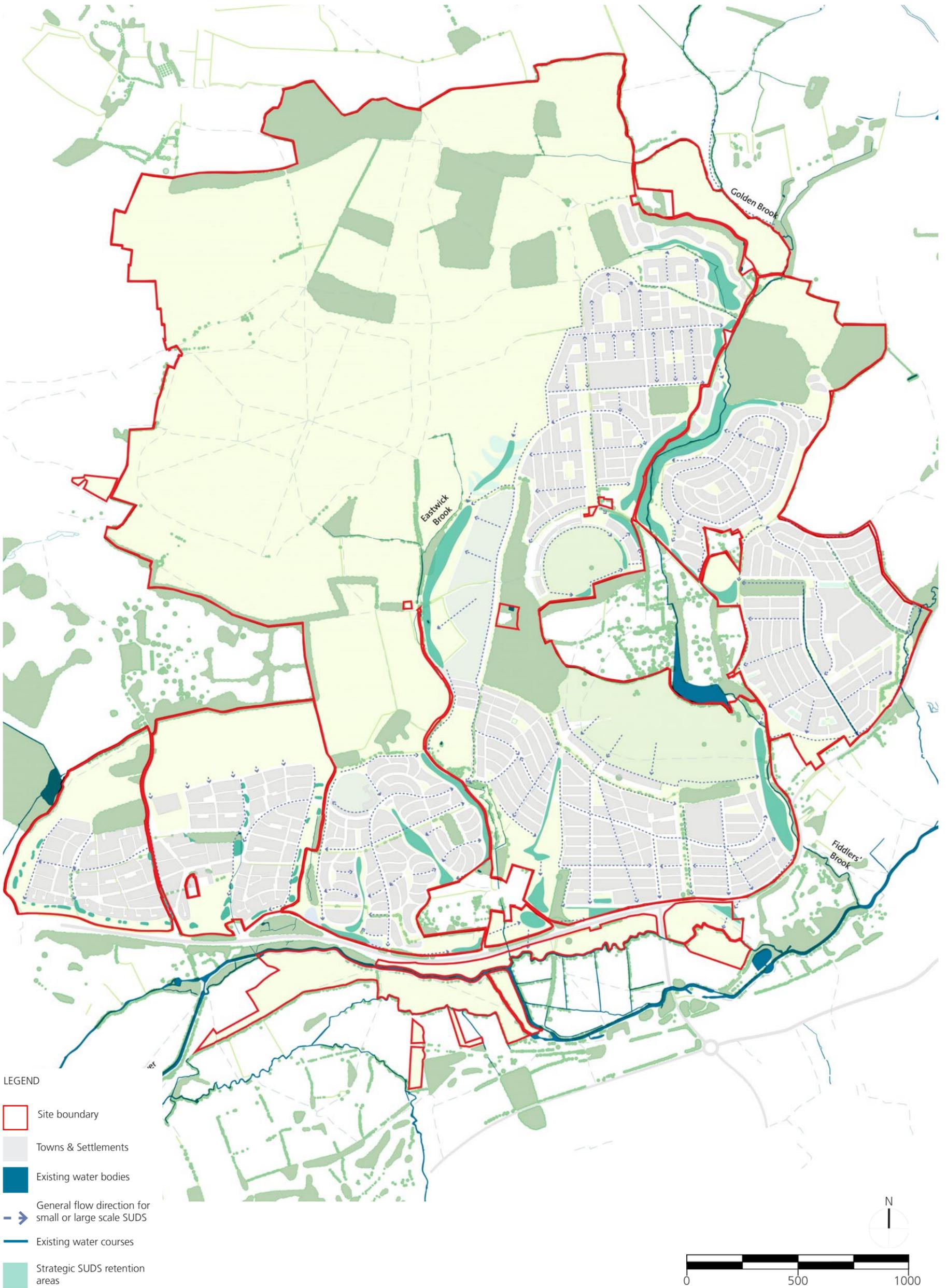
The principle is that where residents can see the direct connection to a watercourse, it is less likely to be polluted by waste substances and spillages whereas traditionally harmful substances flushed down a drain were 'out of sight, out of mind'.

To reinforce this, a management strategy of improving public awareness and understanding the risks of surface water within the public realm will be implemented, to promote collective responsibility and the safeguarding of the water resource across the development. Together the combined water management solutions set out above seek to meet the aspirations for design of successful places, such as:

- Celebrating local character, environment and community
- Optimising the cost benefit of infrastructure and built form
- Improving quality of life for communities
- Providing resource security and resilience in the future



EXAMPLES OF INTEGRATED SUDS ADDING TO STREET CHARACTER AND ADDING COST BENEFIT TO INFRASTRUCTURE AND BUILT FORM



LEGEND

-  Site boundary
-  Towns & Settlements
-  Existing water bodies
-  General flow direction for small or large scale SUDS
-  Existing water courses
-  Strategic SUDS retention areas

RUN-OFF FLOW & STRATEGIC SUDS DIAGRAM



**A place to live,
work, play
and enjoy the
landscape and
nature.**

C.1 OPEN SPACE AND PUBLIC REALM

- C.1.1 Strategy
 - C.1.2 Open Space Provision/Character Typology
 - C.1.3 Open Space Provision/Character Typology Categories
 - C.1.4 Open Space Provision/Hierarchy
 - C.1.5 Open Space Provision/Hierarchy Categories
 - C.1.6 Landscape Connections & Public Rights of Way
 - C.1.7 Proposed Paths & Connections
-

C.2 SPORTS AND RECREATION

- C.2.1 Introduction. The EHDC Local Plan
- C.2.2 Strategy
- C.2.3 EHDC Local Plan Requirements
- C.2.4 Typologies
- C.2.5 Outdoor Sports Facilities
- C.2.6 Play & Facilities for young people
- C.2.7 Children's Play Policy Review
- C.2.8 Play Provision. Destination Play
- C.2.9 Play Provision. LAP & Play within the public realm
- C.2.10 Play Provision. LEAP
- C.2.11 Play Provision. NEAP
- C.2.12 Play Provision. Schools
- C.2.13 Allotment Provision



Open space and public realm strategy



Overview

The provision of accessible, safe and attractive public open space & public realm underpins people's quality of life; being important to both an individual's health & wellbeing as well as to the success & sustainability of the community they live and/or work within. The value of public open space and public realm is not only in their amenity and recreational values, but also in their biodiversity value and contribution to the natural and built environment of the community and its surroundings.

The open space and public realm strategy embraces the opportunity that the Gilston Area Masterplan provides by bringing positive enhancement to the environment in the area north of Harlow. The section below summarises the emerging strategy for the provision of open space within the Gilston Area Masterplan.

Open space is defined in the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground.

The EHDC Open Space, Sport & Recreation SPD, 2009,

expands on this definition to include all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity and provide opportunities for wildlife conservation. Recreation is also defined as including the enjoyment of the natural environment, e.g. nature reserves and country parks, as well as formal and informal sporting activities.

The Public Realm is defined as the set of exterior spaces, linkages, streets network and built elements that are physically or visually accessible regardless of ownership. These elements can include, but are not limited to: streets, pathways, rights of way, cycle paths, gateways, parks, natural features, view corridors, and in general any accessible open spaces available to see and use for anyone without charge.



EXISTING PHOTO OF GILSTON PARK. THE PROPOSALS FOR GILSTON PARK WILL SEE THIS CONVERTED FROM EXISTING ARABLE FIELDS INTO A COMMUNITY PARK OPEN TO ALL

C1 Open Space and Public Realm

C.1.1 STRATEGY

The masterplan acknowledges the significant contribution that open space & public realm makes to the quality of life within our towns and villages by making it a fundamental element of the Gilston Area development. Therefore, throughout the evolution of the masterplan, the provision of public open space & public realm has been a key factor, influencing the overall layout of the villages to ensure that all residents and visitors will have easy access to a wide variety of attractive, safe and accessible parks, gardens, streets, squares, woodlands, meadows, village greens, playing fields and wider countryside spaces.

Although the separate strategies listed below have been developed for various elements that form part of the wider open space and public realm provision, the strategies have been developed in tandem to ensure a fully co-ordinated and integrated approach. These strategies are described in the following sections, and should also be read in conjunction with the Green Infrastructure Strategy set out in chapter B of this document.

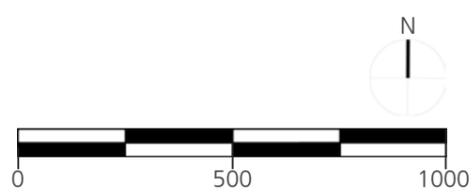
- Open Space & Public Realm provision character typology
- Open Space Public Realm provision hierarchy
- Sport & Recreation
- Play & Facilities for Young People





LEGEND

- Site boundary
- Stort River
- Retained as existing
- Green Infrastructure
- Existing woodlands
- Villages centres
- Proposed Parks
- Green Corridors
- Sport trail
- Water-based recreation
- Sport Grounds
- Existing paths or PROW
- Proposed cycle path and pedestrian connections
- Strategic Road network



OPEN SPACE AND PUBLIC REALM TYPOLOGIES PLAN

C.1.2 OPEN SPACE PROVISION/ CHARACTER TYPOLOGY

DESCRIPTION

In line with the requirements for quantity standards for recreation in new residential developments of Appendix IV of the East Herts Local Plan Second Review 2007, a character typology for the proposed open space provision has also been developed and extended.

This character typology builds upon the now revoked PPG17 Open Space Typology set out in Appendix IV of the Local Plan, and adapts and enhances it to suit the particular requirements of the Gilston Area development.

The PPG17 Typologies include the following categories:

- Parks and public gardens
- Natural and semi-natural green space
- Outdoor sports facilities
- Amenity green spaces
- Provision for children and young people
- Allotments
- Cemeteries and churchyards
- Green corridors

Due to the character of the Gilston Area Masterplan and the open space levels and types of use, a new Open Space Character sub-typology of "Village Centres" is proposed within the Parks & Public Gardens category. This responds to the scale and distribution of the new residential development in seven mutually supporting villages, each of them with its own character.

The table below summarises and sets out as separate line items, the minimum areas of provision required by the EHDC Local Plan (based on the projected population) and the Total area provision created by the current masterplan proposals as a comparison.

The areas for each open space are guideline areas only. In addition to the spatial requirements stated for each open space, the total open space provision for each village, and the development as a whole, should comply with the East Herts Local Plan Second Review 2007.

The whole site has been considered for the Open Space strategy, by defining and including the open spaces into the aforementioned typologies, and retaining as existing other

areas of land that surround the development. All of them will become an asset for the local community and the larger area.

Note 1: Due to the various limitations and constraints of the site, an alternative outdoor sports provision strategy is being proposed to that in the EHDC Local Plan Second Review 2007 for Outdoor Sports Provision. The proposed sports provision is set out in more detail in the Outdoor Sports Provision section.

Note 2: Due to the generous distribution requirements for Allotment provision, it is proposed that all allotments are provided in one location, to the west of Village 4.

FIGURE 6: EAST HERTFORDSHIRE DISTRICT COUNCIL LOCAL PLAN 2ND REVIEW 2007 APPENDIX IV RECREATION REQUIREMENTS IN NEW RESIDENTIAL DEVELOPMENTS

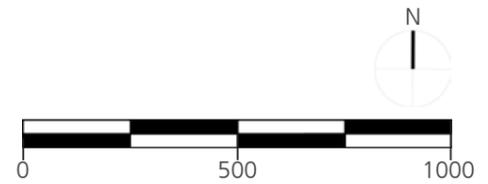
EHDC OPEN SPACE CATEGORY	parks & public gardens	natural & semi-natural green space	Outdoor sports facilities	Amenity Green Spaces	Provision for children/young people	Allotments
EHDC REQUIREMENT	0.53 Ha / 1000 population within 10min walk (800m)	7.64 Ha / 1000 population within 10min walk (800m)	3.79 Ha / 1000 population within 10min walk (800m)	0.55 Ha / 1000 population within 5min walk (400m)	0.20 Ha / 1000 population within 5 min walk (400m)	0.21 Ha / 1000 population within 10min drive (4km)
Village 1 population: 4101	2.17	31.33	15.54	2.26	0.82	0.86
Village 2 population: 3993	2.12	30.51	15.13	2.20	0.80	0.84
Village 3 population: 2295	1.22	17.53	8.70	1.26	0.46	0.48
Village 4 population: 4277	2.27	32.68	16.21	2.35	0.86	0.90
Village 5 population: 1654	0.88	12.64	6.27	0.91	0.33	0.35
Village 6 population: 2662	1.41	20.34	10.09	1.46	0.53	0.56
Village 7 population: 3525	1.87	26.93	13.36	1.94	0.71	0.74
TOTAL EHDC REQUIREMENT (Ha)	11.93	171.95	85.30	12.38	4.50	4.73
TOTAL PROPOSED INC. AIRFIELD (Ha)	18.76	271.77	77.00	22.05	4.66	9.84



LEGEND

- Site boundary
- Stort River
- Towns & Settlements
- Retained as existing
- Parks and Public Gardens & Village centres
- On-Plot Parks & Public Gardens
- Natural & Semi-Natural Green Spaces
- Amenity Green Space
- On-Plot Amenity Green Space
- Outdoor Sports Facilities
- Allotments
- Green Corridors
- School Grounds
- Sport Grounds

OPEN SPACE PROVISION TYPOLOGIES PLAN



C.1.3 OPEN SPACE PROVISION/ CHARACTER TYPOLOGY CATEGORIES

This character typology builds upon the now revoked PPG17 Open Space Typology set out in Appendix IV of the Local Plan, and adapts and enhances it to suit the particular requirements of the Gilston Area development.

Parks & Public Gardens



Within 10min walk (800m)
Includes urban parks, formal gardens and country parks.
Providing space for informal recreation, community events & biodiversity.

- Formal/ornamental planting
- Seating
- Play (where required/appropriate)
- Sports facilities (where required/appropriate)
- Habitat areas
- Network of paved paths

Village Centres



Within 10min walk (800m)
Includes Market square in Village 1, and each of the six village centres in Villages 2, 3, 4, 5, 6 & 7.
Providing a representative space for people meeting in the central and commercial space of their village.

- Village identity hard landscaping
- Formal/ornamental planting
- Seating
- Play (where required/appropriate)
- Sports facilities (where required/appropriate)

Natural & Semi-natural Green Spaces



Within 5min walk (400m)
Includes publicly accessible woodlands, urban forestry, scrub, grasslands (e.g. commons and meadows), wetlands, open and running water.
Providing space for wildlife conservation, biodiversity, environmental education & awareness, informal recreation.

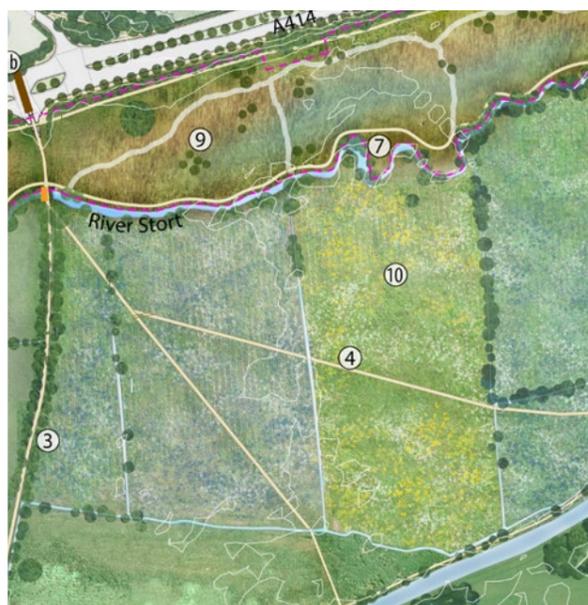
- Creation/enhancement of wide variety of natural habitats particularly suited to the site and its surroundings
- Network of pedestrian, cycle and equestrian paths & trails linking through park and to wider access network
- Play provision, where required/appropriate
- Informal play opportunities in wider green space
- Information boards and signage
- Small shelters/hides
- Minimal/no lighting to minimise impact on wildlife

Outdoor Sports Facilities



Within 10min walk (800m)
Natural or artificial surfaces either publicly or privately owned used for sport and recreation. Including school playing fields.
Refer also to Section 6.2 for Sports Strategy

- Outdoor sports pitches
- Cricket grounds
- Tennis courts
- Bowls club
- School playing fields
- Club house(s)
- Car parking
- Floodlighting (where appropriate)
- Fitness trails
- Bike trails



PARKS & PUBLIC GARDENS- STORT VALLEY PARK

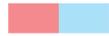


NATURAL & SEMI -NATURAL GREEN SP - GOLDEN VALLEY RIPARIAN CORRIDOR



OUTDOOR SPORTS FACILITIES

Amenity Green Spaces



Within 5min walk (400m)
 Most commonly, but not exclusively, found in housing areas.
 Includes informal recreation green spaces and village greens.
 Providing opportunities for informal activities close to home or work and the enhancement of the appearance of residential or other areas.

- Planting
- Seating
- Lighting
- Network of paths
- Play provision, where required/appropriate
- SUDS
- Habitat creation/ enhancement

Provision for Children & Young People

Refer to Section 6.6 for Play Strategy

Allotments

Within 10min drive (4km)
 Opportunities for those people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion.
 May also include urban farms, but does not include private gardens.

- Allotment plots
- Network of paths
- Secure boundary
- Car parking
- Services, e.g. water supply
- Communal storage facilities
- Communal planting, e.g. orchard, bee meadow, etc.

Cemeteries & Churchyards

Not Applicable

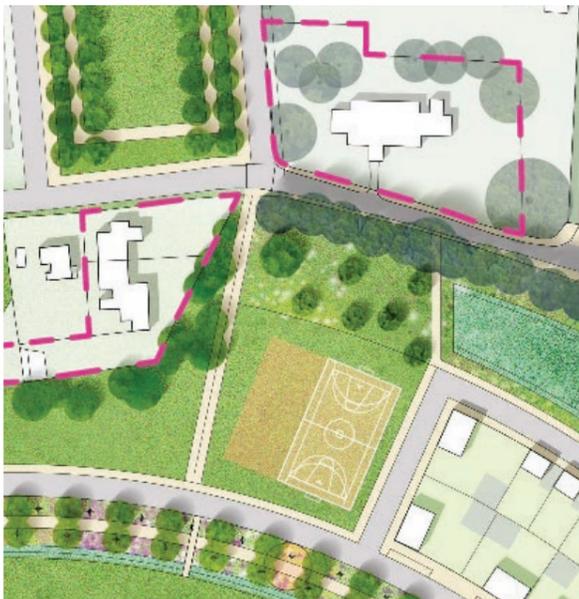
Green Corridors



No standard set

Includes towpaths along canals and riverbanks, cycleways, rights of way and disused railway links.
 Providing opportunities for walking, cycling or horse riding as well as opportunities for wildlife migration.

- Restoration of historic hedgerows, woodland, etc.
- Enhancement of existing green corridors
- Inter-connection/ reconnection of local green corridors
- Network of paths & trails for pedestrians, cyclists and/or equestrians
- Seating and/or low-key play provision where appropriate
- Minimal lighting to minimise impact on wildlife



AMENITY GREEN SPACE IN GILSTON PLAYING FIELDS



ALLOTMENTS



GREEN CORRIDOR IN VILLAGE 2

C.1.4 OPEN SPACE PROVISION/ HIERARCHY

The open space character strategy has been overlaid with a strategy setting out the hierarchy of open spaces in terms of size of open space and accessibility. These 'two strands combine to ensure a well balanced and well distributed provision of open space across the Gilston Area.

LARGE PUBLIC OPEN SPACES

The overall size and proposed 'multi-village' character of the Gilston Area has led to the development of a spatial hierarchy of open space provision ranging from strategic open spaces serving the Gilston Area as a whole, plus surrounding communities; through to village greens and squares acting as focal points for each of the seven villages; and finally to smaller, more domestic spaces associated with particular neighbourhoods or streets.

These strategic open spaces aim to give a full range of open spaces that will serve for outdoor sport, active and passive recreation, social interaction, and play at different scales. The spatial hierarchy may be divided into a set of four tiers:

- Large Public Open Spaces
- Medium Public Open Spaces
- Small Open Spaces
- Incidental Open Spaces

The category of Large Public Open Spaces includes a generous strategic provision that serves the whole development of the Gilston Area and its community, and will represent a strategic provision for the surrounding communities, too. It will provide opportunities for residents, workers and visitors to get out into the countryside and enjoy natural open spaces with its own identity.

These large open spaces identify existing open spaces, natural landscape areas and ecological features and will offer a great opportunity for habitat creation, recreation, sport, relaxation and fresh air.

The Large Open Space provision, offers a variety of functions including recreation, visual amenities, ecology and socio-economic needs. These areas extend across the whole development and are accessible for everyone within a reasonable walking distance.

The category of Medium Open Spaces includes green provision that serves each village according to its size and physical constraints. It will provide the inhabitants of the villages with closer access to attractive, accessible, functional spaces that will form the heart and soul of the emerging community. These open spaces will offer the chance to meet, celebrate, and play with a village sense of belonging within a 10 minutes stroll of all dwellings.

The category of Small Public Spaces consists of the smaller doorstep open spaces within the neighbourhoods that comprise the villages. These spaces will define the neighbourhood identity and will consist of outdoor spaces for neighbours to chat and playgrounds for children with a 5 minutes' walk of all dwellings.

The category of Incidental Public Spaces embraces the set of much smaller spaces, scattered throughout the villages that are more an incident than an open space. These spaces are an integral part of the development original design and contribute strongly, either cumulatively or individually, to the form and character of either the neighbourhood as a whole, or smaller areas within the development.

In developing the proposed open space provision within the villages, a set of guidelines was developed and applied to each village as follows:

- Each village to have its own Village Park, a

space that clearly 'belongs' to that village and provides the residents with space for community events & gatherings. For Village 01, this could include an allocation within Gilston Park.

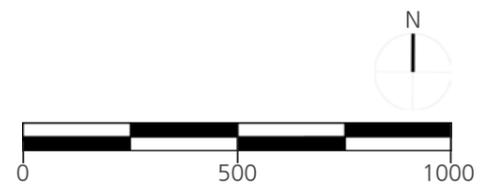
- Each village to have its own Playing Fields. These can be stand-alone open spaces, or the village playing field allocation can be incorporated into larger public open space, e.g. a Village Park, Community Park or Green Infrastructure, provided that the remaining space still meets the spatial and functional requirements for that type of open space.
- Each neighbourhood within a village to have a centrally located Small Open Space, providing a focal point for that neighbourhood and somewhere outside to chat with neighbours, play with friends, etc. This could be either a Neighbourhood Park or a Local Park, or more than one, but the provision should reflect the size, density and character of the surrounding neighbourhood.
- Neighbourhood/Local Park provision to be complemented by a range of smaller Incidental Open Spaces distributed throughout the village to ensure that all residents and workers are within easy reach of attractive, useable outdoor space.



LEGEND

- Site boundary
- Stort River
- Towns & Settlements
- Retained as existing
- Countryside Park
- Community Park
- Green Infrastructure
- Village Park
- Playing Fields
- Village Centre
- Neighbourhood Park
- Local Park
- Pocket Parks
- Habitat & Landscape Connections

OPEN SPACE AND PUBLIC REALM SPATIAL HIERARCHY PLAN



C.1.5 OPEN SPACE PROVISION/ HIERARCHY CATEGORIES

LARGE PUBLIC OPEN SPACES

Countryside Park ■

Approx. Size 35 – 100+ Ha

Approx. Radial Distance from Home 500m

Description/Character

Large, semi-natural open spaces retaining areas of agricultural land use, woodland blocks, grassland, etc., and providing residents, workers and visitors with the opportunity to access the wider countryside.

Network of pedestrian, cycle and equestrian paths & trails linking through park and to wider access network.

Facilities

- Informal play opportunities
- Active (sport, play) and passive (strolling, bird-watching) recreation areas
- Information boards and signage
- Small shelter providing educational space, toilets, etc.
- Small car park

Community Park ■

Approx. Size 10 – 40 Ha

Approx. Radial Distance from Home 500m

Description/Character

Large, centrally-located spaces providing sport, play and recreational facilities for Gilston Area and its surrounding communities.

A mixture of formal and informal areas to reflect the agricultural history of the site and the parks' new roles as strategic open space for the development.

Sports pitches and associated facilities, e.g. club house, car parking, etc.

Facilities

- Network of pedestrian, cycle and equestrian paths and trails
- Fitness trails
- Information boards and signage
- Seating, lighting, etc.
- Artworks, focal features, etc.
- SUDS or drainage management

Green Infrastructure ■

Approx. Size 15 – 30 Ha

Approx. Radial Distance from Home 500m

Description/Character

Semi-natural open space generally associated with existing landscape/ ecological features to provide important habitat and landscape links through and around the development
Often acting as a buffer around/ between villages.

Facilities

- Habitat creation/ enhancement
- Network of pedestrian, cycle and equestrian paths and trails
- Play provision closer to residential areas
- Village sports pitches in identified locations
- Allotments & associated facilities (water, parking, etc.)
- Community Orchard



LARGE PUBLIC OPEN SPACES - COUNTRYSIDE PARK



LARGE PUBLIC OPEN SPACES - COMMUNITY PARK



LARGE PUBLIC OPEN SPACES- GREEN INFRASTRUCTURE

MEDIUM PUBLIC OPEN SPACES

Village Park

Approx. Size 1.0 – 3.5 Ha

Approx. Radial Distance from Home 500m

Description/Character
 Medium, semi-natural open spaces retaining areas of agricultural land use, woodland blocks, grassland, etc., and providing residents, workers and visitors with the opportunity to access the wider countryside.

Facilities

- Network of pedestrian, cycle and equestrian paths & trails linking through park and to wider access network
- Informal play opportunities
- Active (sport, play) and passive (strolling, bird-watching) recreation areas
- Information boards and signage
- Small shelter providing educational space, toilets, etc.
- Small car park

Playing Fields

Approx. Size 1.0 – 1.5 Ha

Approx. Radial Distance from Home 500m

Description/Character
 Medium, centrally-located spaces providing sport, play and recreational facilities for Gilston Area and its surrounding communities. A mixture of formal and informal areas to reflect the agricultural history of the site and the parks' new roles as strategic open space for the development.

Sports pitches and associated facilities, e.g. club house, car parking, etc.

Facilities

- Network of pedestrian, cycle and equestrian paths and trails
- Fitness trails
- Information boards and signage
- Seating, lighting, etc.
- Artworks, focal features, etc.
- SUDS or drainage management.



MEDIUM PUBLIC OPEN SPACES - VILLAGE PARK



MEDIUM PUBLIC OPEN SPACES - PLAYING FIELDS



SMALL PUBLIC OPEN SPACES

Neighbourhood Park ■

Approx. Size 0.4 – 0.8 Ha

Approx. Radial Distance from Home 400m

Parks or gardens providing focal point village neighbourhoods.
Designed layout with areas for different activities and/or events.

Facilities

- Network of paths
- Seating
- Planting
- Play provision (refer to Play Strategy below)
- Sports provision (where appropriate)
- SUDS

Village Centres ■

Approx. Size 0.1 – 1.2 Ha

Approx. Radial Distance from Home 400m

Central formal village squares providing meeting point and gardens.

Facilities

- Village identity features
- Seating
- Planting
- Kiosks

Local Park ■

Approx. Size 0.1 – 0.35 Ha

Approx. Radial Distance from Home 400m

Smaller parks or gardens providing focal point for surrounding streets & houses
Designed layout with areas for different activities and/or events.

Facilities

- Network of paths
- Seating
- Planting
- Play provision (refer to Play Strategy below)



SMALL PUBLIC OPEN SP. - NEIGHBOURHOOD PARK



SMALL PUBLIC OPEN SPACES - VILLAGE CENTRES



SMALL PUBLIC OPEN SPACES - LOCAL PARKS

INCIDENTAL PUBLIC OPEN SPACES

Pocket Parks ■■■■

Approx. Size 0.01 – 0.1 Ha

Approx. Radial Distance from Home N/A

Description/Character
Small, intimate public open space providing opportunities for informal recreation, social interaction and relaxation close to people's houses and places of work

- Facilities
- Seating
 - Planting
 - Lighting
 - Play – where appropriate and/or required to meet play provision requirements
 - Small amenity provision (where appropriate)

HABITAT & LANDSCAPE CONNECTIONS

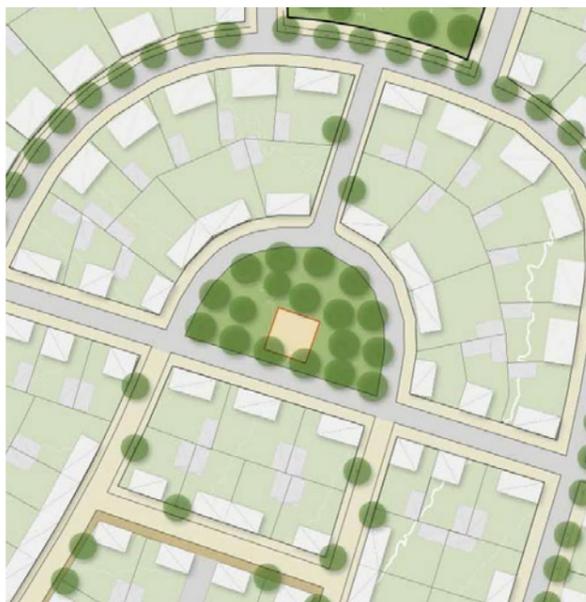
Habitat & Landscape Connections ■■■■

Approx. Size 10-40m width depending on location

Approx. Radial Distance from Home N/A

Description/Character
Creation/ reinstatement of important landscape and habitat connections through and around the site. Providing screening to/from development in key locations.

- Facilities
- Creation/ reinstatement of habitat links, e.g. hedgerows, trees, avenues, between public open spaces and wider countryside
 - Associated footpaths, cycleways and/or bridleways
 - Occasional play and/or recreational provision where appropriate



INCIDENTAL OPEN SPACES - POCKET PARKS



HABITAT & LANDSCAPE CONNECTIONS



C.1.6 LANDSCAPE CONNECTIONS & PUBLIC RIGHTS OF WAY

Beside the open spaces described previously, key landscape connections are proposed as part of the Open Space strategy. Most of these green corridors are existing habitat connections, tree lines, or hedgerows that will be enhanced as landscape connections. They will articulate the green infrastructure within the new development and with the wider area.

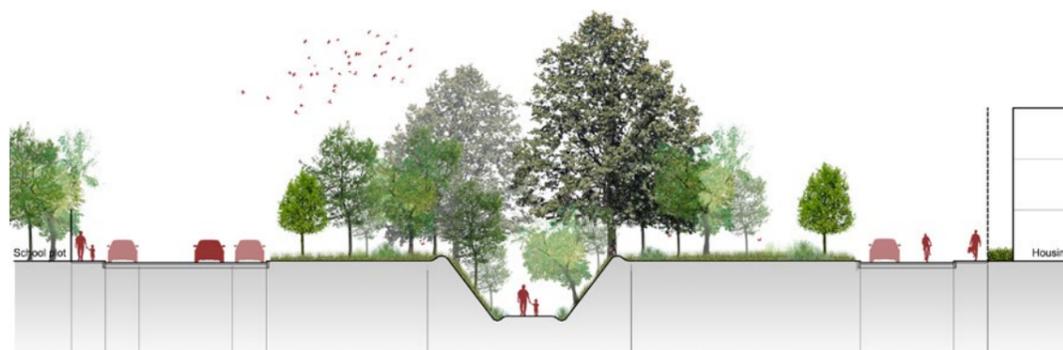
The individual Root Protection Areas of existing trees within the corridor should also be taken account in defining the extent of the habitat and landscape connection and alignment of adjacent roads, buildings, level changes, etc.

The landscape corridors also provide attractive environments for the network of existing Public Rights of Way and footpaths that will be retained, adapted and greatly increased in number as shown on the following pages of this document.

The key landscape connections and green corridors are: (see adjacent plan)

- 01 Village 01 corridor (Gilston Park)
- 02 Village 01 corridor (Lime Avenue)
- 03 Village 01: E-W Avenue
- 04 Village 01 corridor (Southern edge)
- 05 Village 02 corridor (Rectory Plantation ditch)
- 06 Village 02 corridor (Holloway)
- 07 Village 02 corridor (Boundary hedge)
- 08 Village 03 corridor (Boundary hedge)
Min 10m width
- 09 Village 04: Western Boundary edges
- 10 Village 04: Northern Boundary edge
- 11 Village 04: Airfield Park Connector
- 12 Village 06 corridor (Central hedge)
- 13 Village 06 corridor (Southern hedge)
- 14 Cock-robin Lane reinstatement
- 15 Village 07 corridor (Valley corridor)
- 16 Village 07 E-W corridor
- 17 Village 07 corridor (Eastern hedge)

PROPOSED CONNECTIONS



ENHANCED HOLLOWAY IN VILLAGE 2



EXISTING HOLLOWAY IN VILLAGE 2



ENHANCED LIME AVENUE IN VILLAGE 1



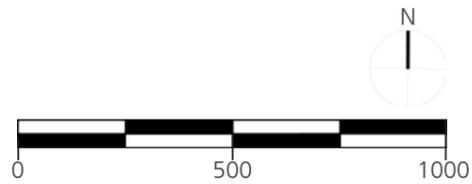
EXISTING LIME AVENUE IN VILLAGE 1

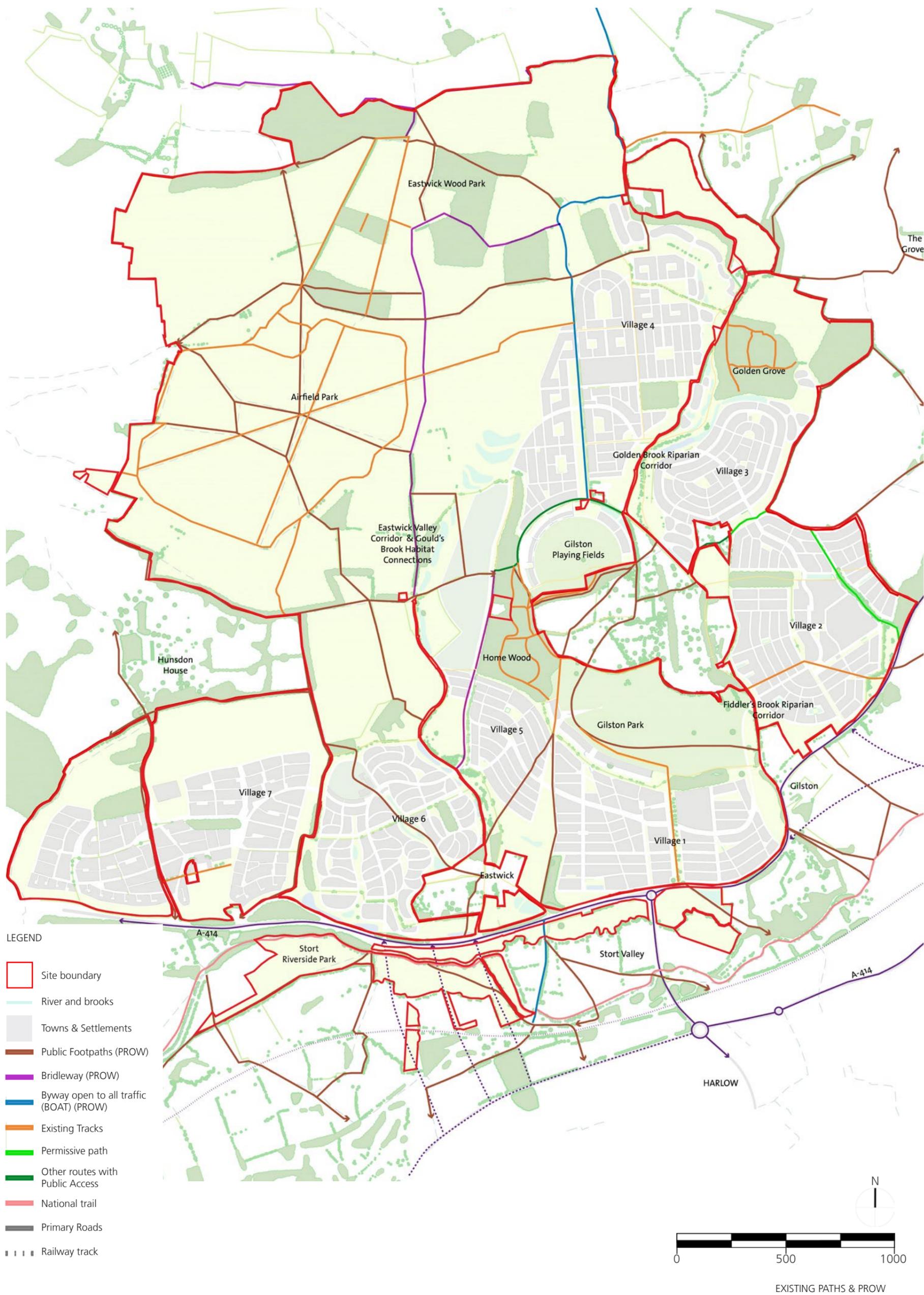


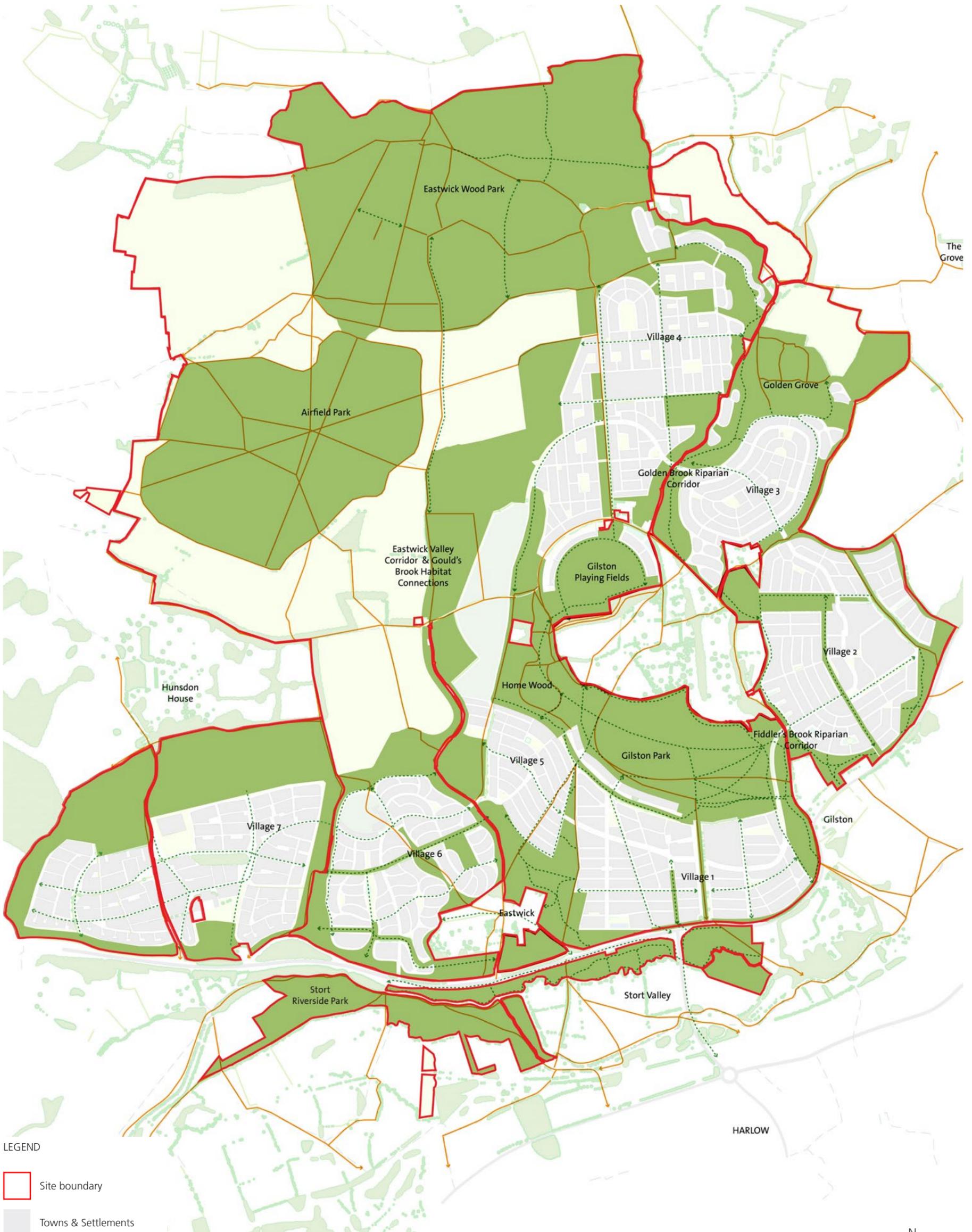
LEGEND

- Site boundary
- Retained as existing
- Open Spaces
- Green Corridors

GREEN CORRIDORS PLAN

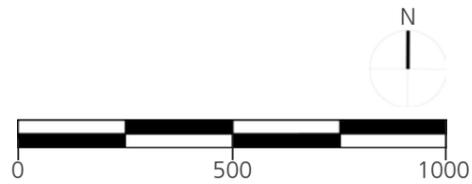






LEGEND

-  Site boundary
-  Towns & Settlements
-  Green Infrastructure
-  Existing paths, tracks and PROW
-  Proposed paths and other connections



PROPOSED FOOT PATHS & CYCLE PATHS

C2 Sports and Recreation

C.2.1 INTRODUCTION. THE EHDC LOCAL PLAN

The site sports and recreation strategy takes advantage of the large areas of open space created at the Gilston Area, creating the opportunity for enjoying sports activities in the attractive settings of parkland semi-natural green space.

The strategy seeks to ensure that the residents across the site have the opportunity to practice sports and recreation activities within close proximity of their homes which includes formal sports provision as well as many opportunities for informal sports and play within the landscape and public realm.

Outdoor sports facilities are defined by the East Hertfordshire District Council Open Space, Sport & recreation SPD, 2009 as 'natural or artificial surfaces either publicly or privately owned used for sport and recreation'.

Examples given are outdoor sports pitches, cricket grounds, tennis and bowls, golf courses, athletics playing fields (including school playing fields) & water sports.

The quantity and accessibility standards for outdoor sports facilities are 3.79 hectares per 1000 population within 10 mins walk (0.8km) distance. Nb. The SPD states 5mins walk (0.4km) whereas local plan appendix states 10 mins walk (0.8km).

Based on the proposed density figures for the Gilston Area, the EHDC SPD requirement for outdoor sports & recreation would be approximately 85.3 hectares.

This provision appears to be high compared with other recently delivered new build developments of a similar scale and context such as Sherford (1.58 ha per 1000 population), Cambourne (1.6 ha per 1000 population) and Northstowe (1.44 ha per 1000 population). This is most likely due to the inclusion of area hungry golf courses in the EHDC Local plan definition.

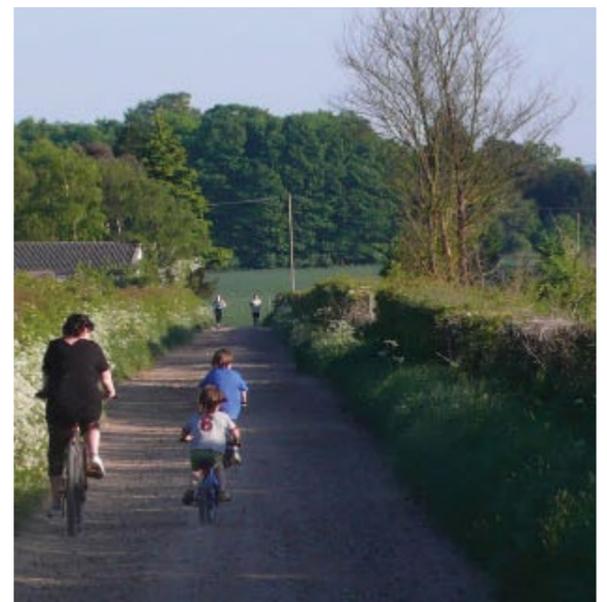
C.2.2 STRATEGY

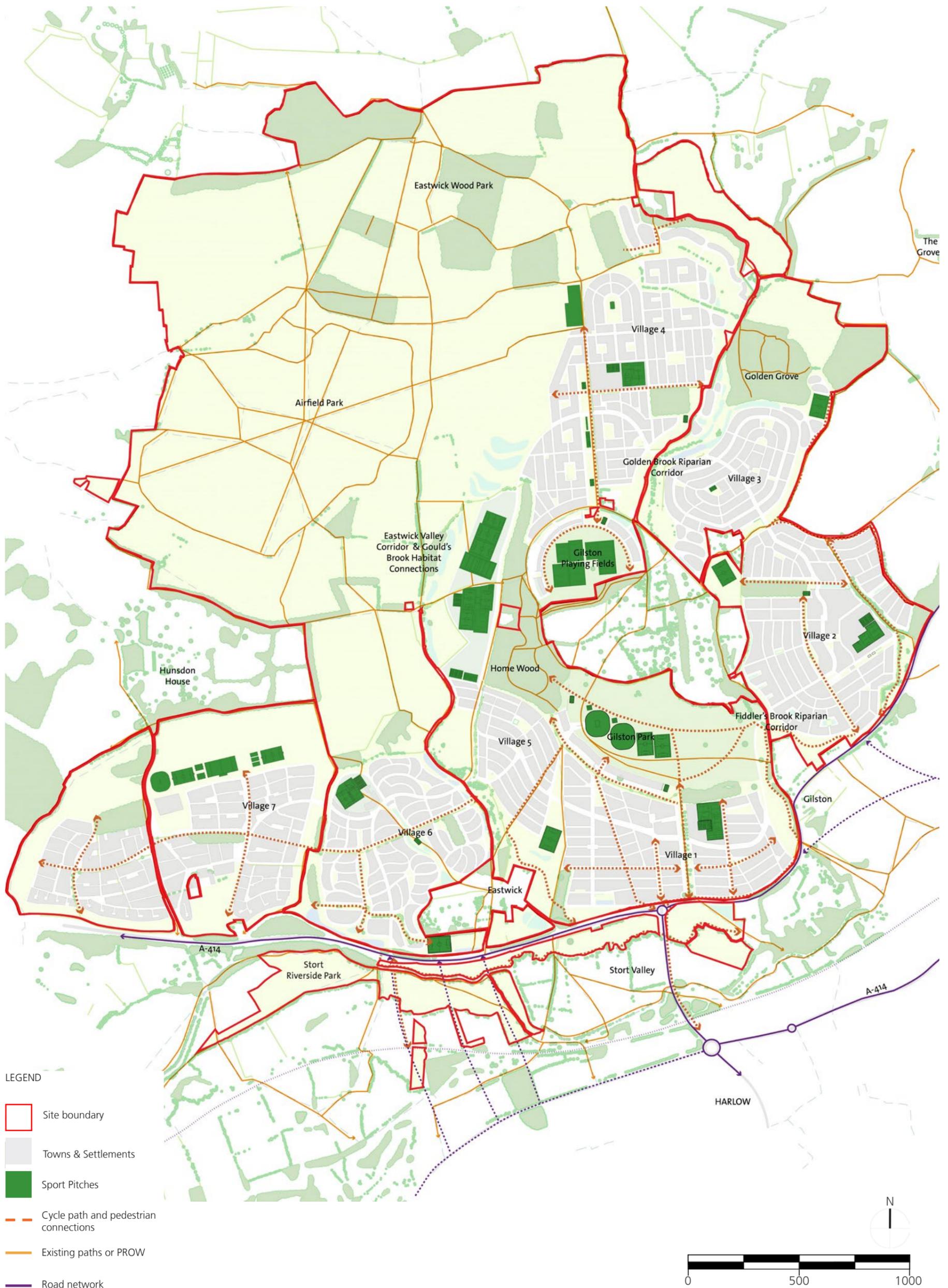
A key objective is to provide adequate and appropriately located sport and recreation facilities in conjunction with the residential development.

It was decided that an appropriate level of sports provision for the Gilston Area would be circa 77ha which is divided between 41ha of formal sports provision i.e sports pitches and courts etc. and 36ha of allocated informal sports provision i.e. the open areas of Gilston Park and Homewood available for ball games and exercise.

This allocation takes into account the generous provision of semi-natural green space that creates large areas for informal sports activities i.e walking, cycling, running, riding, ball games etc and opportunities for water based leisure pursuits, such as angling and boating that can be enjoyed along with walking and cycling within the Stort Valley Riverside Park.

Golf courses do not form part of the sports provision as the local area is well served for golf courses.

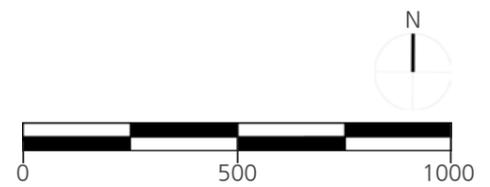




LEGEND

- Site boundary
- Towns & Settlements
- Sport Pitches
- Cycle path and pedestrian connections
- Existing paths or PROW
- Road network

SITE WIDE SPORTS PROVISION AND PEDESTRIAN & CYCLE NETWORKS



C.2.3 EHDC LOCAL PLAN REQUIREMENTS

Open Space Typology	Secondary School (12FE) N = 1800		Secondary School (10FE) N = 1500		Secondary School (8FE) N = 1200		Secondary School (6FE) N = 900		Secondary School (4FE) N = 600	
	Min Area Formula ¹	Min Area (m ²)	Min Area Formula ¹	Min Area (m ²)	Min Area Formula ¹	Min Area (m ²)	Min Area Formula ¹	Min Area (m ²)	Min Area Formula ¹	Min Area (m ²)
Sports Pitches	10000 + 35 N	73000	10000 + 35 N	62500	10000 + 35 N	52000	10000 + 35 N	41500	10000 + 35 N	31000
Games Courts	600 + 2N	4200	600 + 2N	3600	600 + 2N	3000	600 + 2N	2400	600 + 2N	1800
Soft Informal	800 + 2.5N	5300	800 + 2.5N	4550	800 + 2.5N	3800	800 + 2.5N	3050	800 + 2.5N	2300
Hard Informal	400 + 1.5N	6700	400 + 1.5N	6250	400 + 1.5N	5800	400 + 1.5N	5350	400 + 1.5N	4900
Habitat	200 + N	2000	200 + N	1700	200 + N	1400	200 + N	1100	200 + N	800
Float	1000 + 5N	10000	1000 + 5N	8500	1000 + 5N	7000	1000 + 5N	5500	1000 + 5N	4000
Net Site Area	13000 + 47N	97600	13000 + 47N	83500	13000 + 47N	69400	13000 + 47N	55300	13000 + 47N	41200
Likely Total Site Area, from	14000 + 52N	107600	14000 + 52N	92000	14000 + 52N	76400	14000 + 52N	60800	14000 + 52N	45200
to	16000 + 59N	122200	16000 + 59N	104500	16000 + 59N	86800	16000 + 59N	69100	16000 + 59N	51400

Sports Pitches:

Playing fields laid out to suit team games for pupils aged 8 and over, including winter pitches and overlapping summer pitches and/or athletics track.

Games Courts:

Hard surfaced games courts

Soft Informal & Social Areas:

Predominantly soft landscape (grassed) providing a range of spaces including social spaces, gathering spaces, quiet areas, imaginative planting & educational resources.

Hard Informal & Social Areas: Complementing the soft informal and social areas, there should be hard surfaced playgrounds and sheltered space for socialising and for the encouragement of healthy, active, creative outdoor play.

Habitat:

Habitat areas can include a range of outdoor classroom space and designs to provide a valuable resource for teaching and learning as well as for children’s emotional, social and cultural development. Range of habitat types.

Float:

Additional space comprising any one, or a mix, of the categories described above in order to achieve the required minimum Net Site Area.

Net Site Area:

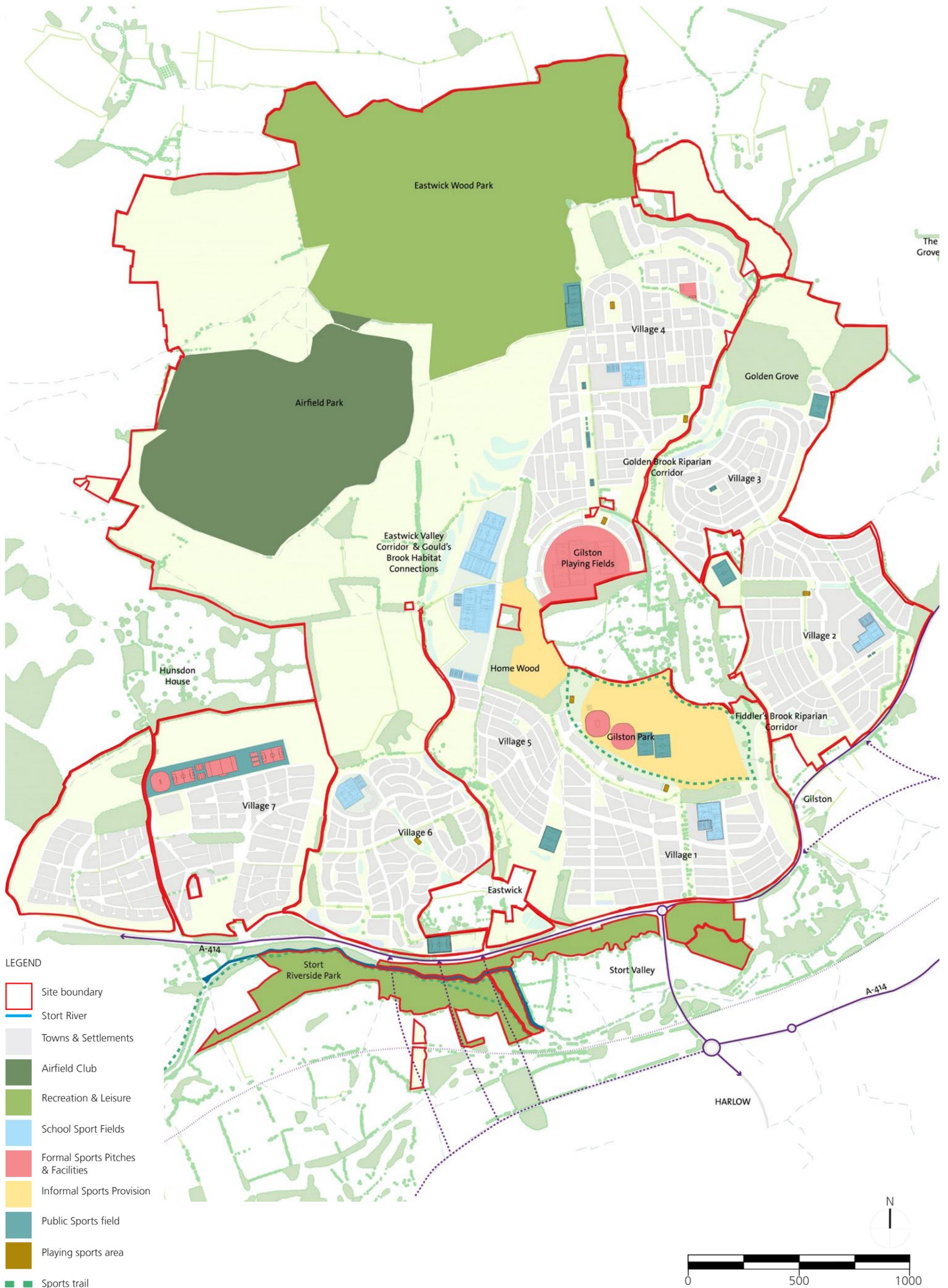
Total area of categories described above, i.e. accessible learning and/or play space for students.

Non-Net Site Area:

Footprint of all buildings, delivery access, refuse areas, entrance paths, roads and landscaping not normally available to pupils, car parking, cycle storage, etc.

Likely Total Site Area: Sum of Net Site Area & Non-Net Site Area

¹ Areas calculations based on Building Bulletin 98: Briefing Framework for Secondary School Projects



SPORTS PROVISION TYPOLOGIES PLAN

C.2.4 TYPOLOGIES

RECREATION & LEISURE

Two main areas are proposed for family recreation and leisure: Stort Riverside Park and Eastwick Wood Park.

The Gilston Area Stort Valley Riverside Park enhances over approximately 40 hectares and will form a significant regional Green Infrastructure Asset. Eastwick Wood Park will provide over 140 Ha of enhanced countryside Park also at a regional scale.

Designed elements within the natural landscape will encourage access and enjoyment of the valley and park, and promote the discovery of nature. Existing opportunities for waterside and water based recreation (in the case of Stort Riverside Park) and leisure pursuits such as walking, cycling or riding will be further facilitated by the improved network of paths and access to these areas.



SCHOOL SPORTS FIELDS

The sports & recreation provision includes school and educational institution playing fields.

The school facilities may be open for community use. Where facilities are open for public use, schools could manage the facilities during the school day and then pass over operational responsibility to other managers for twilight, evening and weekend use.



FORMAL SPORT PITCHES & FACILITIES

Extensive Playing Fields and pitches for a variety of team sports will be laid out on central areas of the development. They will be complemented with seating areas and facilities like toilets, shelters and social areas,

The playing Fields will suit team games for pupils aged 8 and over, including winter pitches and overlapping summer pitches and/or athletics track. Hard surfaced games courts will be also provided.

Care has been taken to maximise the number of playing fields orientated to avoid issues of due to sun direction and to ensure a good drainage connected to the site wide SuDS network.



INFORMAL SPORTS PROVISION

Soft and hard informal areas will encourage and promote leisure pursuits through sport, recreation, entertainment and cultural interests and activities.

In line with national initiatives to promote healthier lifestyles, a number of recreational routes (for walking, jogging, running and/or horse riding) will provide a network of paths linking the open space provision.

These areas will include sheltered space for socialising and for the encouragement of healthy, active, creative outdoor play.

This provision will also promote tourism and will become a local leisure asset with good links to pedestrian and cycle trails.

PUBLIC SPORTS FIELDS

Although Formal Playing Fields will form the focus of outdoor sport provision within Gilston Area, secondary less formal sports provision will be made within key areas of every village, normally a Village Park or Green Infrastructure. Therefore, play can be extended to the parks, where more spontaneous play or play associated activities might take place.

This will be achieved in a number of ways, such as basketball courts, tennis courts, kickabout spaces, fitness trails, etc.

The playing Fields will suit team games for pupils aged 8 and over, including winter pitches and overlapping summer pitches and/or athletics track. Nearby, hard surfaced games courts will be also provided.

PLAYING & SPORT AREA

Play provision and sport fields will be provided on smaller areas within a few minutes walk of each home.



C.2.5 OUTDOOR SPORTS FACILITIES

STRATEGY

The strategy sets out a variety of formal sports provisions to cater for diverse sporting needs that vary from MUGA courts and bowling clubs at the heart of village neighbourhoods to the large sports and recreation grounds of Gilston Playing Fields and the School grounds.

The location of sports facilities across the masterplan ensures that the majority of homes are within 400m of formal sports facilities and near to an area of informal sports provision and recreation at all times. The types of sports facilities and the areas provided are as follows:

Formal Sports Provision Area: Min 33 Ha

- School Playing Fields
- Gilston Playing Fields
- Cricket and football Facilities within Gilston Park
- Village Playing Fields
- Village Sports
- Village 4 Bowls Club
- Informal sports space, i.e. Gilston Parks & Home Wood: Area: Min 30 Ha
- Gilston Park (excluding cricket facilities)
- Homewood

Additional Recreational Provision Area: Min 175 Ha

- Stort Riverside Park
- Eastwick wood Forest Park
- Tributary valleys and landscape corridors i.e. Eastwick Valley, Golden Brook Valley and Fiddler's Brook, Pole hole stream corridors.

Sports pitches will be carefully distributed throughout the development, and sports facilities will be concentrated in a smaller number of key locations, i.e. the schools and Gilston Playing Fields.

These facilities will be complemented by smaller pitches and courts integrated into the Public Open Space provision as well as less formal sports provision within Gilston Park and Home Wood, as well as extensive informal recreation & fitness opportunities within the new Riverside Park and Eastwick Wood Park to the south and north of the development respectively.

The initial illustrative proposed sports provision (areas and types) is set out in more detail in the Sports Provision below. The areas and type of sports facilities and activities created at Gilston Area are described in the following table:

Village 1 Primary School Area: Min 1.8 Ha

- 1 No. 3-court MUGA (tennis, netball & five-a-side football)
- 2 No. U7 & U8 Football Pitches
- 2 No. U9 & U10 Football Pitches
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body, recommendations.

Village 2 Primary School Area: Min 1.5 Ha

- 1 No. 3-court MUGA
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body, recommendations.

Village 4 Primary School Area: Min 1.5 Ha

- 1 No. 3-court MUGA
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body recommendations.

Village 6 Primary School Area: Min 1.5 Ha

- 1 No. 3-court MUGA
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body, recommendations.

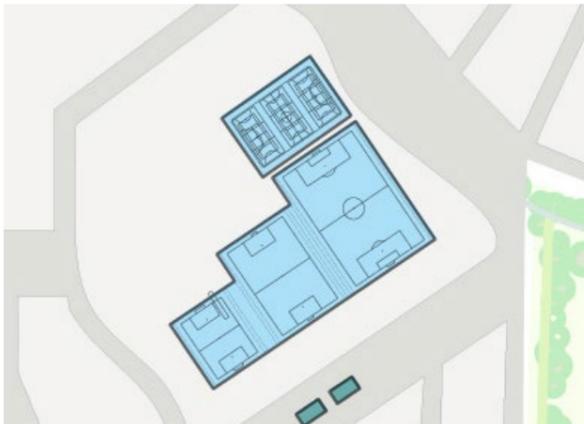
Secondary School Area: Min 8.5 Ha

- 2 No. 3-court MUGA (tennis, netball & five-a-side football)
- 4 No. Tennis Courts
- 1 No. full size Synthetic Turf Hockey Pitch
- 1 No. full size Rugby Pitch
- 2 No. O18 & Adult Football Pitches
- 2 No. U15 & U16 Football Pitches
- 2 No. U13 & U14 Football Pitches
- 1 No. Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body, recommendations.



Village 7 Primary School Area: Min 1.5 Ha

- 1 No. 3-court MUGA
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body, recommendations.



Gilston Playing Fields
Area: Min 10 Ha

- 1 No. full size Rugby Pitch
- 1 No. junior Rugby Pitch
- 2 No. O18 & Adult Football Pitches
- 1 No. U15 & U16 Football Pitch
- 1 No. U13 & U14 Football Pitch
- 1 No. U11 & U12 Football Pitch
- Club House, including changing rooms, bar/café, meeting rooms, etc.
- Car & Coach Park (Min 100 No. car parking spaces)



Gilston Park
Area: Min 25 Ha

- 2 No. Cricket Pitches
- Cricket Nets
- Club House, including changing rooms, catering facilities, etc.
- Car Park (Min 50 No. spaces)
- 2 km trim trail
- Horse-riding trail on new/upgraded paths
- Space for informal sports, e.g. Frisbee, archery, kite flying, etc.
- Option for 9-hole (short) public golf course
- 1 No. full-size football pitch (100 x 64m) as Village 1 Playing Fields



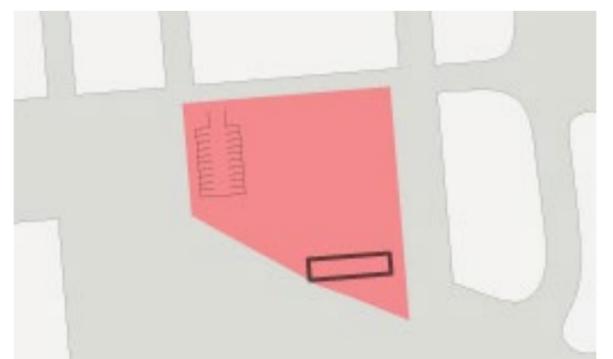
Village Playing Fields
Area: Min 0.8 Ha per village, min 1.2 Ha (Village 4)

- All villages: 1 No. full-size football pitch (100 x 64m) per village
- Village 4: Additional 1 No. junior football pitch (73 x 46m)



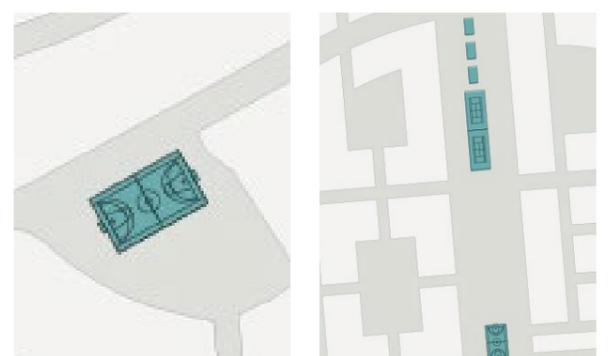
Village 4 Bowls Club
Area: Min 0.5 Ha

- Lawn Bowls Green (min 45 x 45m)
- Club House
- Parking – 20 No. spaces
- Village 2 Linear Park
- 2 No. 8 x 15m boules courts integrated into Linear Park



Village 3 Village Green
Area: Min 465m²

- 1 No. MUGA integrated into Village Green
- To include equipment/line-markings for multiple sports use, e.g. basketball and five-a-side football



Village 4 Linear Park

- 2 No. full sized tennis courts integrated into Linear Park
- 3 No. 8 x 15m boules courts integrated into Linear Park

C.2.6 PLAY & FACILITIES FOR YOUNG PEOPLE

STRATEGY

A play strategy and hierarchy of playable space has been developed in response to the EHDC Children and 'Young People's play strategy 2007-2012' and the Field's in Trust (FIT) guidelines that the EHDC Local plan and Open Space, Sport & Recreation SPD state should be considered by developers.

Play spaces are seen as focal points for community activity as play is fundamental to our children's development and to the creation of happy cohesive communities. Play has not been seen as an activity which can be compartmentalised, the strategy instead seeks to integrate play for children and young adults at two levels:

Through a series of site-specific free play features and to encourage spontaneous play within the public realm by creating a safe street environment that is conducive to play. Create carefully integrated and equipped play enclosures within the public landscape along FIT guidelines and in compliance with the requirements of the EHDC Local Plan and Open Space, Sport and Recreation SPD.



STREET PLAY



WOODLAND PLAY PARKS



FREE PLAY

C.2.7 CHILDREN'S PLAY POLICY REVIEW

The site specific play strategy (required for new developments by the EHDC Young People's Play strategy 2007-2012) ensures that the key policy play objectives set out in this document and the EHDC Local Plan second review 2007 are met:

- Developed alongside the open space strategy it ensures that everyone has access to appropriate amounts of open space, sport and recreational facilities to meet present and future needs.
- A concern of the report is that a proliferation of only very small playground spaces areas is often associated with the development of new housing that are inappropriate in scale and locations. At Gilston Area this is not created, instead the proposed strategy ensures that the council's portfolio of playgrounds expands through planning gain.
- The local accessibility standard of a 5min walk from residential areas (800m) in all urban areas to play facilities is exceeded and FIT accessibility standards have been followed.

In previous studies it has been revealed that the FIT play provision standards (as based on the old NPFA 6 Acre rule) when rigidly applied can result in the following:

- The sizes recommended by FIT are too small to promote a variety of play activities.
- The frequency of play provision required by FIT can result in poorly located areas.

Play within the public realm unbound from designated play space is generally promoted as good urban design practice. CABE education identifies 'learning in the local built environment brings subjects to life. It also helps to increase self-confidence and maturity; provides new ways of learning; enhances pupil motivation and encourages the development of social and lifelong learning skills. Furthermore, it invites pupils to approach the places and spaces they inhabit from different perspectives, encouraging long term engagement and a realisation that as young people they have a valid contribution to make to the development of their local area'

In response the proposed Gilston Area play strategy, where possible, supplements the small designated local play areas with generous play areas set within parks, public gardens and the generally promotes free play within the public realm. This, along with the widely accessible parks and natural and semi-natural open space that surrounds the development optimises the provision of a stimulating and varied range of

play facilities at the heart of the development. These will seek to:

- Encourage spontaneous play in stimulating environments
- Create play spaces that cater for a variety of age groups
- Create play spaces that are generously sized to accommodate a variety of equipment and experiences
- Ensure that play areas should be easy to reach, with a journey to access them that is valuable to the play experience itself
- Extend the play experience by locating the play areas in parks and natural spaces where play and associated play activities might take place.
- Ensure that play spaces feel safe to be used and encourage people to meet.



COMMUNITY PLAY



GREEN LINKS AS NATURAL PLAY



CYCLE PATHS

C.2.8 PLAY PROVISION. DESTINATION PLAY

TYPOLOGY DESCRIPTION

The 'destination' playground is an adventure type woodland play space within a key site, in this case, Homewood park and Eastwick Wood Park. The 'destination play' spots are located close to the areas of informal play.

The destination playground is an important family facility and it will be a significant play resource serving the entire development and the surrounding area.

The 'destination' playground will provide a very stimulating experience and will complement the provision of smaller local spaces in the urban matrix that will allow to play within walking distance from the home, in play areas or elsewhere.

Outdoor play and physical activity will develop in the child an early appreciation of nature and the environment around them. Destination play is aimed at attracting families and similar groups for longer visits than to LAP, LEAP or NEAP. It is larger than neighbourhood sites, has car parking facilities, a greater variety of fixed equipment, and access to facilities such as cafes and public toilets.

Disabled children will feel welcome, with suitable access arrangements in place and adaptations being made to equipment where appropriate.

Most children will be accompanied by an adult and their activities will be limited to those occasions when the adult is able to take them.

PROVISION REQUIREMENTS

The EHDC Local Plan Second Review 2007 (Chapter 10.6) reflects on the importance of the Countryside amenity through informal recreation and the accessibility to these spaces for such purposes, while safeguarding the character of the countryside.

The consideration of this provision also fits into the aspiration of encouraging the management and maintenance of the existing Rights of Way network and/or its improvement and rationalisation. The 'destination play' areas will be located in Homewood adjacent to Gilston Park and Gilston Fields and in Eastwick Wood Park.

These areas will represent an important leisure reference for the local community and for the whole area.

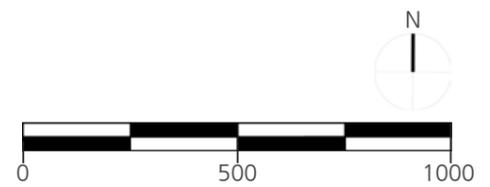




LEGEND

-  Site Boundary
-  River and Brooks
-  Green Infrastructure
-  Destination Play
-  LAP
-  LEAP
-  NEAP

PLAY PROVISION TYPOLOGIES PLAN



C.2.9 PLAY PROVISION. LAP & PLAY WITHIN THE PUBLIC REALM

TYPOLOGY DESCRIPTION

Fields in Trust introduced the concept of a hierarchy of unsupervised, designated play facilities in the 1992 version of the 'The Six Acre Standard'. Three categories of play provision were introduced:

- Local area for play (LAP)
- Local equipped area for play (LEAP)
- Neighbourhood equipped area for play (NEAP)

The concept and recommendations called for the provision of different types of play areas aiming for a range of age groups according to their needs. Most frequent and closest to home, were small areas for younger children. Less frequent and further away were areas for older children.

Play within the public realm

Play doesn't occur only in specified play areas. It can occur anytime and any place if the environment is sufficiently stimulating. Play within the public realm is an activity zone at maximum 200m centres along identified streets.

Description of provision:

- Playable space incorporated into public realm/home-zone style street
 - Areas of open space Integrated into the streetscape, designed to encourage informal play and social interaction
- Providing opportunities for imaginative, inventive and/or incidental play through the provision of street furniture, paving surfaces and/or line markings, planting, etc. High quality, attractive surfacing with a

domestic scale character

Local Area for Play (LAP)

The Local Areas for Play will have a minimum area of 100m² activity zone each.

Description of provision:

- Areas of open space designed to encourage informal play and social interaction
- To be overlooked to allow for improved passive surveillance
- To be located at a safe & reasonable distance from adjacent roads, particularly primary and secondary routes
- To be incorporated into larger open space provision, e.g. parks & gardens, amenity spaces and/or natural & semi-natural spaces, wherever achievable
- Intended for children up to the age of 6, though may be used by older children at different times of the day or evening
- Within 1 minute walking distance of the child's home (100m walking distance, 60m equivalent radial distance)
- Occupying a well-drained, reasonably flat site surfaced with an appropriate surface, e.g. grass, safety-surfacing or hard surface(s)
- Not necessarily requiring play equipment as such, relying more on demonstrative features indicating that play is positively encouraged
- To be located alongside a well-used pedestrian route
- Depending on location, it may have a 600mm guard rail, low fence or planting to indicate the perimeter.
- Min 5m buffer zone separating the activity zone from the forward-most part of the nearest dwelling that faces the LAP

- Buffer zone to include varied planting to provide a mix of scent, colour and texture
- Similarly, depending on location, there may need to be a barrier limiting the speed of a child entering or leaving the LAP
- There should be a sign indicating that the area is for children's play and that dogs are not welcome

PROVISION REQUIREMENTS

The LAPs will be located in Strategic Open Spaces or will be integrated into the village urban matrix, conforming a Secondary Provision.

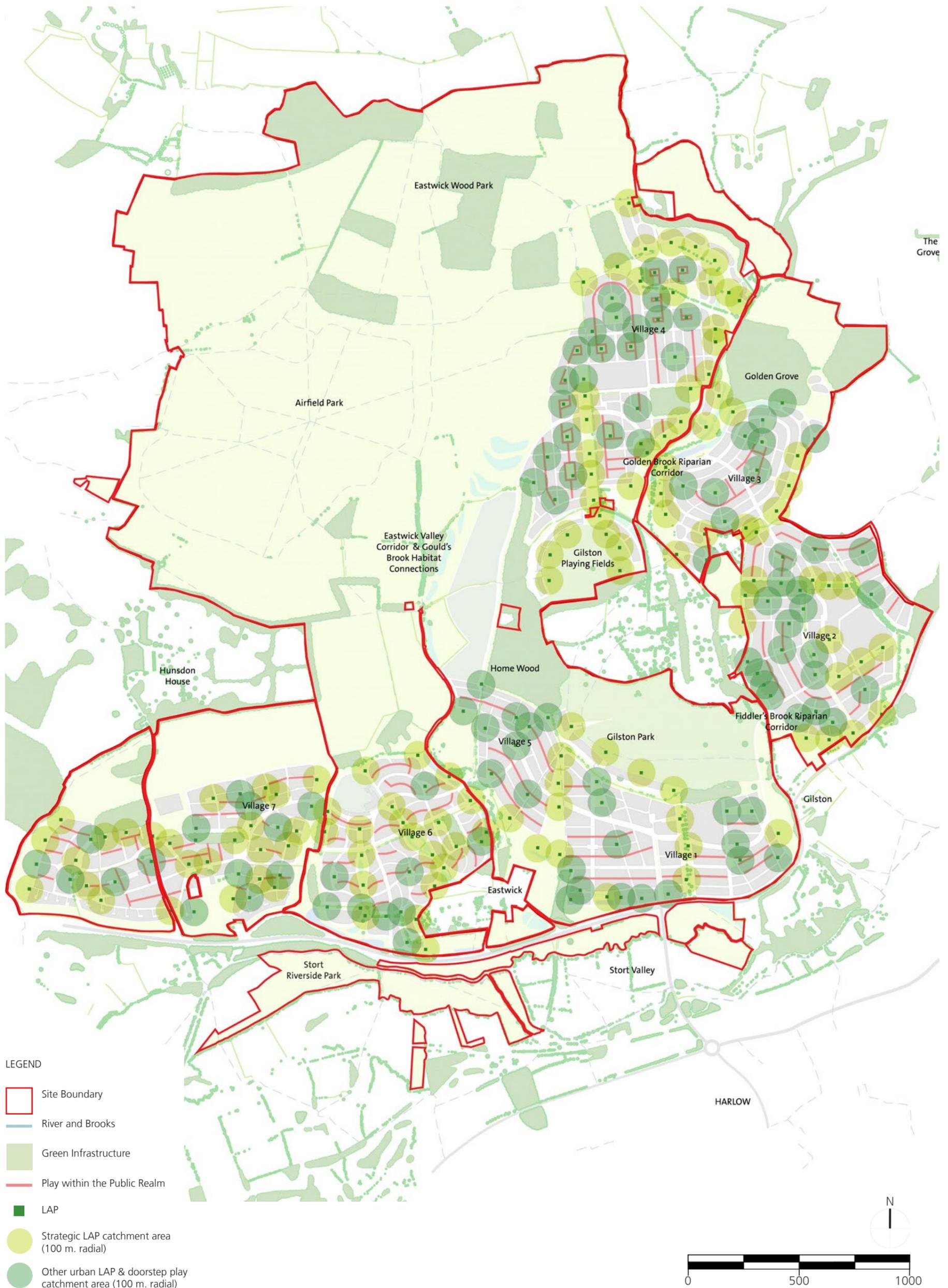
Doorstep Play (LAPs and Play within the Public realm) within Strategic Open Spaces and Secondary Provision:

- Approx 221 No. LAPs or areas for doorstep play

Doorstep Play (LAPs and Play within the Public realm) within Development Plots:

- Combination of LAPs and Play within the public realm (Playable streets etc) spaces to be provided within each development plot in order to achieve distribution of Doorstep Play i.e. all family homes to be within 100m walking distance of Doorstep Play provision
- Min 25% of Doorstep Play provision to comprise LAPs incorporated into 'on-plot' public open space provision, as described in Open Space descriptions
- Play within the Public realm to be located on streets identified and designed as pedestrian-priority Liveable Street/ Homezone-style streets (tertiary streets only)





LEGEND

- Site Boundary
- River and Brooks
- Green Infrastructure
- Play within the Public Realm
- LAP
- Strategic LAP catchment area (100 m. radial)
- Other urban LAP & doorstep play catchment area (100 m. radial)

DISTRIBUTION OF LAPS AND PLAY WITHIN THE PUBLIC REALM PLAN

C.2.10 PLAY PROVISION. LEAP

TYPOLOGY DESCRIPTION

The Local Equipped Areas for Play (LEAP) will have a minimum area of 400m² each.

Description of provision:

- Area of open space specifically designated and laid out with features for children who are beginning to go out and play independently close to where they live
- To be incorporated into larger open space provision, e.g. parks & gardens, amenity spaces and/or natural & semi-natural spaces.
- To be overlooked to allow for improved passive surveillance
- To be located beside a well-used pedestrian route
- To be located at a safe & reasonable distance from adjacent roads, particularly primary and secondary routes
- Intended primarily for children who are beginning to go out and play independently
- Within 5 minute walking distance of the child's home (400m walking distance, 240m equivalent radial distance)
- Occupying a well-drained, reasonably flat site surfaced with an appropriate surface, e.g. grass, safety-surfacing or hard surface(s)
- Designed to provide a stimulating and challenging play experience that may include equipment providing opportunities

for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and play with natural materials such as sand and water, or other activities.

Designed to provide a stimulating and challenging play experience that may include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play and play with natural materials such as sand and water, or other activities.

- Min 6 No. pieces of play equipment recommended
- To include an open area allowing children to be generally active and play 'chase' type games
- Min 10m buffer zone separating the activity zone and the boundary of the nearest property containing a dwelling
- Min 20m distance between the activity zone and the habitable room façade of the nearest dwelling
- Buffer zone to include varied planting to provide a mix of scent, colour and texture
- To include recognisable boundaries, preferably not fencing unless necessary due to adjacent roads
- To include a sign indicating that the area is for children's play and that dogs are not welcome
- To include seating and litterbins for accompanying adults and siblings

PROVISION REQUIREMENTS

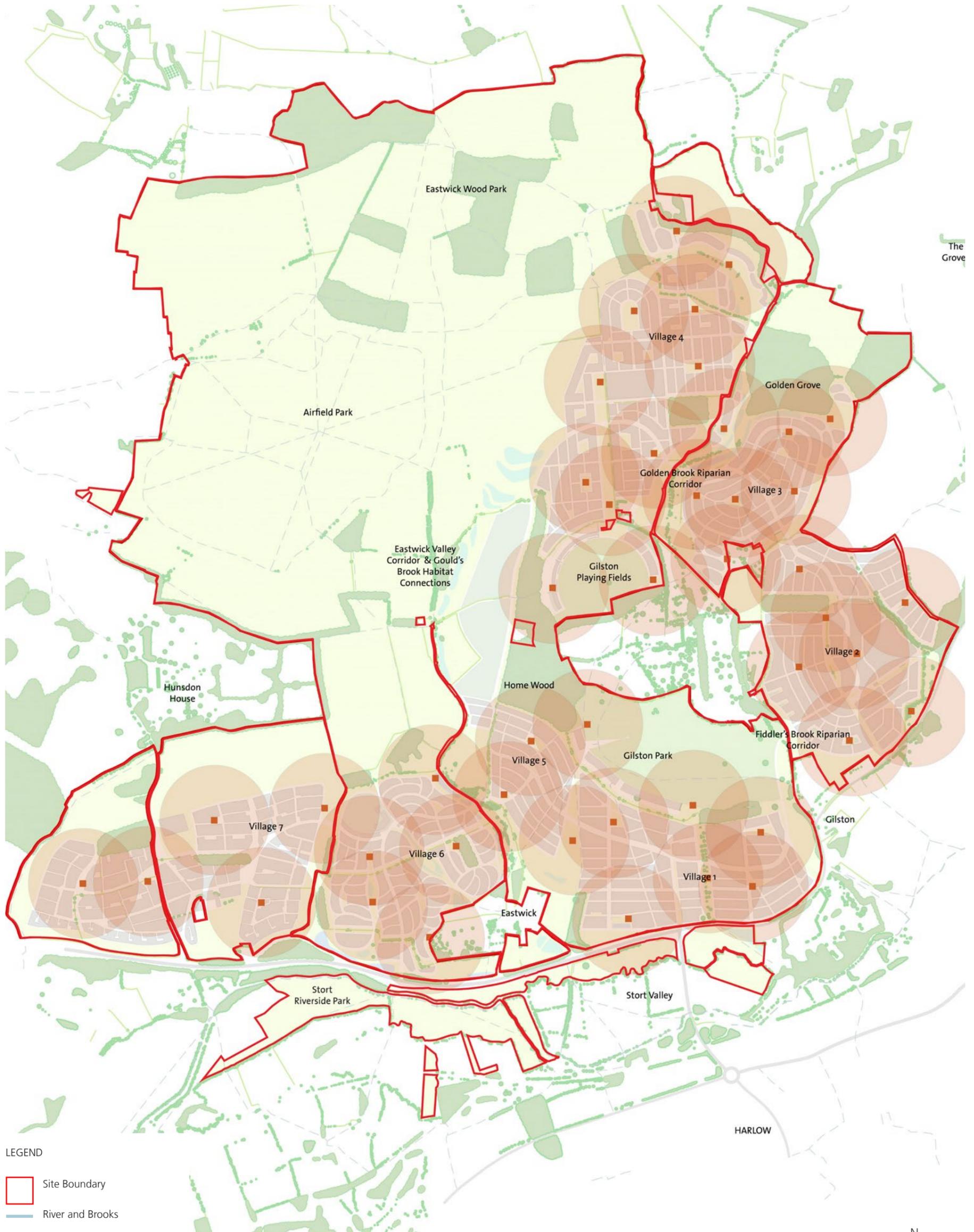
The proposed Local Equipped Areas for Play (LEAP) within Strategic Open Spaces and Secondary Provision are:

- Approx 45 No. LEAPs
- Minimum of 16.000 m² (1,6 Ha)

Local Equipped Areas for Play (LEAP) within Development Plots

- To be incorporated into 'on-plot' public open
- Space provision as described in Open Space descriptions above
- To be designed/located in order to achieve distribution of LEAPs described above, i.e. all family homes to be within 400m walking distance of a LEAP

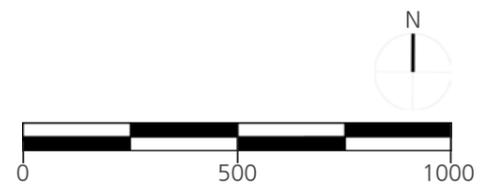




LEGEND

- Site Boundary
- River and Brooks
- Green Infrastructure
- LEAP
- Strategic LEAP catchment area (240 m. radial)

DISTRIBUTION OF LEAPS



C.2.11 PLAY PROVISION. NEAP

TYPOLOGY DESCRIPTION

The Neighbourhood Equipped areas for Play (NEAP) will have a minimum area of 1000m² each, comprising an area for play equipment & structures, and a hard surfaced area of at least 465m² for informal sports use.

Description of provision:

- Area of open space specifically designated, laid out and equipped mainly for older children but with play opportunities for younger children as well
- To be incorporated into larger open space provision, e.g. parks & gardens, amenity spaces and/or natural & semi-natural spaces.
- To be overlooked to allow for improved passive surveillance
- To be located beside a well-used pedestrian route
- To be located at a safe & reasonable distance from adjacent roads, particularly primary and secondary routes
- Intended primarily for older children of relative independence, who have the freedom to range further from home
- Within 15 minute walking distance of the child's home (1km walking distance, 600m equivalent radial distance)
- Occupying a well-drained, reasonably flat site surfaced with an appropriate surface, e.g. grass, safety-surfacing or hard surface(s)
- Designed to provide a stimulating and challenging play experience that may include equipment providing opportunities for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play, social play, play with natural materials such as sand and water, ball games, wheeled areas or other activities.
- Min 9 No. pieces of play equipment recommended
- To include an open area allowing children to be generally active and play 'chase' type games
- Min 30m buffer zone separating the activity zone and the boundary of the nearest property containing a dwelling
- Buffer zone to include varied planting to provide a mix of scent, colour and texture
- To include recognisable boundaries, preferably not fencing unless necessary due to adjacent roads
- To include a sign indicating that the area is for children's play and that dogs are not welcome
- To include seating and litterbins for accompanying adults and siblings
- To include provision of convenient and secure parking facilities for bicycles
- To include hard surface informal sports area, e.g. basketball court and/or five-a-side football

PROVISION REQUIREMENTS

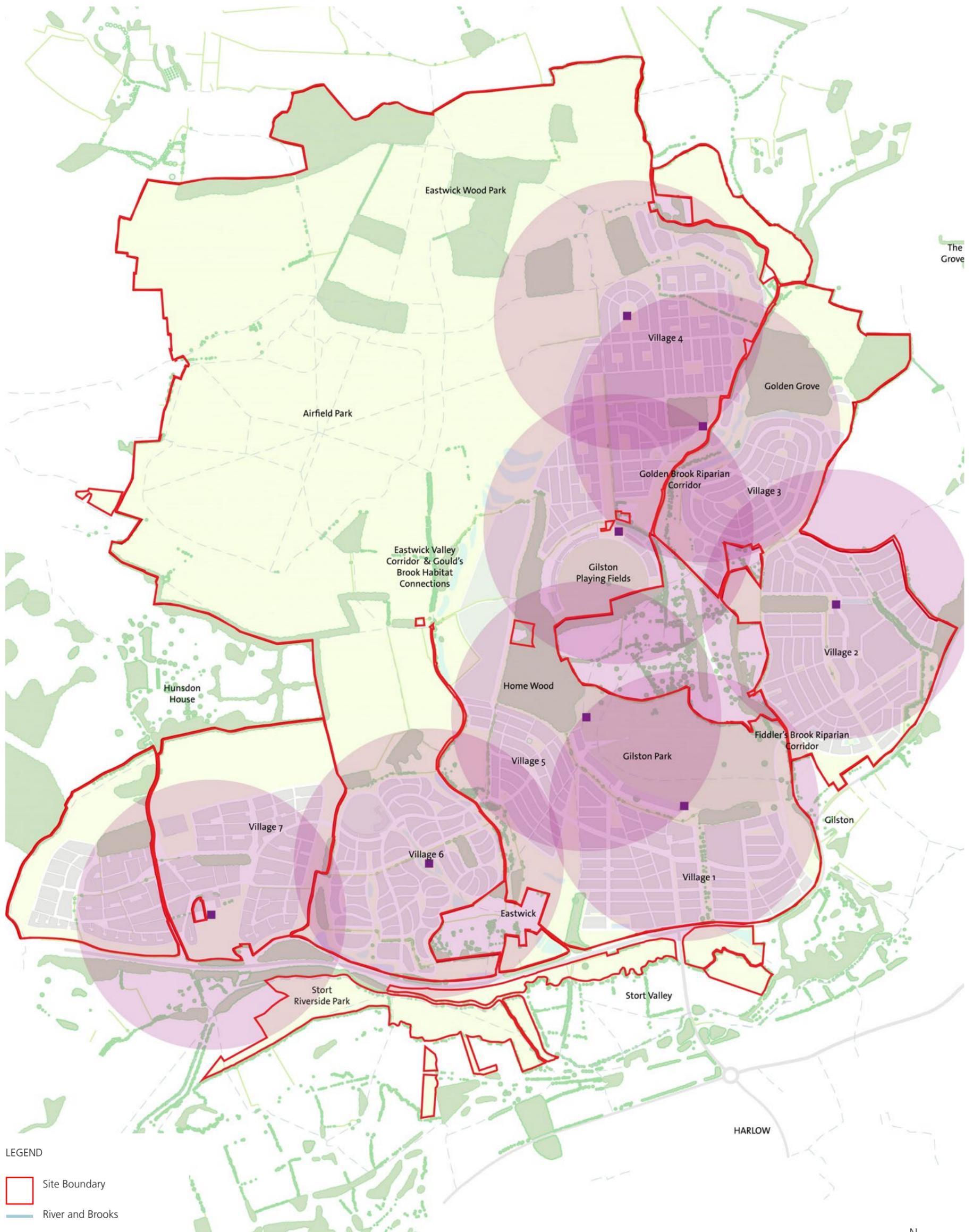
Neighbourhood Equipped Areas for Play (NEAP) within Strategic Open Spaces

- 8 No. NEAPs

Neighbourhood Equipped Areas for Play (NEAP) within Development Plots:

- To be incorporated into 'on-plot' public open space provision as described in Open Space descriptions above
- To be designed/located in order to achieve distribution of NEAPs described above, i.e. all family homes to be within 1Km walking distance of a NEAP

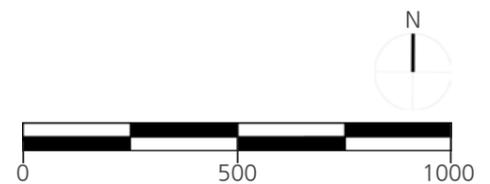




LEGEND

- Site Boundary
- River and Brooks
- Green Infrastructure
- NEAP
- Strategic NEAP catchment area (400 m. radial)

DISTRIBUTION OF NEAPS PLAN



C.2.12 PLAY PROVISION. SCHOOLS

TYOLOGY DESCRIPTION

Children spend a considerable proportion of their time in early years provision, school or other childcare settings.

This provision comprises settings for children from birth to 18 years.

Play and exploration in early years settings means children are able to choose activities where they engage with other children or adults, or sometimes play alone. They learn through first-hand experience by actively doing, thinking and talking to others.

Young children need quality indoor and outdoor space, time and choice of a range of play activities.

In school, time and space for play and outdoor learning is as important as formal teaching. School grounds will be good places to play and all early years settings will provide children with good access to high-quality outdoor play space adjoining the premises.

STRATEGY

Beside the sport provision, schools will provide areas for playing within their premises. One possible scenario would be the facilities of the schools opening for community use. Both school and community use would be managed by the school and its governing body.

The location of the school plots in the Gilston Area is articulated with the Green Infrastructure, granting children good access to high-quality outdoor space.





LEGEND

- Site Boundary
- River and Brooks
- Retained as existing
- Green Infrastructure
- School plots
- LAP
- LEAP
- NEAP

LOCATION OF SCHOOLS PLAN

C.2.13 ALLOTMENT PROVISION.

TYPOLOGY DESCRIPTION

Allotments are plots of land of about 200-250 m², within a community of other plots, tended by a plot holder singly or in partnership with others, holding the rental agreement with the landowner.

The site is located next to Village 4 on a flat area. Access will be a road accessible by car that will connect with the primary road of the Gilston Area development.

The allotments will have 9 hectares which will provide approximately 400 standard size plots, with some extra land for community use and special groups. This size supports a community where all plot holders can communicate easily and form a coherent group.

It will include common areas for composting, bonfires, fruit growing, community groups and facilities. The soil will be fertile and productive.

Plots will be positioned to maximise the effect of the sun and to minimise shadows. Wind breaks will provide protection for the allotments.

PROVISION REQUIREMENTS

The strategy considers a collective provision of 9,01 Ha located next to village 4. This will support the sense of community of Gilston Area villagers.





LEGEND

- Site boundary
- Stort River
- Towns & Settlements
- Allotment area
- Cycle and pedestrian new paths
- Existing footpaths, tracks and PROW
- Major road networks

LOCATION OF ALLOTMENTS PLAN



**7 parks
create great
opportunities
for habitat and
recreation.**

D.1 STORT VALLEY PARK

- D.1.1 Masterplan
 - D.1.2 Existing Land Classification
 - D.1.3 Existing Land ownership
 - D.1.4 Existing activities
 - D.1.5 Existing plans for the Stort Valley
 - D.1.6 Stort river restoration: Historical river course precedent
 - D.1.7 An integrated valley park
 - D.1.8 Analysis
-

D.2 GILSTON PARK

- D.2.1 Masterplan
 - D.2.2 Existing Character
 - D.2.3 Proposed Character
 - D.2.4 Analysis
-

D.3 GILSTON FIELDS

- D.3.1 Masterplan
 - D.3.2 Analysis
-

D.4 WOODLAND PARK

- D.4.1 Masterplan
 - D.4.2 Existing Character
 - D.4.3 Proposed Character
 - D.4.4 Analysis
-

D.5 HUNSDON AIRFIELD COMMUNITY AGRICULTURE PARK

- D.5.1 Masterplan
 - D.5.2 Existing Character
 - D.5.2 Proposed Character
 - D.5.4 Analysis
-

D.6 VALLEY GREEN CORRIDORS

- D.6.1 Masterplan
 - D.6.2 Analysis
-

D.7 VILLAGE 7 HILLTOP PARK

- D.7.1 Masterplan







Overview

One of the aims of the Gilston Area Masterplan is to retain and enhance the existing and valued landscape features such as designated wildlife sites, ancient woodlands, watercourses and the provision of large areas of open space to the benefit of the wider ecological gain of the surrounding area and the enjoyment of the landscape for all.

The Green Infrastructure proposals include new open spaces interwoven throughout the development and seven major publically accesible strategic parks that will create fantastic habitat creation opportunities as well as providing considerable open space amenity for enjoyment by all. The seven strategic parks are:

- Stort Valley Park
- Gilston Park
- Gilston Fields
- Woodland Park
- Hunsdon Airfield Community Agriculture Park
- Valley Parks
- Village 7 Hilltop Park

These landscape parks will be connected by green corridors providing habitat linkages and footpath connections to the wider green infrastructure context of the surrounding area. This chapter includes an analysis of each of them and explains its existing and proposed character, and the particular features that will make them unique spaces for the enjoyment and recreation of all.

D1 Stort Valley Park



STORT VALLEY PARK VISUAL



D.1.1 MASTERPLAN

LEGEND

-  Ownership boundary
-  Existing P.R.O.W
-  Proposed wetland habitat and water meadow
-  Existing hedgerows - retained and reinforced with new indigenous planting
-  Proposed lammas meadow management agriculture
-  New boulevard street tree planting to A414
-  Enhanced conditions for pedestrians and cyclists to existing bridge crossings
-  Proposed crossing/bridge or other
-  Proposed controlled pedestrian crossing 10m wide
- ① Proposed pedestrian crossings across the A414 and tree planting
- ② Improved cycle and pedestrian paths to 5th Avenue and proposed tree planting
- ③ Upgraded surface to existing B.O.A.T
- ④ Upgraded access surface to existing P.R.O.W
- ⑤ Improvements to existing towpath
- ⑥ Proposed footpath bridge connection across canal
- ⑦ Proposed riverside footpath - including board walks
- ⑧ Proposed east-west cycle path
- ⑨ Proposed wetland habitat and water meadow
- ⑩ Proposed lammas meadows
- ⑪ Proposed tree planting associated with Western Crossing
- ⑫ Parndon Mill - potential partnership for improved gallery and visitor orientation facilities
- ⑬ Proposed SuDS attenuation swale for village 01



STORT VALLEY LANDSCAPE MASTERPLAN

STORT VALLEY PROPOSALS

Covering approximately 40 hectares in total, the Gilston Area Stort Valley Riverside Park creates a significant regional Green Infrastructure Asset. It provides the opportunity to deliver Green Infrastructure objectives set out in the East Hertfordshire and Harlow Green Infrastructure Policy documents and create an attractive public country and riverside park for use by residents of both Harlow and the proposed Gilston Area development. The proposals seek to enhance and reinforce the attractive existing valley character of riparian woodlands and pasture and improve pedestrian and cycle connectivity to the area. A coherent landscape masterplan aims to integrate neglected areas of the valley that suffer from a 'back of town feel' due to fly tipping and poor access by transforming them to become part of a natural but designed and managed landscape. The proposals expand beyond the Gilston Area boundary and that will need to be delivered with other stakeholders.

Key elements of the Stort Riverside park include:

- Improved pedestrian and cycle access

Comprising of upgraded and existing Public Rights Of Way as well as new paths that will provide a variety of itineraries within the park. Proposals include an east-west cycle path running from village 06 to Harlow station that will form a green transport alternative to the A414 whereas the sinuous path and boardwalk following the Stort River watercourse will create opportunities for circuitous walks for the appreciation of nature. Access between Harlow, the villages of the proposed Gilston Area development and the open countryside beyond will be improved by the creation of new paths and new pedestrian bridge links over the River Stort and controlled pedestrian

crossings over the A414.

- Discovery of nature

Designed elements within the natural landscape will encourage access and enjoyment of the valley and promote the discovery of nature. This will include carefully considered threshold and gateway spaces to the park, riverside boardwalks, bridges, sensitive boundary treatments and a coherent family of orientation and interpretation signage. The park will also provide a canvas for extending the existing Stort Valley sculpture trail with site specific commissioned art installations and interventions.

- River restoration, habitat creation

The landscape character, waterscape and habitats of the Stort Valley between Harlow and Gilston Area will be enhanced for enjoyment by all through the following proposals which respond to the Stort River



Partnership’s project objective of restoring this area of the flood plain as a priority habitat. The potential restoration of the former Stort riverbed at Hill Gate will nourish a greater diversity of aquatic and marginal aquatic habitats with links to the proposed wetland and flood meadow areas. The creation of approximately 20-25 hectares of flood meadow interspersed with wetland areas is also proposed as a significant habitat enhancement that will improve habitat linkages along the valley and extend Section 41 habitats of principle importance and Hertfordshire Biodiversity Action Plan target species. The intention is to use the adjacent Hunsdon Mead SSSI as a donor site where seeds can be harvested for species introduction.

- Habitat Management

The Lammas meadow management system as used at Hunsdon Mead is proposed for

the flood meadow areas which requires cattle grazing and hay cropping at specific times of the year. This land will therefore be considered as part of the site wide agricultural management model with plateau land available for cattle grazing at other times of the year.

- Tree planting and hedgerows

The existing network of trees and hedgerows will be reinforced and enhanced with native planting to maintain ecological linkages across the valley and mitigate views of road structures such as the upgraded 5th Avenue crossing. Avenues of tree planting along the A414 seek to integrate this road into the landscape of the valley.

- Sport and recreation activities

Existing opportunities for waterside and water based recreation and leisure pursuits such as walking, cycling, riding, angling, boating

and canoeing will be further facilitated by the improved network of paths and access to the area.

- Parndon mill

Strategically situated on the existing Byway that will form one of the main pedestrian routes across the valley, Parndon Mill has the potential to become a hub for visitors. Partnerships with the existing owners and management could be explored to promote the gallery and exhibition space. A Floating refreshments and visitor centre barge on the canal is another possible option for a visitor centre type facility.

D.1.2 EXISTING LAND CLASSIFICATION

The land in the Gilston Area within the Stort Valley is currently in productive agricultural use and is predominantly arable north of the river with areas of pasture and grazing are found to the south of the River Stort. The southern boundary of the site borders the sinuous path of the Stort River backwater that joins the Stort Navigation canal south of Eastwick village. This watercourse is marked by a riparian woodland corridor of Willow and Alder.

Situated between adjacent SSSI, LWS, CWS, LNR and Ancient woodlands, the site could form an important strategic habitat link if land use and management practices change.

The Stort River Catchment management plan has identified this area as a target for ecological enhancement as the current land use and management mean that it is one of the less ecologically significant sites in the Stort Valley. The Stort River Catchment Partnership is looking for developers and landowners to engage in a project with the objectives described below:

‘To restore the entire flood plain priority habitat between Hunsdon Mead Site of Special Scientific Interest and Harlow. Between Hunsdon Mead to Harlow a large extent of flood plain exists, which, with the correct management and relatively minor interventions, could become some of the most diverse and rich habitat in the Stort Valley. This area would also allow the integration of people from Harlow to the Stort, which is a significant issue!’

The significance of this area in terms of the contribution it could make to the Stort Valley as a regional Green Infrastructure Asset is also recognised in East Hertfordshire and Harlow Green Infrastructure strategy documents. Key Green infrastructure objectives for the Stort Valley within the site boundary are improving access between Harlow and the wider countryside, the enhancement of the river’s natural habitats and wildlife and increasing people’s awareness, appreciation, education and involvement with nature.

LEGEND

EXISTING GREEN SPACES

-  Flood Plain Grasslands
-  Woodland
-  Arable Fields
-  Golf Course
-  Public Park
-  Sports Ground
-  Agricultural Land including Meadow, pasture & grazing

KEY DESIGNATED ASSETS

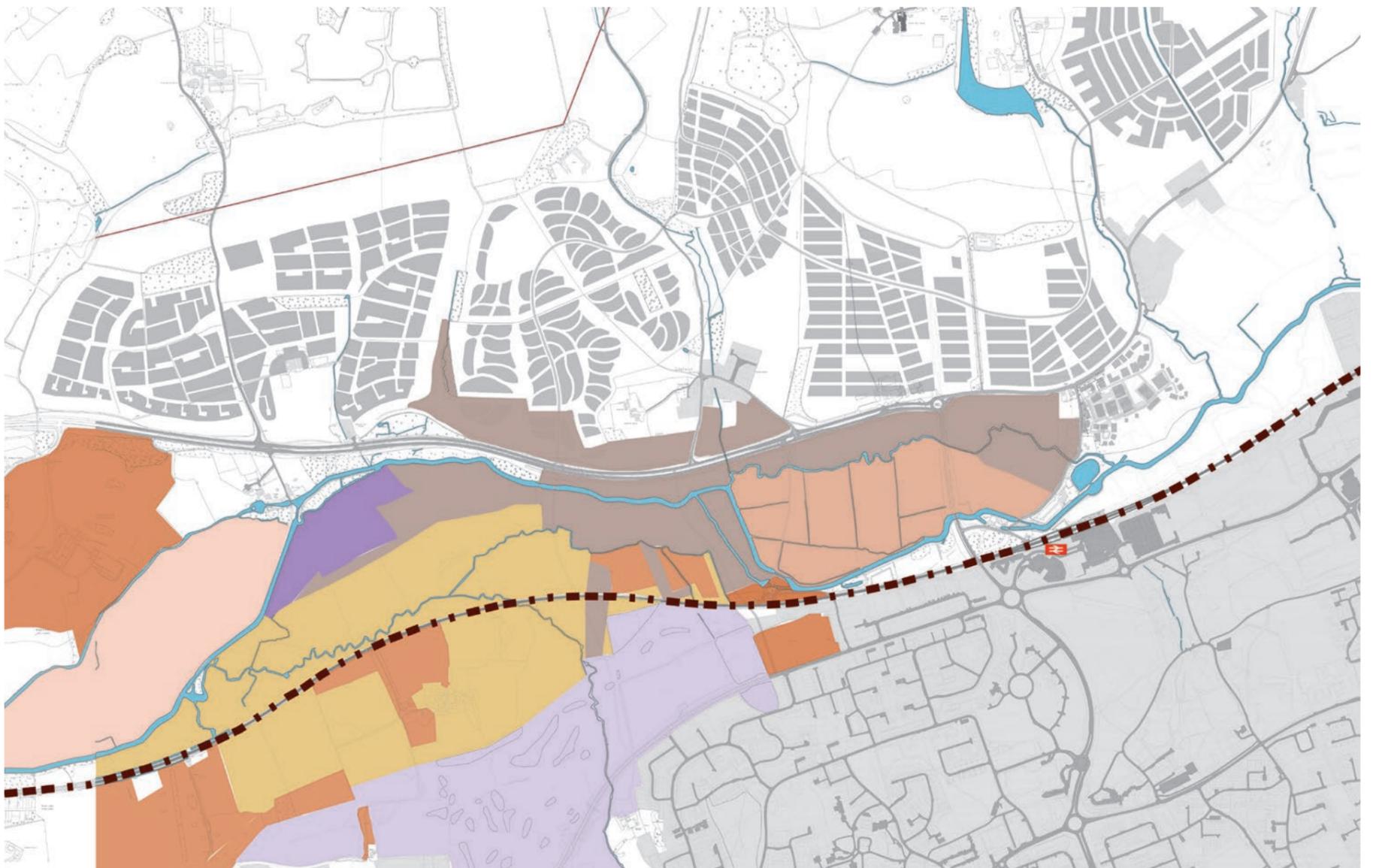
-  Site of Special Scientific Interest (SSSI)
-  Local Wildlife Sites (LWS)
-  County Wildlife Sites (CWS)
-  Local Nature Reserve (LNR)
-  Ancient Woodland

D.1.3 EXISTING LAND OWNERSHIP

Gilston Area is the majority landholder in this area of the Stort Valley, along with the Land Restoration Trust who manage open spaces on behalf of and in partnership with local communities. This means that there is good potential to deliver Green Infrastructure policy objectives and develop a coherent site access, linkages and management plan with strategic significance for Harlow and the Gilston Area development.

LEGEND

-  GILSTON AREA
-  LAND RESTORATION TRUST
-  DAVID MORRIS CAMP
-  HARLOW DISTRICT COUNCIL
-  OTHER LAND OWNERS



D.1.4 EXISTING ACTIVITIES

There is a wealth of recreational activities on and adjacent to the proposed Riverside Park site. Water based activities such as boating, canoeing and angling take place alongside other outdoor pursuits such as cycling, rambling and horse riding. The Stort Valley is also host to sports grounds such Rugby and Cricket clubs as well as a championship golf course.

ESSEX OUTDOORS & HARLOW OUTDOOR PURSUITS CENTRE (BURNT MILL LANE)

- Archery
- Canoeing
- Kayaking
- High rope course
- Low rope course
- Mountain boards
- Mountain biking
- Orienteering
- Raft building
- Scramble net

GILSTON PARK FARM (PYE CORNER)

- Horse riding
- Dressage

WOOSH EXPLORE (DROP OFF POINTS AT VARIOUS LOCATIONS ALONG THE STORT)

- Kayaking
- Canoeing
- Established canoe trail along the River Stort & Stort Navigation

STORT ANGLING SOCIETY (PARNDON LOCK TO HARLOW LOCK)

- Fishing & Angling

STORT VALLEY WALKERS /RAMBERS ASSOCIATION (HARLOW)

- Walking

BOATS & NARROWBOATS

- CANALABILITY (specialising in catering for disabled users, community & youth groups)
- ROYDON BOAT HIRE (narrow boats ,boats for events etc)
- STORT BOAT CLUB (private club)

TOWPATHS & FOOTPATHS

- Cycling
- Walking
- Horse riding (in parts)

SPORTS FACILITES (HARLOW)

- RAM SPORTS GROUND (2 Rugby pitches, 1 Training ground & 2 Football pitches)
- ASH TREE FIELD (2 Cricket pitches & 1 Rugby pitch)
- CANNONS BROOK GOLF COURSE (18 hole championship course)

D.1.5 EXISTING PLANS FOR THE STORT VALLEY

The objectives of the proposed Gilston Area riverside park complements ongoing projects within the immediate environs and creates the opportunity for partnerships with other key stake holders such as the Stort River Partnership, Canals and River Trust and Harlow Renaissance

The River Stort Catchment Partnership (a partnership of wildlife trusts, statutory bodies and local landowners) is co-ordinating and facilitating several ongoing ecological restoration projects in the immediate vicinity of the Gilston Area. These projects include the reintroduction of Barn owls and Otters to the Stort and significantly, identify the land between Hunsdon Mead and Harlow for:

- Restoring the entire flood plain as a priority habitat
- Increasing the integration of people from Harlow to the Stort

The 2010 Stort Valley waterspaces study (commissioned by British Waterways and Harlow Renaissance) also identified light infrastructure improvements such as improved access, pedestrian links, parking and moorings within this area.

KEY AIMS THAT THE STUDY IDENTIFIED: Stimulating positive change and promote imaginative and appropriate development, maximising socio-economic benefits, whilst safeguarding the unique and distinctive character of the River Stort.

KEY WATERSPACE STUDY PROJECTS:

CYCLE WAYS & TOWPATHS

- Roydon via Harlow Town Park to Bishop's Stortford (Stort Valley) Greenway and Sustrans Cycle Route Implementation.
- Upgrade Towpaths

HABITAT LINKAGES

- Creation of new hedgerows, field margins, ponds, grassland, and woodland between Fiddlers Brook and The River Stort.

ROYDON BRIDGE

- Gateway opportunities, new moorings and lowering of the towpath to railway bridge.

HUNSDON MEAD & MILL

- New on-line moorings with access to the nature reserve.
- Extend mead into Eastwick mead
- Create disabled access, create canoe access, upgrade ramp, provide handrails and re- surface footpath to weir.

PARNDON MILL & PARNDON MOAT MARSH

- Potential for craft fairs, galleries, boat trips, artists in residence,skills & training. Explore area to the North as possible moorings.
- Upgrade bridge
- Reconnect Parndon moat marsh to Harlow, provide educational links, interpretation, boardwalks, ecological area, trim trails.

HARLOW TOWN STATION & ROMAN TEMPLE

- Improve pedestrian links to the north of the station, potential for water taxi, cycle store/rental, café and lift.
- Monument could become pocket park, major strategic destination & include visitor facilities.

BURNT MILL

- Potential for fitness and well being centre, create links to outdoor learning centre.
- International Quality Pedestrian Bridge – re-connect river to Town park and beyond.
- Create new cycle routes and links to sculpture trail.

LATTON LOCK

- Create new off-line moorings, provide visitor car park and emergency access point, new floating studios.
- Create new off line moorings and marina located in gravel pits to North.

HARLOW MILL

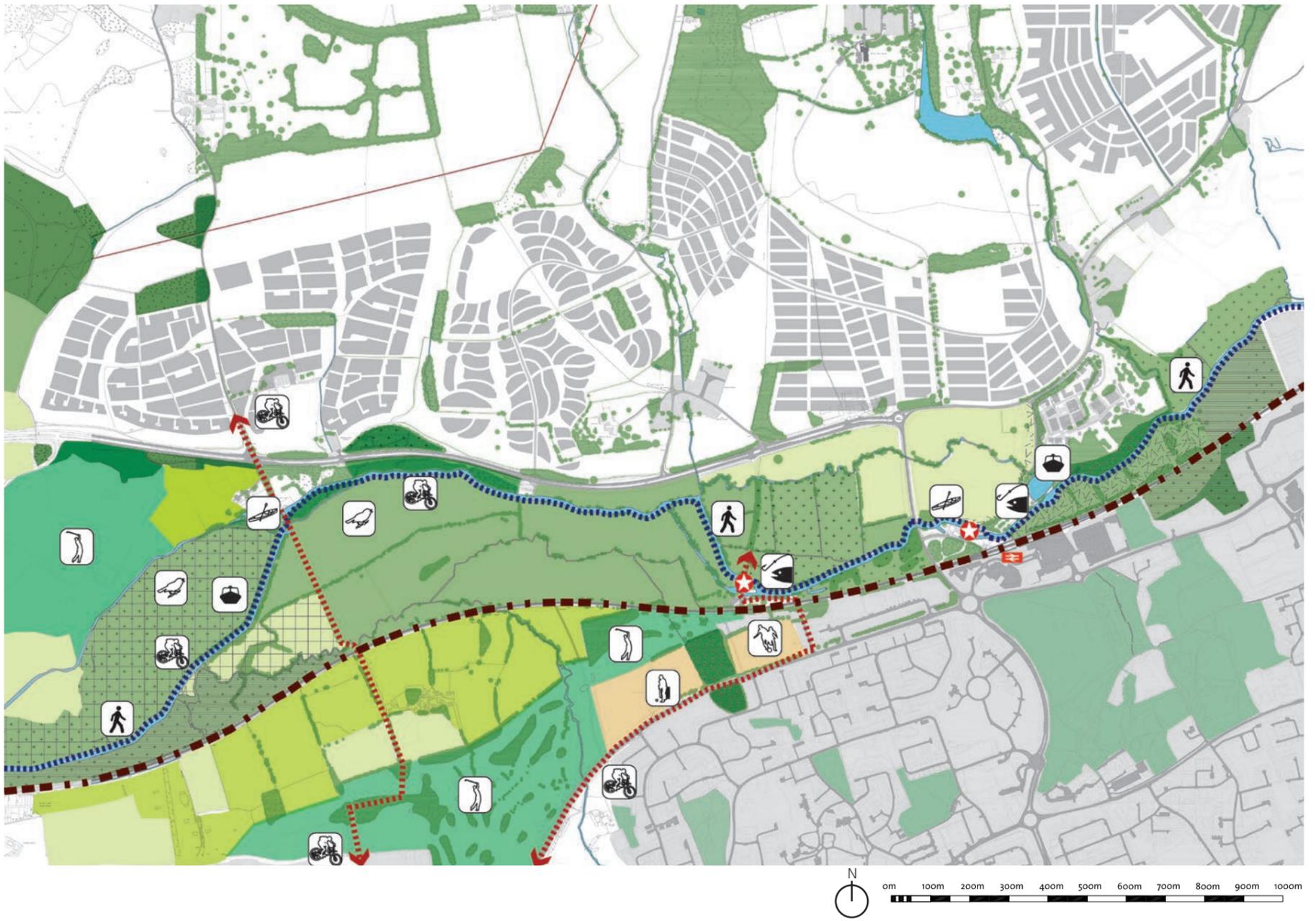
- Re-surface towpath, create new on-line moorings, update branding, create disabled access, create canoe access, create winding hole, upgrade wayfinding, promote water based events.

WATERSIDE HOUSING STUDY

- Consider removing existing industrial area and replacing with waterside development.
- Potential for eco style housing within the flood zone.

LEGEND

-  Playing Football
-  Golf
-  Playing Cricket
-  Canoeing, Paddling
-  Narrow Boating
-  Cycling
-  Fishing
-  Walking National trail
-  Bird Watching
-  The Stort Navigation & River Stort
-  Harlow train station
-  National Trail (Towing path)
-  Proposed Cycle paths
-  Sculpture Trail & Parndon Mill Arts Centre



THE STORT VALLEY PROVIDES OPPORTUNITIES FOR WATERSIDE AND WATERBASED RECREATIONAL ACTIVITIES



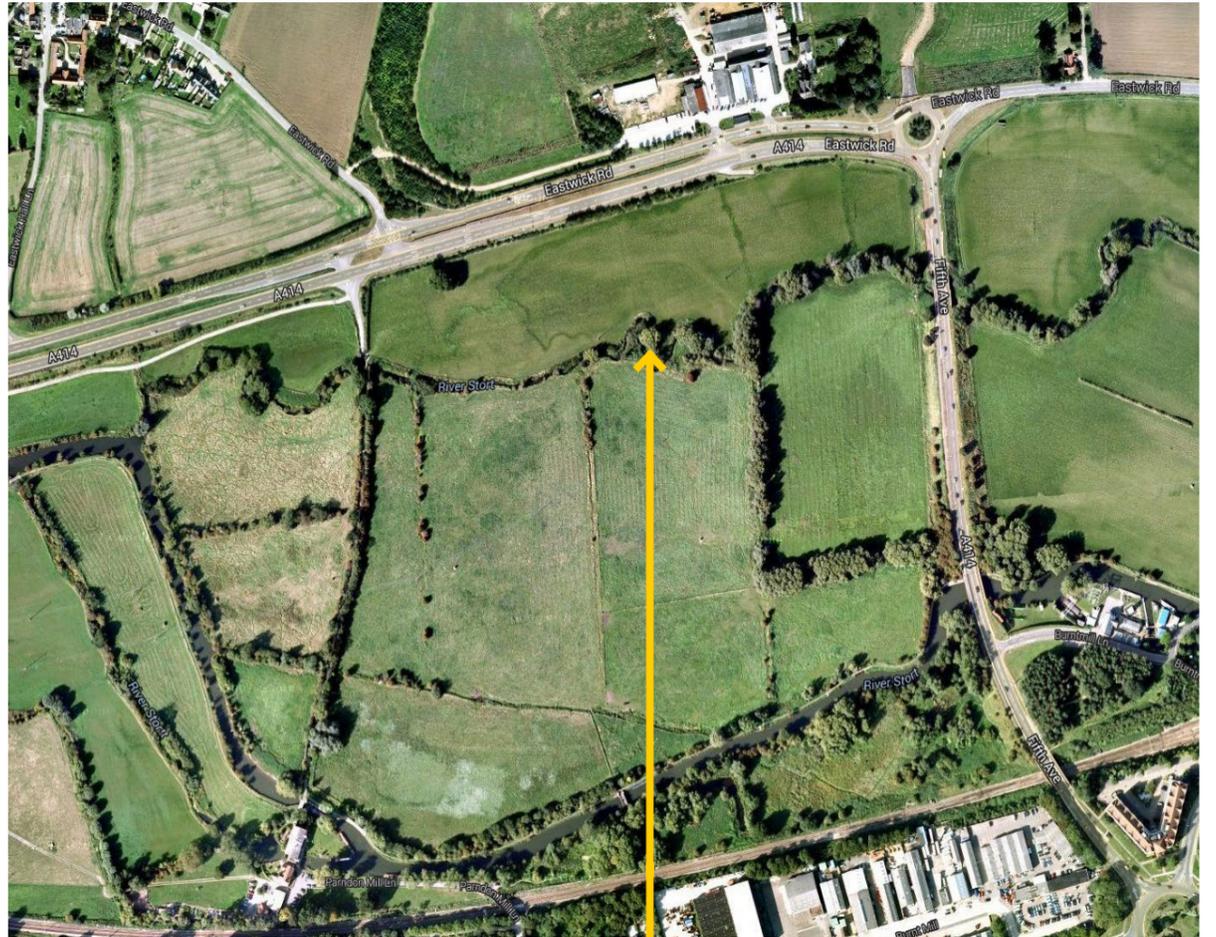
EXISTING WATERCOURSES WITHIN THE STORT VALLEY

D.1.6 STORT RIVER RESTORATION: HISTORICAL RIVER COURSE PRECEDENT

The 1882 Ordnance survey map shows branches of the river Stort meandering over the area currently occupied by an arable field situated between the A414 and the existing river channel. The settlement of Hill Gate was situated on this branch of the river. Successive historic maps show water courses in this area until Hill Gate was apparently cleared for the A414 improvements in the late 1960's to 1970's.

The courses of these former river channels can be clearly seen on the aerial photo and are still prone to flooding as seen in the photo taken in this location.

There is therefore a good historical and geographical precedent for a river restoration or wetland creation project in this area.



AERIAL PHOTO SHOWING TRACES OF THE FORMER RIVER BED



FORMER RIVER CHANNEL FLOODED AT HILL GATE
PHOTO: STORT RIVER CATCHMENT PARTNERSHIP



HISTORICAL MAP OF THE STORT VALLEY 1882-1884

EXISTING SITUATION



PROPOSED SITUATION

ADDITIONAL PLANTING TO SCREEN A414

NATURAL FLOOD MITIGATION & CONNECTIONS TO GILSTON AREA

IMPROVED RIVER EDGE & HIBERNACULA CULTURE INCREASED

NEW CROSSINGS

MANAGED PRODUCTIVE LAND



BIODIVERSITY INCREASED

FLOOD MEADOW / WET MEADOW

ENHANCED AND NEW FOOTPATHS

NEW ACTIVITIES CREATED

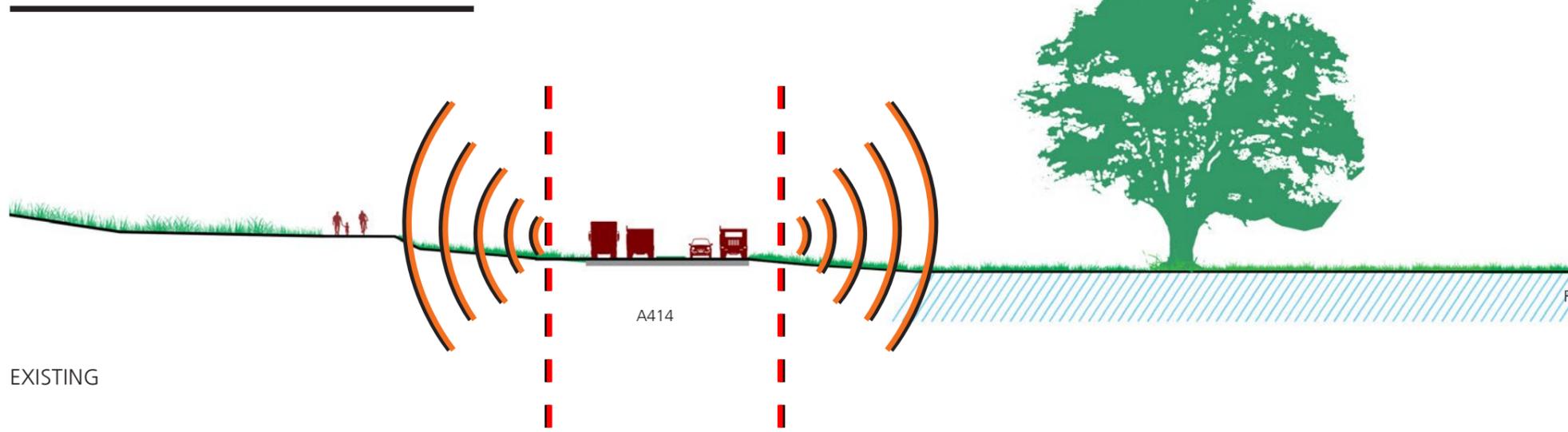
WATER QUALITY IMPROVED

FOOTPATHS TO HARLOW IMPROVED

AN INTEGRATED VALLEY PARK AND RIPARIAN HABITAT



D.1.7 AN INTEGRATED VALLEY PARK



EXISTING



PERMANENT WATER BODY AS PART OF SUDS

INCREASED PLANTING TO IMPROVE ROAD CORRIDOR + FRONTAGE TO GILSTON AREA

HISTORIC RIVER CHANNEL REST



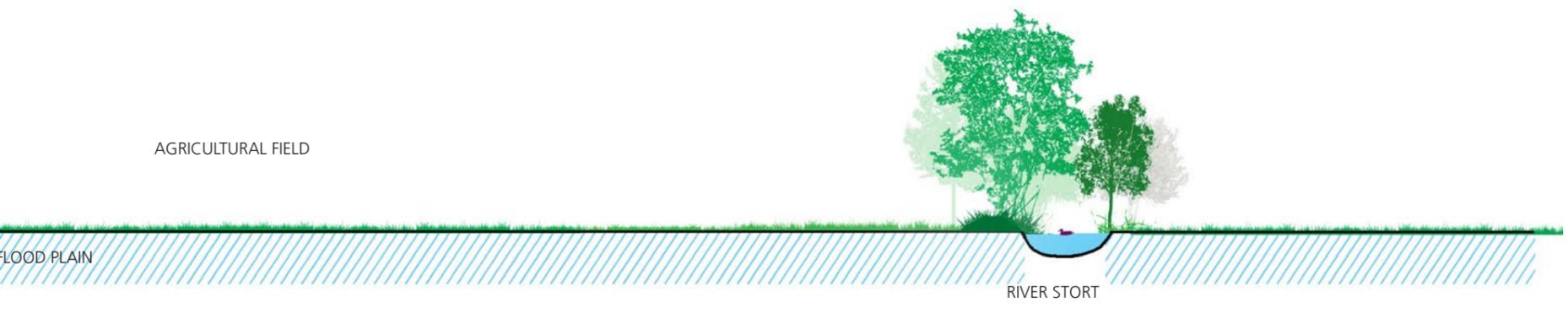
BIODIVERSITY INCREASED

WETLAND SCRAPES

WET HABITATS EXTEND UP FIDDLER'S BROOK, GOLDEN BROOK AND EASTWICK VALLEY

PROPOSED





D.1.8 ANALYSIS

TREES

-  Existing Trees
-  Proposed Trees

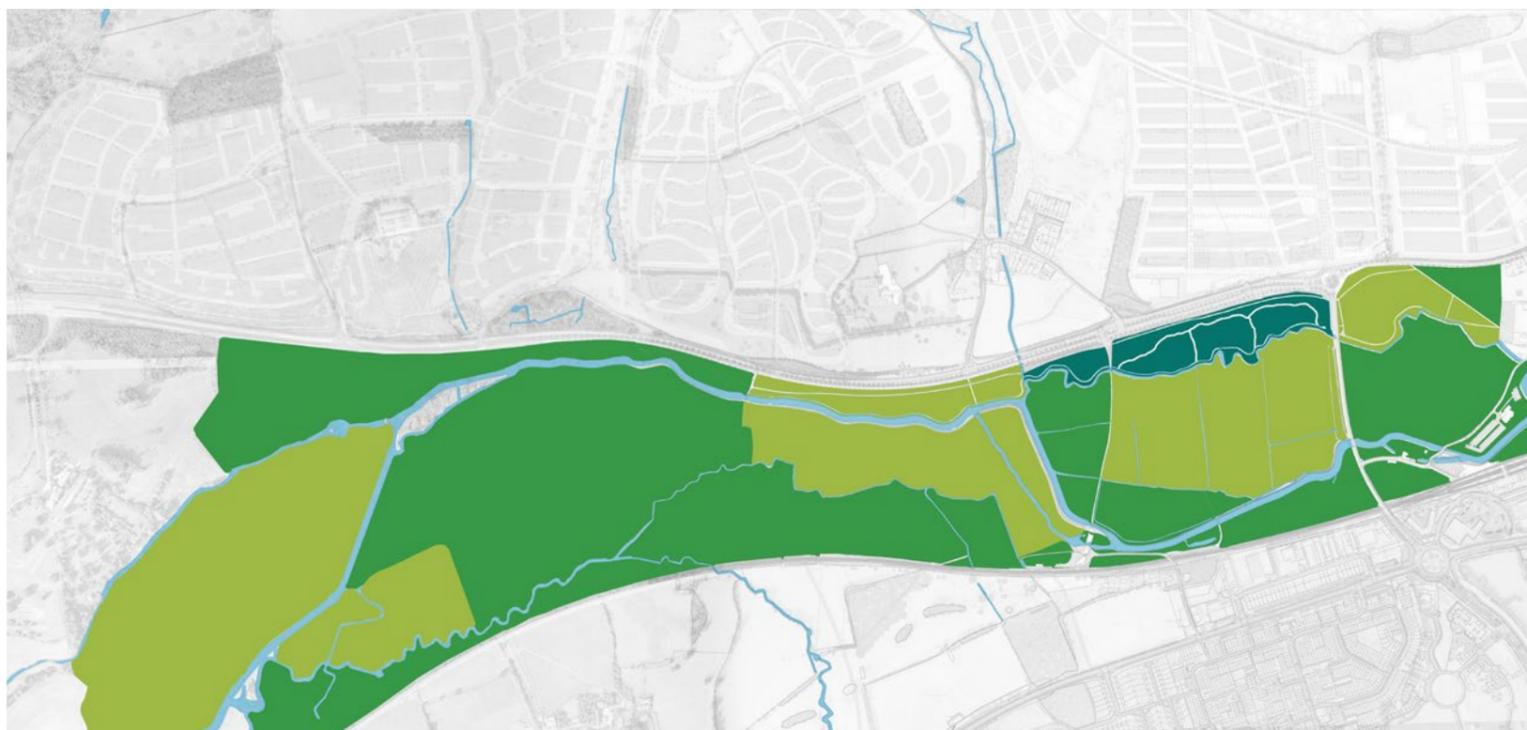
Proposed tree planting will reinforce the existing riparian corridors and hedgerows. Trees of wet woodland character will be introduced into the proposed wetland and flood meadow areas. Finally, avenue planting seeks to integrate the A14 into the Stort valley landscape.



HABITATS/MANAGEMENT REGIME

-  Wetland scrapes & Flood meadow
-  Enhanced Meadow
-  Agricultural pasture

Both the proposed flood meadow and wetland scrapes introduce habitats targeted by local Biodiversity Action Plans into this area of the valley. The meadows provide the opportunity to introduce species from local donor sites such as the Hunsdon Mead SSSI and employ alternate meadow management regimes such as the Lammas system to enhance the habitat diversity of this area of the valley.



EXISTING CONNECTIONS

-  Main Road
-  Secondary road + Byway
-  Footpath
-  Towing path (National trail)
-  Railway Line
-  Bridges
-  Harlow Train Station

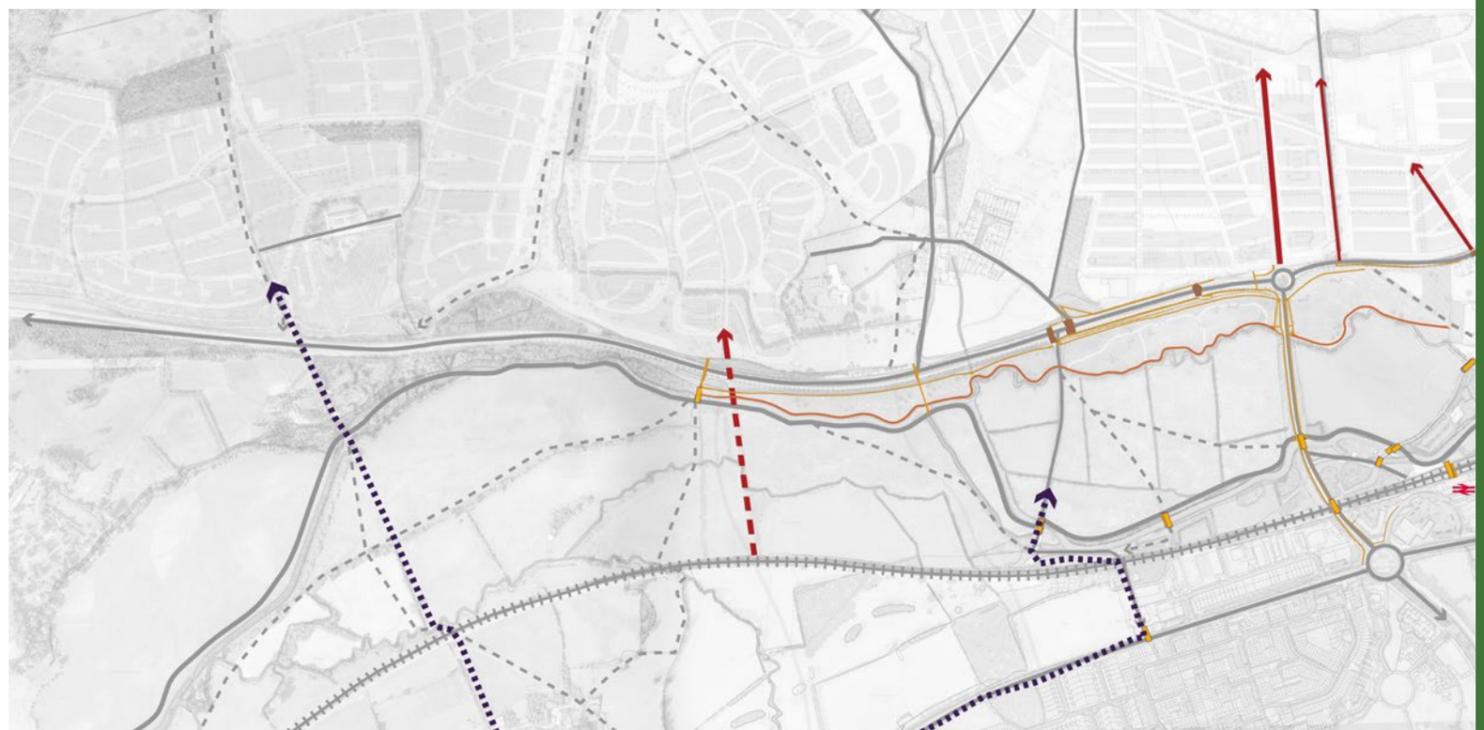
A network of existing public rights of way that include bridleways, paths and the national trail of the Stort towpath cross the site. These routes form an important component of the proposed access and pedestrian connectivity network along the valley and between Harlow, Gilston Area and the wider countryside. These rights of way will be upgraded and integrated into the proposed connectivity network.



PROPOSED CONNECTIONS

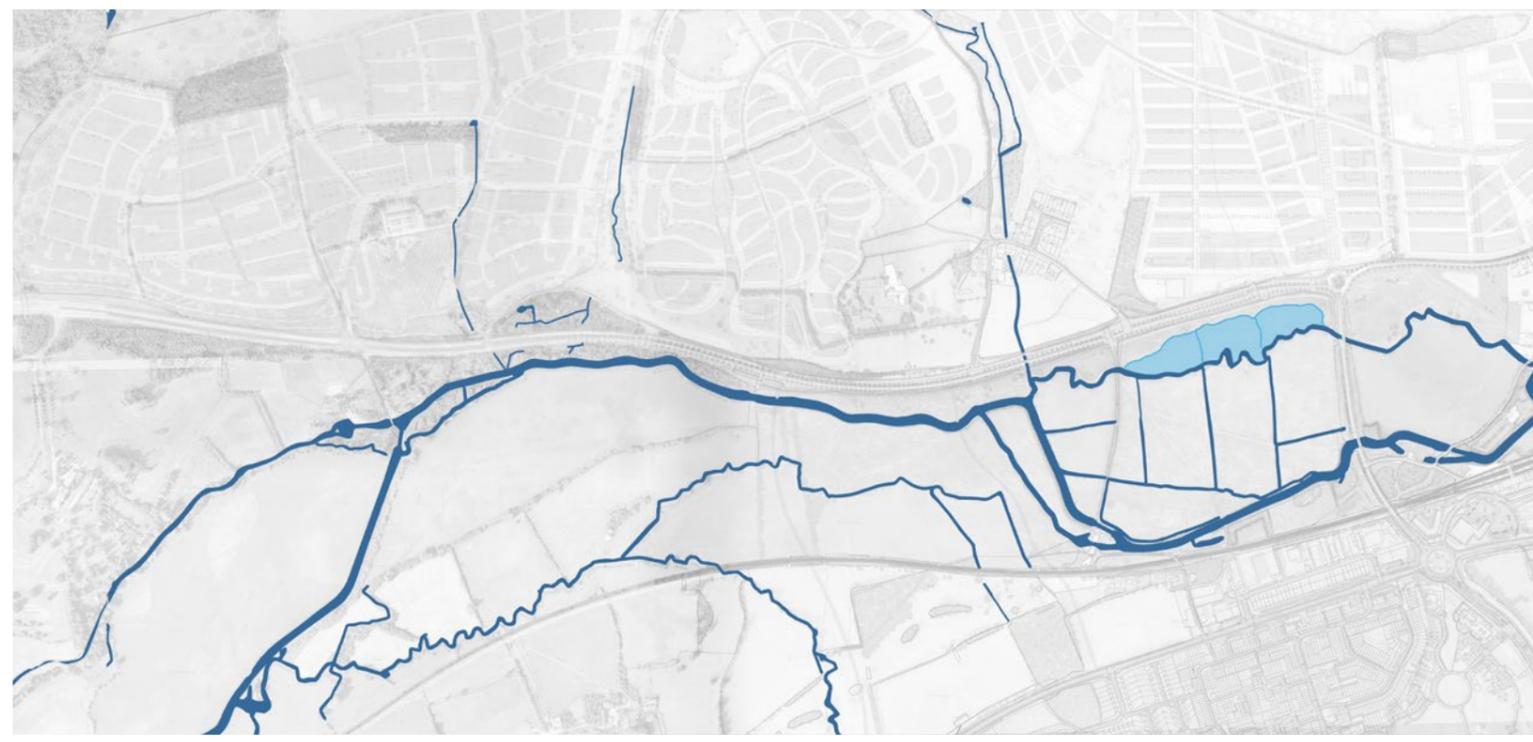
-  Existing Roads upgraded
-  Proposed towing path
-  Proposed Pedestrian walkway
-  Potential Vehicular Connection
-  Proposed cycle path
-  Pedestrian crossings
-  Railway Line
-  Bridges
-  Harlow Train Station

An east-west cycle and footpath path runs from village 06 towards the station providing safe, alternative and attractive routes to the A414. A sinuous path following the Stort river watercourse will integrate sections of boardwalk. A new footbridge crossing will improve connectivity across the valley.



WETLAND AND FLOOD MEADOW CREATION

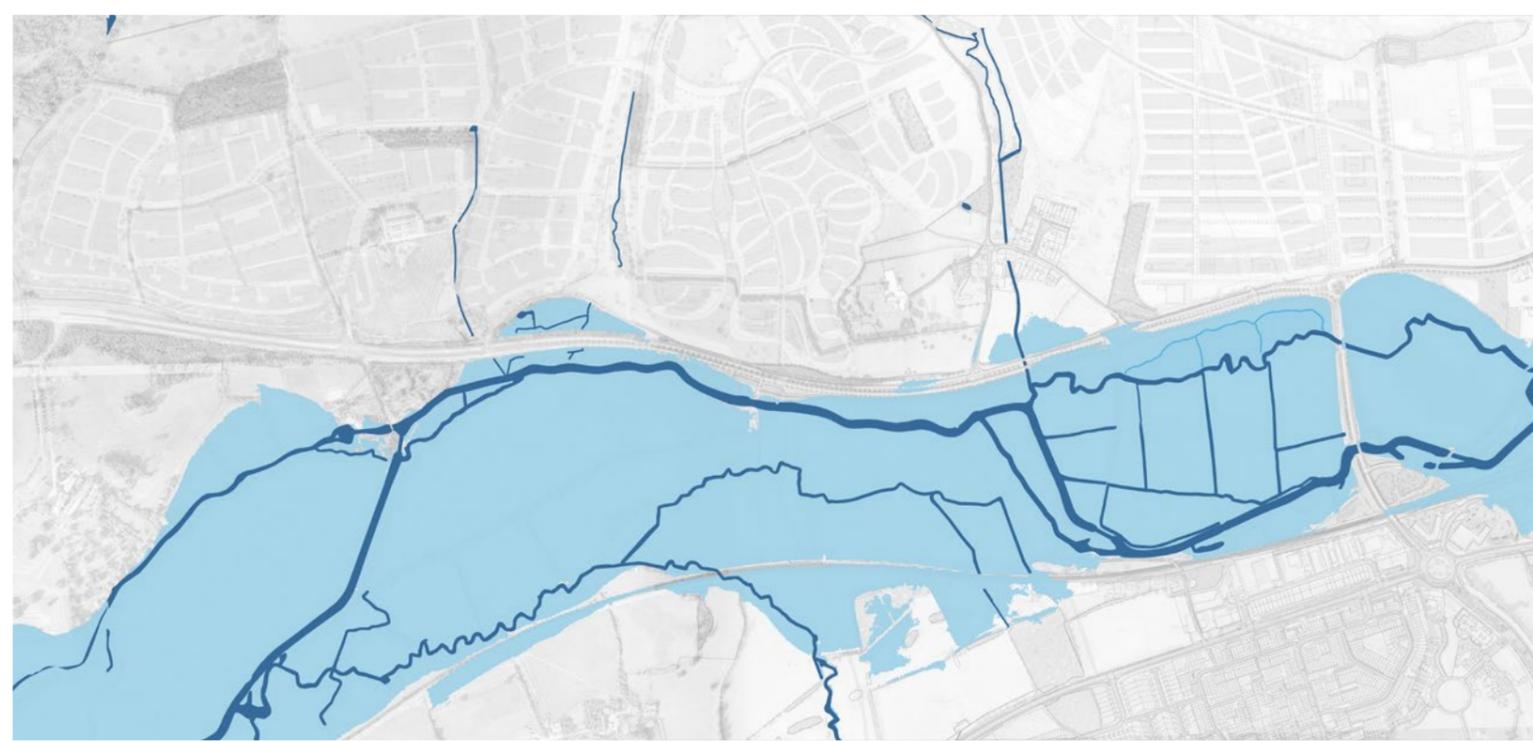
-  Existing Watercourse
-  Proposed Watercourse
-  Flood Area



A river restoration project along the former Stort Backwater creates the opportunity for flood meadow and wetland habitats on land that is currently arable crops. This creates a valuable new habitat linkage that reinforces ecological connectivity along the Stort Valley.

100 YEAR FLOOD

-  Existing Watercourse
-  Proposed Watercourse
-  100 Year Flood



The existing system of watercourses, ditches and leats will be retained and enhanced to manage flood water and create potential flood meadow areas, to enhance the mosaic of habitats within the valley.

PROPOSED ACTIVITIES/
HIGHLIGHTS

-  Existing Connections Upgraded
-  Proposed Connections
-  Walking
-  Cycling
-  Canoeing
-  Fishing
-  Bird Watching

The proposed park creates the opportunity to connect the surrounding communities of Harlow and Gilston Area with the Stort Valley to enjoy the natural environment through a range of recreational and sporting activities.



EXISTING AERIAL PHOTO OF THE STORT VALLEY

D2 Gilston Park



GILSTON PARK VISUAL



D.2.1 MASTERPLAN

LEGEND

-  Site boundary
-  Amenity mown grass
-  Native species-rich grassland 'rough'
-  Offsite P.R.O.W
-  Pedestrian footpaths and cycle links
-  Pedestrian crossings and entrance tables
-  Existing trees
-  Proposed trees
-  Species-rich grassland and native wildflower planting

- ① Play area (L.E.A.P. and N.E.A.P)
- ② Play area (L.A.P)
- ③ Destinal play area (woodland play)
- ④ Cricket pavillion / club house
- ⑤ Senior cricket and football pitches
- ⑥ Earthwork amphitheatre
- ⑦ Viewpoints across Gilston Lake
- ⑧ Ha-ha property boundary and swale to Grand terrace apartments

Characteristics:

- Locally listed historic landscape and context of listed Gilston House
- Parkland trees
- Remnants of avenue
- SAM moated feature and deer park pale
- Undulating topography with views of Gilston Park Lake

Proposals:

- Open grassland and parkland character with legacy parkland trees
- Responding to desire lines and topography through sinuous pathways
- Formal cricket pitches and playing fields.
- Reinstatement of historic avenue
- Key viewpoints marked by Pavilion structures
- Cricket Pavilion
- Adventure Play in Home Wood
- Informal play such as softball, kite, flying, running



GILSTON PARK LANDSCAPE MASTERPLAN



D.2.2 EXISTING CHARACTER

At the heart of the development, the proposed Gilston Park is an area of open parkland sensitive to the context of the listed Gilston House and surviving features of the former Gilston Great Park estate landscape grounds and historic deer park. The existing landscape character of this site is defined by a gently undulating arable fields that slopes towards Gilston Lake and the Fiddler's Brook Valley and is punctuated by scattered veteran parkland trees and the remnants of the former entrance avenue. The park is framed on its southern boundary by the ancient woodland block of The Chase and a cutting (thought to be original the deer park Pale). To the west of the site the woodland edge is formed by Home Wood. A moated feature classified as a Scheduled Ancient Monument is also apparent within the woodland block of the Chase.



SOUTHERN BOUNDARY WOODLAND BELT AND MEDIEVAL PARK PALE



EXISTING PARKLAND TREES IN OPEN ARABLE FIELDS



FIDDLER'S BROOK RIPARIAN CORRIDOR



GILSTON HOUSE



EXISTING PARKLAND TREES IN OPEN ARABLE FIELDS



MANAGED ACCESS FOR EXISTING RIGHTS OF WAY



GILSTON LAKE

D.2.3 PROPOSED CHARACTER

The proposed park will be similar in character to Regents or Hyde Park but smaller in scale with a parkland character incorporating extensive areas of informal grassland, wildflower swards and scattered trees to create a lasting parkland legacy for the enjoyment of future generations. Similar to these royal parks, this landscape absorbs a range of amenity and cultural requirements as follows:

- **Paths and PROW:** A network of paths add to the retained existing public rights of way and connect the park with its surrounding urban villages, woodlands and valley parks. A circuitous path following the boundary of the park responds to the site topography benefiting from views across Gilston Lake and the opportunity for walking, running and trim trail itineraries.
- **Sports facilities:** The park integrates sports facilities such as the cricket pitch and pavilion, playing fields and open areas of amenity grassland for informal ball games, exercise and kite flying etc. A woodland fitness trim trail is also created along the paths of Home Wood.
- **Play areas:** Several neighbourhood and local equipped play features are located along the southern edge of the park to provide play provision for village 1. A woodland adventure play site within Home Wood creates a destination play facility for the surrounding area.
- **Pavilions:** Two Pavilion landmark structures are proposed within the park, one is situated on a terrace with views overlooking the lake. The other, punctuates the end of the avenue to create a focal point at the centre of the park shared with sculptured earthwork gradients form an event space at this vantage point.
- **Residential development:** The southern edge of the park integrates a restrained amount of residential development in the form of grand terrace apartments along a tree lined parkway. The extent of the properties is defined by a ha-ha with the dual function of forming a traditional open parkland boundary and an integral part of the integrated SuDS network by conveying drainage water from the playing fields.
- **Ecology:** The location of the park retains and enhances important ecological linkages to help provide routes for the migration, dispersal and genetic exchange of species in the wider environment and particularly between the two tributary valleys of Eastwick valley and Fiddler's Brook. The habitats created in the park such as enhanced grassland areas make a significant contribution to site-wide green infrastructure.
- **Fiddler's brook Valley:** the eastern flank of the park extends along the water course of Fiddler's brook where a new footpath follows the tree lined riparian corridor. Braided paths mown through the meadow and sculpted dry SuDS basins will bring an element of land art to the valley bottom.
- **Signage:** a family of orientation and interpretation signage within the park will form part of the site wide nature and heritage trails.



SPECIES RICH GRASSLANDS AND DEVELOPMENT INTEGRATED INTO PARK BOUNDARY



AMENITY GRASS AREA FOR FREE PLAY AND BALL GAMES



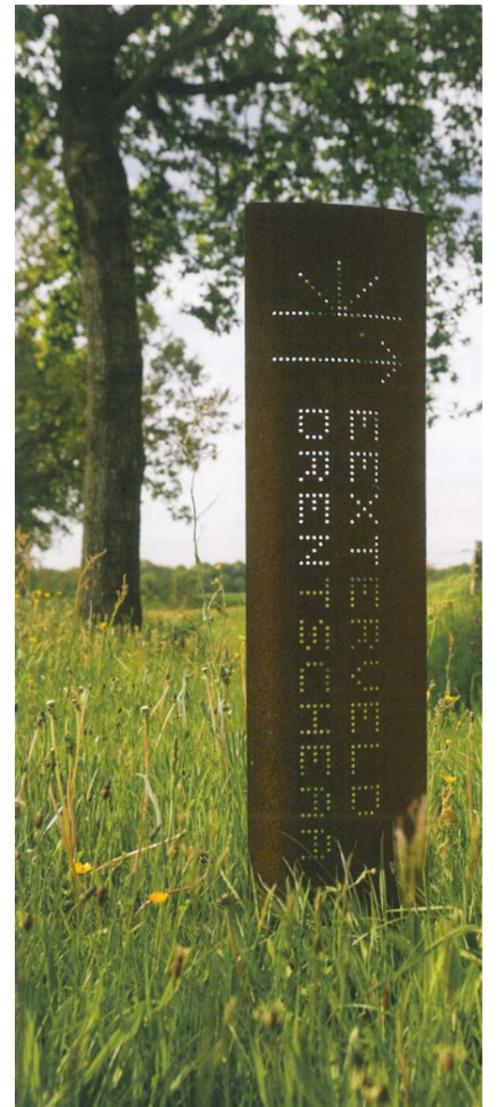
INDIVIDUAL SPECIMENS AND CLUMPS OF PARKLAND TREES



OPEN AREAS OF PARKLAND BENEFITING FROM VIEWS OVER THE PARK



FORMAL SPORTS PITCH PROVISION



INTERPRETATION AND ORIENTATION SIGNAGE



BRAIDED PATTERN OF MEADOW PATHS AND SUDS FEATURES

D.2.4 ANALYSIS

TREES

- Existing Trees
- Proposed Trees



Proposed trees reinforce and enhance the existing woodland and hedgerow structure and integrate the proposed residential development to the southern boundary of the park.

The axis of the original tree lined avenue is recreated and clumps and individual tree specimens reinforce the parkland character of the park.

HABITATS / MANAGEMENT REGIME

- 'Rough' long grassland
- Amenity grass
- Damp grassland
- Wildflower meadows & woodland flora



Linked to activities and intensity of use, different grassland habitats and resulting maintenance regimes are proposed within the park. This will create distinct character use areas and extend ecological diversity.

SUDS

-  Existing Watercourse
-  Proposed watercourse
-  Sports Courts
-  Playing field drainage directional flow



A ha-ha forms the boundary to the grand apartment terrace gardens. This collects drainage water from the playing pitches as an integrated part of the site SuDs network

SPORTS & PLAY

-  Woodland Play
-  NEAP
-  LAP
-  Sports Pitches & Club House
-  Pavilion Viewpoints

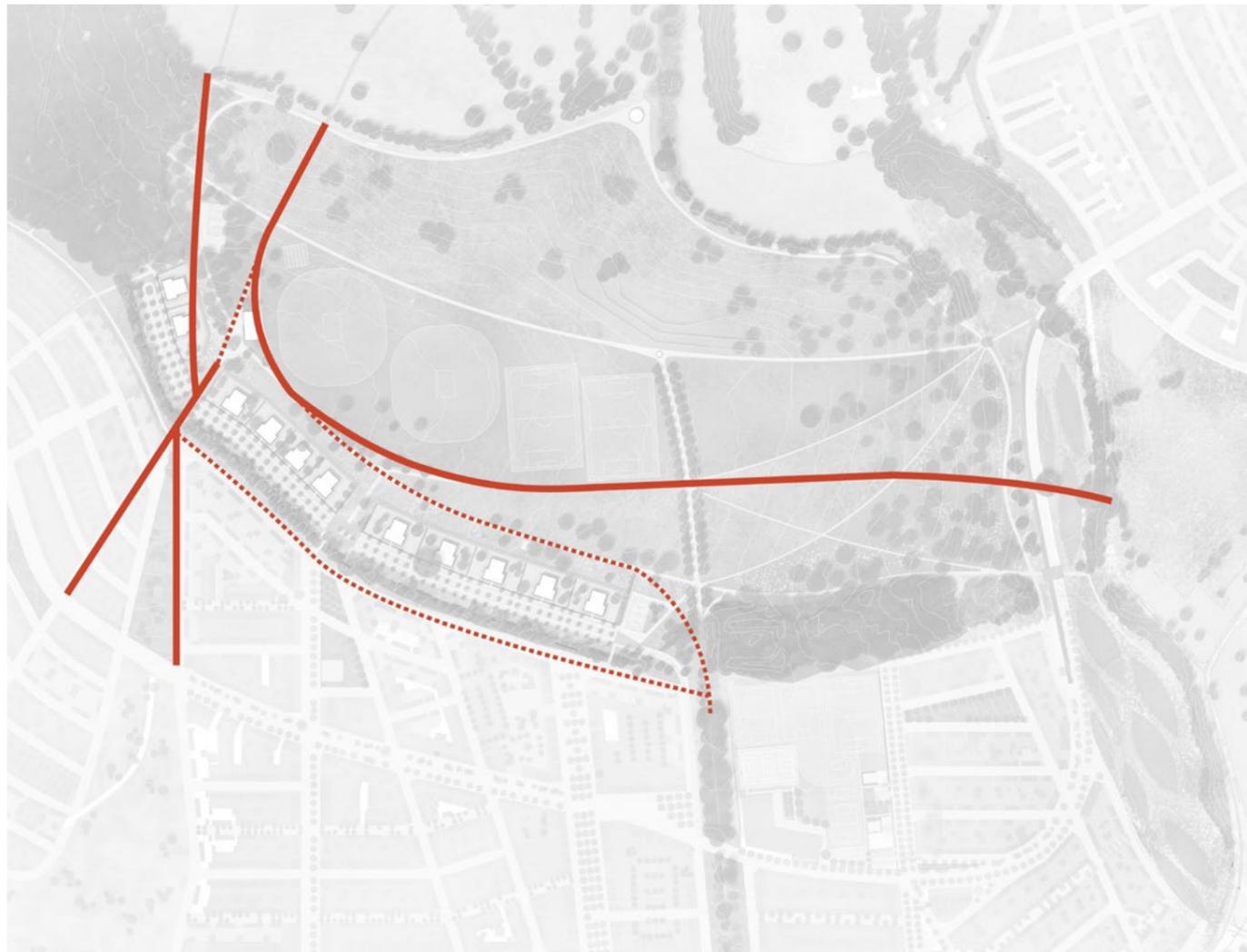


Gilston Park provides circa 35 hectares of sports space, including formal cricket pitches, a cricket pavilion and playing fields.

Neighbourhood and local play areas are located along the southern boundary for ease of access from village 01. The woodland adventure play in Home Wood creates a destination play for residents of Gilston Area and the surrounding area.

EXISTING PATHS & PUBLIC RIGHTS OF WAY

- PROW
- - - Paths and tracks



Existing public rights of way and tracks are retained and integrated into the proposed path network

PROPOSED FOOTPATHS HIERARCHY AND CONNECTIONS

- Primary
- Secondary
- Tertiary



The proposed footpath network comprises of a hierarchy of paths organised around the connective desire lines between the proposed villages and schools located around the park.

A circuitous boundary path takes in views over Gilston Lake and the surrounding countryside.



EXISTING AERIAL PHOTO OF THE GILSTON PARK SITE

D3 Gilston Fields



GILSTON FIELDS OVERVIEW



D.3.1 MASTERPLAN

LEGEND

-  Site boundary
 -  Amenity mown grass
 -  Proposed trees
 -  Existing trees
 -  Native wild flower planting
 -  Proposed SUDS
 -  Proposed play areas
-
- ① Play area (NEAP, LAP)
 - ② Play area (LEAP)
 - ③ Native Wildflower planting

GILSTON PARK FIELDS

The park is framed by a crescent of development respectfully set back from the existing St Mary's Church and the Lime Tree Avenue. The crescent is lined with avenue tree planting which borders the playing field site. The pitches deliver a significant proportion of the Gilston Park sports provision with club standard facilities comprising of :

- 1 No. full size Rugby Pitch
- 1 No. junior Rugby Pitch
- 2 No. O18 & Adult Football Pitches
- 1 No. U15 & U16 Football Pitch
- 1 No. U13 & U14 Football Pitch
- 1 No. U11 & U12 Football Pitch
- Club House, including changing rooms, bar/café, meeting rooms, etc.
- Car & Coach Park (Min 100 No. car parking spaces)



GILSTON FIELDS LANDSCAPE MASTERPLAN

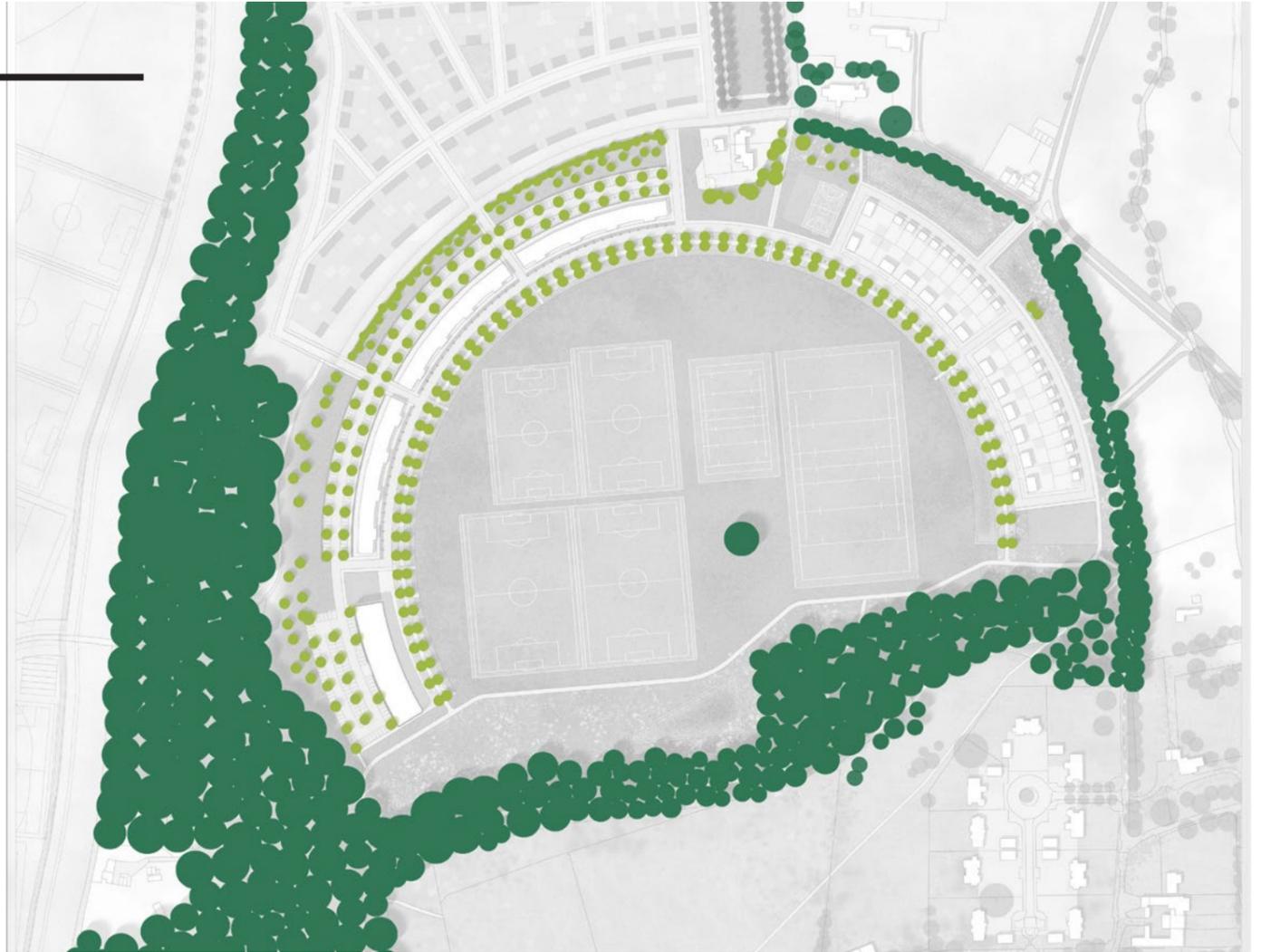
D.3.2 ANALYSIS

TREES

- Existing Trees
- Proposed Trees

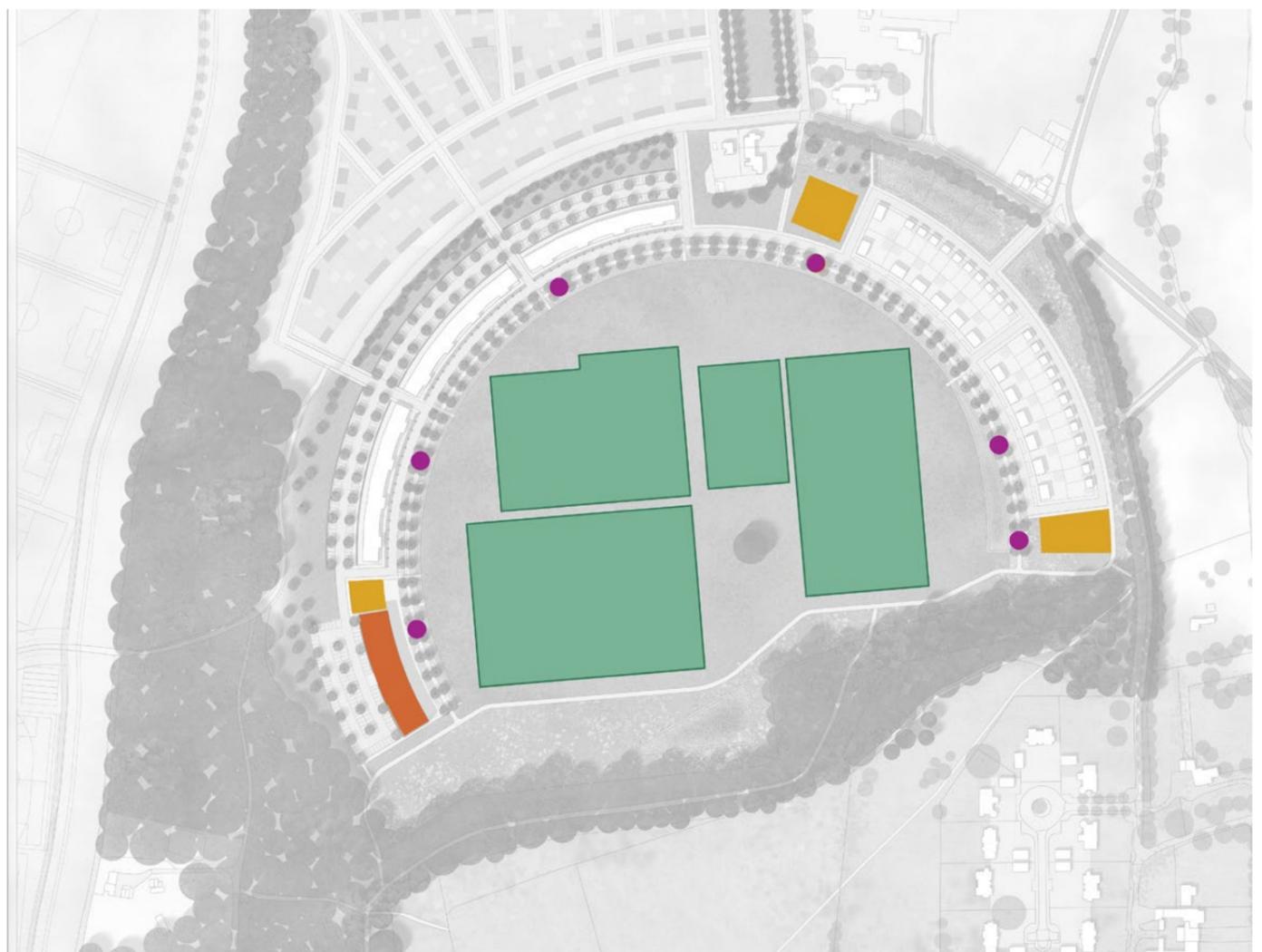
Proposed planting creates a tree lined walk following the line of the crescent.

The existing hedgerow that runs from the woodland of Gibsons Shaw in the west to st Mary's church is entirely replanted to create an important habitat linkage across the site.



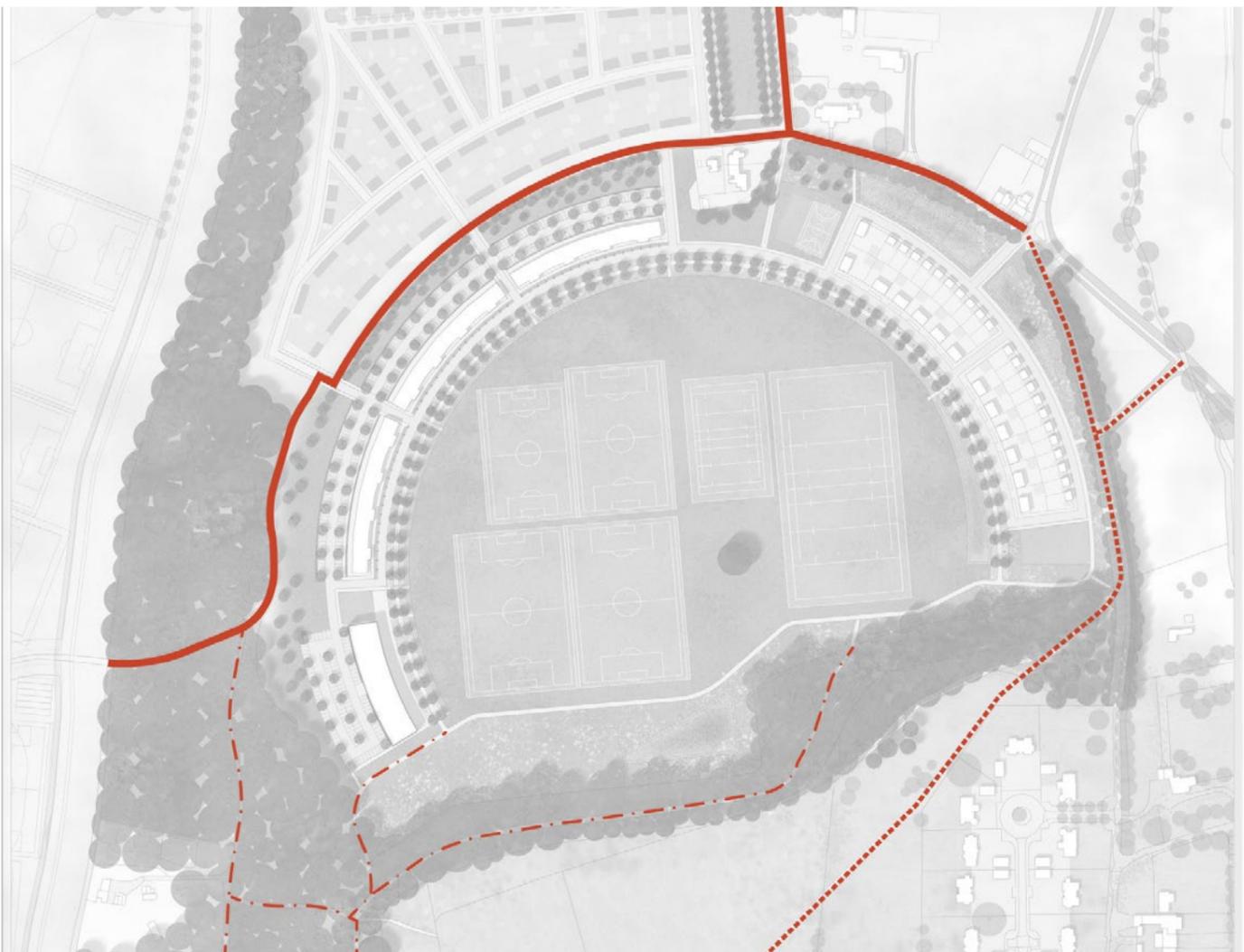
SPORTS & PLAY

- Play Spaces
- NEAP
- Club house
- Sports Pitches & Club House



EXISTING FOOTPATHS AND CONNECTIVITY

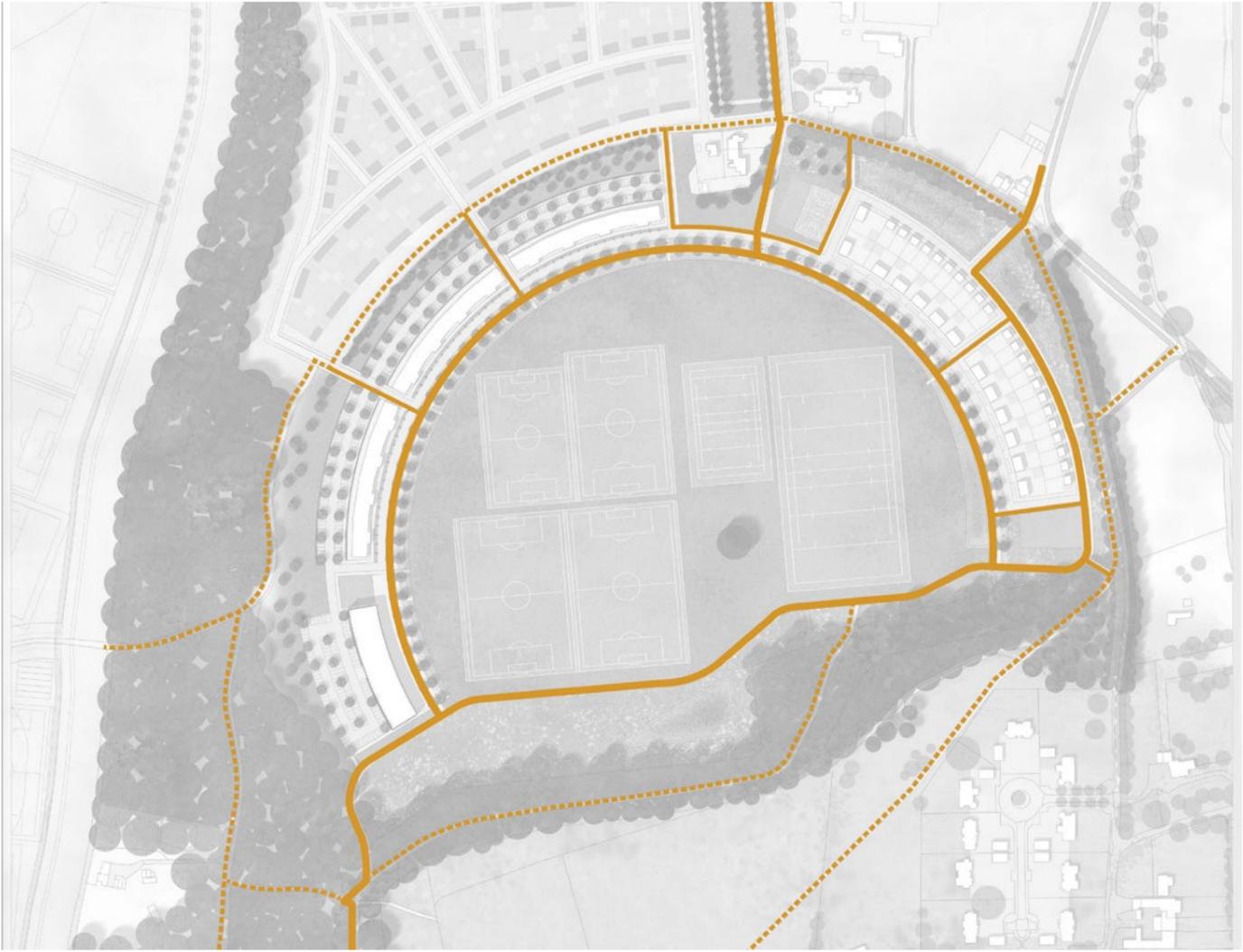
-  Bridleway
-  Public Footpath
-  Existing track



The playing fields are linked via paths through home wood to Gilston Park. The network of paths crossing the site forms an important pedestrian and cycle linkage between north and south villages of the Gilston Area development.

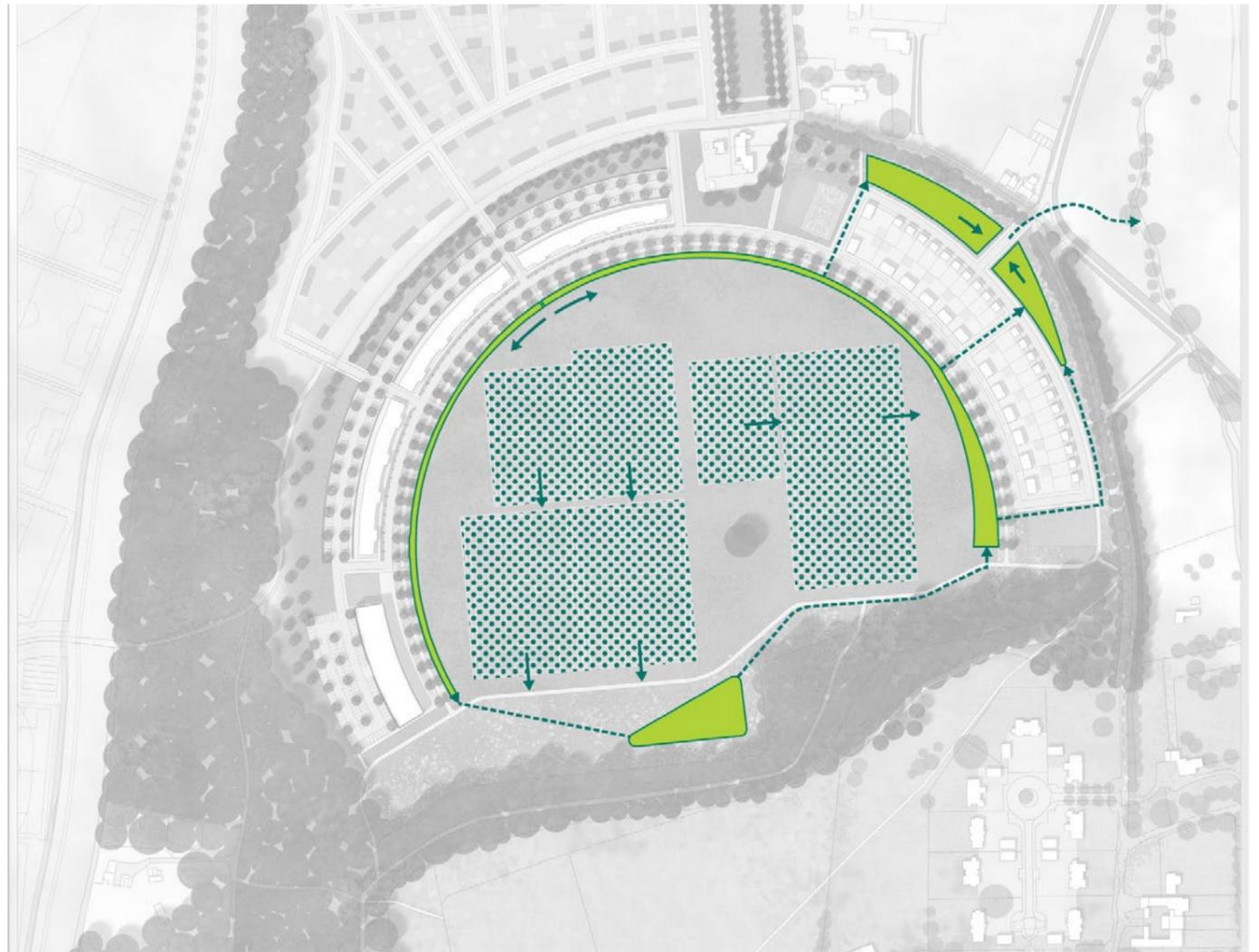
PROPOSED FOOTPATHS HIERARCHY AND CONNECTIVITY

-  Primary routes
-  Improved Existing tracks & PROW



SUDS

-  Swale and retention basins
-  Sports pitches
-  Directional drainage flow



SuDS channels, and damp grassland basins receive and attenuate drainage and Carriageway run-off before discharge in to the Golden Brook Valley.



EXISTING AERIAL PHOTO OF THE GILSTON FIELDS SITE



GILSTON FIELDS VISUAL



D4 Woodland Park



WOODLAND PARK VISUAL



D.4.1 MASTERPLAN

Legend:

	Site boundary		Existing arable fields retained
	Existing Woodland to be retained		Woodland edge transition zone (20m)
	Existing Trees to be retained		Equestrian cross-country Course - 3 km loop, Approx 20 - 25 No. Jumps (Indicative alignment only - specialist design item)
	New mixed broadleaved woodland planting		Car Park - Informal, 25 No. spaces
	New native woodland edge planting		New pond cluster
	New native coppice planting		Features, Structures, etc.:
	New woodland pasture planting with species-rich grassland		Entry signs/park maps/information board
	New woodland pasture planting with species-rich grassland		Information Point, shelter, picnic area, SUDs, etc.
	New/enhanced native hedgerow planting		Existing feature of archaeological significance - potential archaeological trail using existing network of paths. Signage/ interpretation boards to be provided.
	New species-rich grassland meadows		
	New species-rich grassland meadows		
	New species-rich grassland meadows		
	Amenity grass		

EASTWICK WOODLAND PARK

To the north of the site, the woodland park is the opportunity to create a countryside park that will make a significant contribution to the diversification of habitats in the region. The existing matrix of woodland blocks will be reinforced with woodland edge planting, hedgerows, coppice and new woodland surrounded by significant areas of extensively managed species-rich woodland pasture that respond to the aims of the Hertfordshire and Essex BAP and Section 41 habitats and species of principal importance.

A network of woodland tracks and cross country courses create an organised framework for walking, running, riding, cycling and outdoor pursuits and the enjoyment of nature and heritage to create a significant Green Infrastructure asset and a new country park of regional importance for East Hertfordshire and the surrounding area.

The proposals include:

- Matrix of existing Ancient Woodland blocks, new woodland & woodland edge planting, new coppice planting and extensively managed species-rich woodland pasture
- Min 7 Ha native broadleaved woodland & woodland edge planting
- Min 10 Ha native coppice planting
- Min 75 Ha species-rich woodland pasture
- Min 2.5 km new and/or enhanced native hedgerows
- Walking, running, riding, cycling and outdoor pursuits and the enjoyment of nature
- Parking facilities with visitor and interpretation centre
- Destination Woodland play



EASTWICK WOODLAND PARK LANDSCAPE MASTERPLAN



D.4.2 EXISTING CHARACTER

The existing woodlands of Eastwick Wood, Black Hut Wood, Hunsdon Lodge Wood, Marshland Wood, Mole Wood, Lawns Wood, Battles Wood, and Maplecroft Wood form rectilinear blocks on the arable Hunsdon Plateau to the north of the site. These woodlands include County Wildlife Sites and classified Ancient Woodlands and appear to be early components of the landscape concealing ditches, and banks, some of which are quite marked earthworks that represent relict field boundaries and former track ways.

- The ancient broadleaved semi-natural woodland includes the following tree species of Pedunculate Oak, Hornbeam, Ash, Field Maple and Hazel with a diverse ground flora of Dogs Mercury, Ferns, Herb Paris, Primrose, Cowslip, Common Orchid and native bluebell. Historically, these woodlands have been managed resulting in impressive coppice stools such as the massive 3m wide Hornbeam stool in Black Hut Wood. In certain areas, the lack of traditional woodland management techniques in recent years has resulted in invasion of Sycamore and Elder understorey.
- Heritage features in and around the woodlands include the listed barn buildings such as the group of buildings at Hunsdon Lodge farm (including an impressive C18 Essex Barn and timber framed, weather boarded Grade II* listed barns), the mediaeval moated structure of a mediaeval farmstead adjacent to Lawns wood and the more recent heritage of WWII military structures in Black Hut Wood related to Hunsdon Airfield.



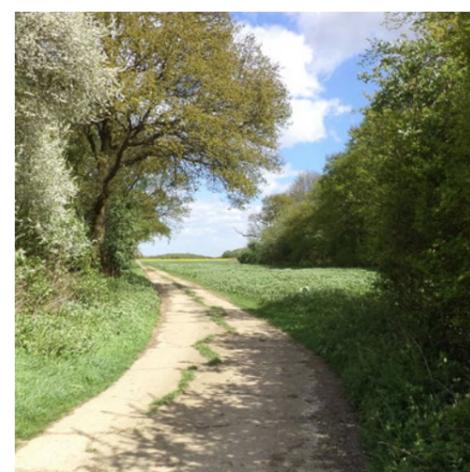
HORNBEAM COPPICE STOOLS IN BATTLE'S WOOD



ANCIENT WOODLAND GROUNDFLORA



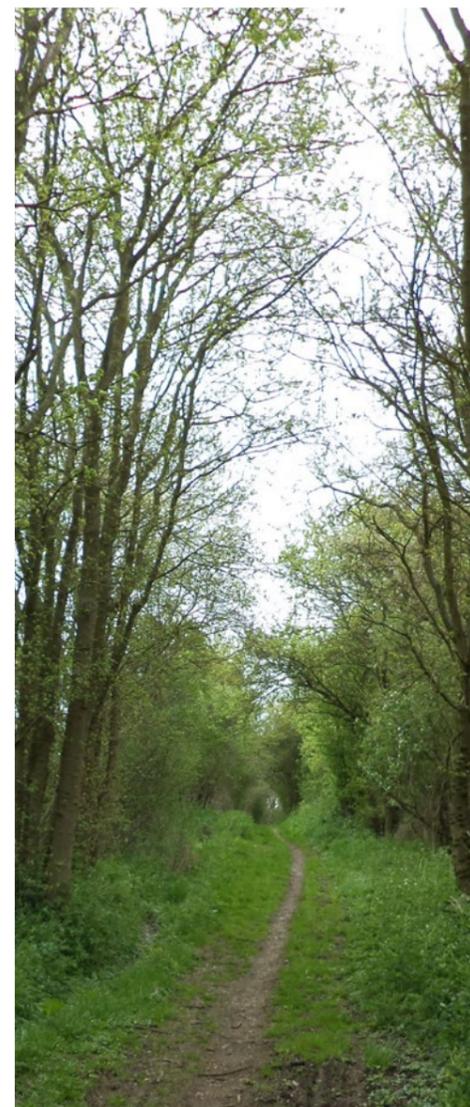
SHELTERED FIELDS BETWEEN BLACK HUT WOOD AND BLACK HUT WOOD ANNEXE



EXISTING NETWORK OF PROW AND TRACKS



WARTIME HERITAGE LISTED STRUCTURES IN BLACK HUT WOOD



COCK ROBIN LANE



WOODLAND BLOCK OF QUEEN'S WOOD AND BATTLE'S WOOD ON THE PLATEAU

D.4.3 PROPOSED CHARACTER

The proposal is to create a woodland park of regional significance for the enjoyment of outdoor pursuits by both local residents and as destination for visitors from further afield in a managed woodland environment. The components of this key new regional green Infrastructure assets are described as follows:

Woodland and woodland pasture:

The intention is to enhance and extend the existing framework of ancient woodland blocks by replacing the surrounding existing arable agricultural land with species rich woodland pasture and woodland scrub which have been identified as target habitats of principle importance for the East Hertfordshire area. A specific grazing and management regime to establish a maintain a successful woodland pasture habitat will written in to the wider estate management plan for the Gilston Area.

The existing woodland blocks will be managed sensitively with traditional coppice techniques and invasive species such as Sycamore and Elder will be removed to allow a succession of other species common to Ancient Woodlands. Layered planting of woodland understorey transition zones around the edges of the existing blocks of woodland will create buffer zones to shelter the woodland edges and deter random incursions. Access for the enjoyment of the woodland trees and glades will be managed through a network of clearly waymarked and designated woodland paths.

New blocks of woodland coppice add to the variety of woodland typologies within the park, help mitigate views towards the proposed development and create a productive woodland landscape and future timber resource for the Gilston Area. To the north of the site, new ponds and associated aquatic and marginal aquatic habitats will increase the habitat opportunities for the Greater Crested Newt population found in the existing ponds and moats in the area.

New hedgerow planting linked to the networks of paths and associated ditches will create both shelter and important habitat linkages between the woodland blocks across the site.

Visitor Provision:

A sensitively integrated car park, visitor/ education centre will be created to welcome and orientate visitors. From this point, the enhanced and extended network of woodland paths and Public Rights Of Way create and lead to a range of opportunities for outdoor pursuits and the enjoyment of the countryside as follows:

- Sporting and leisure activities will include a framework of trails for walking, running, cycling and horse riding.
- Nature trails with interpretation boards and designed viewpoints will explain the variety of habitats and associated wildlife and management techniques.
- A heritage trail will introduce the sites of historic importance, such as the historic listed barns, medieval moated structures, ancient tracks and earthworks as well as the WWII military structures in Blackhut wood.
- A destination woodland play/adventure play area including towers, ropewalks etc create a play destination of regional significance.



CYCLING ITINERIES



WOODLAND ADVENTURE PLAY



WOODLAND PASTURES WITHIN WOODLAND BLOCKS



VIEWPOINTS AND RESTING AREAS



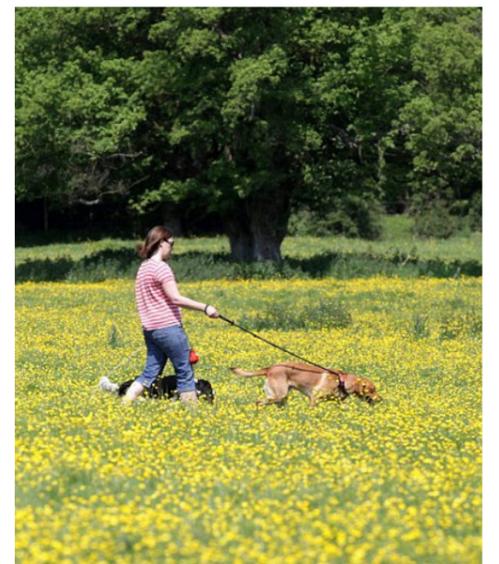
HORSE-RIDING TRAILS



GRASS AREA FOR INFORMAL PLAY



WOODLAND GLADES



SPECIES RICH GRASSLANDS

D.4.4 ANALYSIS

TREES

-  Existing Trees
-  Proposed Trees

Existing woodlands include:

- Marshland Wood
- Mole Wood
- Lawns Wood
- Queen's Wood
- Eastwick wood
- Black Hut Wood
- Black Hut Wood Annexe
- Battles Wood
- Maplecroft Wood

The proposed tree planting strategy seeks to reinforce woodland edges and create habitat linkages between existing woodlands. It also includes productive coppice and individual specimens and clumps of trees within the proposed woodland pastures.



EXISTING PATHS

-  Bridleway
-  Existing byway open to all traffic
-  Existing footpath
-  Existing other road, drive or track, fenced and unfenced



FACILITIES

-  Entry signs/park maps/ information board
-  Information point, shelter, picnic area, SuDS, etc.
-  Existing feature of archaeological significance-potential archaeological trail using existing network of paths (signage/interpretation boards to be provided)
-  Equestrian cross-country course (3km loop, approx 20-25 No jumps).
-  Fitness trail (2km loop)
-  Car park-informal (25 No spaces)
-  Sports courts



EXISTING PATHS UPGRADE STRATEGY

-  Existing track/path upgraded to provide primary circuit and connections (min 3m wide, sealed macadam surface). NB: Min 5m width for vehicular access road to car park (550m). Separate 1.5m wide bridleway alongside, soft surface.
-  Existing track/path upgraded to provide shared-use track (Min 3m wide, unsealed surface) Separate 1.5m wide bridleway alongside, soft surface.



NEW PATHS

-  New shared-use track forming part of main circuit (Min 3m wide, sealed macadam surface). Separate 1.5 m wide bridleway alongside, soft surface.
-  New shared-use track (Min 3 m wide, unsealed surface). Separate 1.5m wide bridleway alongside, soft surface.
-  New informal woodland track-unsurfaced (indicative layout only).



HABITAT

-  Existing woodland/trees
-  New native woodland edge planting
-  New native coppice planting
-  New woodland pasture planting with species-rich grassland
-  New native woodland edge planting
-  New species-rich grassland meadows
-  New species-rich grassland meadows
-  Amenity grass
-  Existing arable fields retained
-  Community garden
-  Pond
-  New/enhanced native hedgerow planting





EXISTING AERIAL PHOTO OF THE WOODLAND PARK SITE



MONUMENT VISUAL



D5 Hunsdon Airfield Community Agriculture Park



HUNSDON AIRFIELD COMMUNITY AGRICULTURE PARK VISUAL



D.5.1 MASTERPLAN

The Hunsdon airfield park comprises a large area of agricultural land on Hunsdon Plateau south of the Eastwick Woodland park. Open horizons with distant views to Harlow are framed by woodland blocks that dominate the landscape.

The intention is to retain the agricultural land use of this area and safeguard it from future development through an agreed governance structure with tenant farmers and Places for People as a partner.

The existing network of public rights of way and footpaths will be retained and enhanced to take in the war time heritage and other buildings of historic interest that will be conserved and made safe to form part of the site wide heritage trail.

Legend:

--- Site boundary

Ground Cover & Land Use:

-  Community Agriculture pasture, grazing and arable land to be defined in management plan
-  Proposed Cock Robin Lane Holloway habitat linkage and public right of way
-  Existing footpath upgraded to provide shared-use, unsealed surface.
-  Existing track upgraded to provide shared-use, sealed surface.
-  Amenity grass
-  Surrounding existing agricultural use
-  Grass strips
-  Existing Woodland to be retained

Features, Structures, etc.:

-  Entry signs/park maps/information board
-  Information Point, shelter, picnic area, SUDs, etc.
-  Existing feature of archaeological significance - potential archaeological trail using existing network of paths. Signage/ interpretation boards to be provided.
-  Scheduled ancient monuments
-  Barns
-  Moat



AIRFIELD PARK LANDSCAPE MASTERPLAN



D.5.2 EXISTING CHARACTER

The existing site, situated on the arable plateau east of Hunsdon village includes the remains of a WWII airfield, marked by two intersecting runways (visible from the air) and circumscribed by a perimeter road much of which is still used as an agricultural access road. Many military structures such as bunkers, gun posts, radio towers and pill boxes still survive as World War II relics in the modern landscape, some of which are of historic significance and are listed such as the nationally rare Oakington type cantilever pillbox specifically designed for airfield defence.

Three grass runways that intersect the arable fields are currently used by the Hunsdon Microlight Club operating from the southern boundary of Eastwick wood. This is also the site of a monument dedicated to the ground crew, aircrew and support staff who were based at RAF Hunsdon from 1941–45 as well as a memorial commemorating the 126 air and ground crew who died while flying from or serving at RAF Hunsdon.

A network of existing public footpaths cross the site, some tracing the lines of the former runways and military tracks link Hunsdon and Harlow to the surrounding countryside



HUNSDON MICROLIGHT CLUB WITH BATTLE'S WOOD TO REAR



VIEWS ACROSS THE PLATEAU



EXISTING GRASS AIR STRIPS



EXISTING ARABLE FIELDS



OAKINGTON TYPE CANTILEVER PILLBOX



DEFENCE STRUCTURES IN BATTLE'S WOOD



EXISTING NETWORK OF PROW AND FORMER AIRFIELD PERIMETER TRACK



MONUMENT TO AIR AND GROUND CREW WHO SERVED AT RAF HUNSDON

D.5.3 PROPOSED CHARACTER

The intention is retain the site’s agricultural use and character to create a park that celebrates the exposed open horizons of the plateau in contrast to the more intimate spaces of the woodland park that are framed by hedgerows and woodland blocks.

Wide grassland strips along the lines of the former runways will form parkways that cut through the surrounding fields and link to the extended network of enhanced footpaths and tracks around the site.

A heritage trail will link sites of important historical interest such as the Interpretation and wayfinding signs that will facilitate access to the sites of military interest as well as other adjacent listed structures such as the group of buildings at Hunsdon Lodge farm (including an impressive C18 Essex Barn and timber framed, weather boarded Grade II* listed barns). To the east of the site, the Holloway of Cockrobin Lane that was truncated during the construction of the airfield in 1940 is to be restored to create an important habitat linkage between Eastwick valley and Eastwick wood.

As part of the wider Gilston Area management plan and subject to agreements with tenant farmers, the fields for grazing could be shared with cattle transferred from the Stort Valley during the wet and non-grazing season of the Lammas meadow system.



AIRFIELD PARK AGRICULTURE REFERENCES

D.5.4 ANALYSIS

TREES

-  Existing Trees
-  Proposed Trees

There are few existing trees in the airfield area. The main concentrations are at the site edges and include the Tuck's Spring Woodland to the south east.

The strategy is to retain the open character of the agricultural plateau with low density native tree planting to the perimeter tracks.



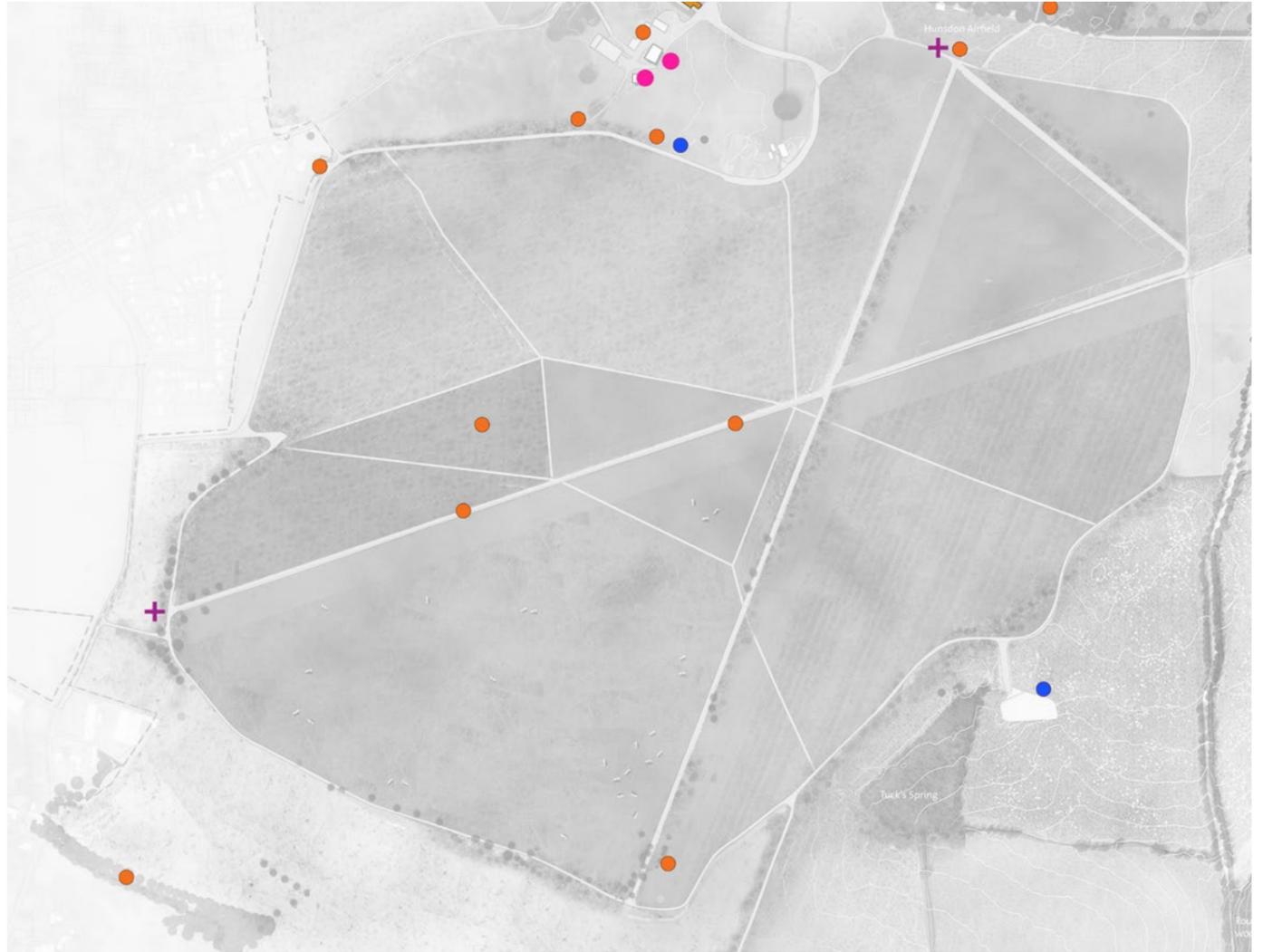
EXISTING PATH UPGRADE STRATEGY

-  Existing track/ path upgraded to provide primary circuit & connections- min 3m wide,
-  Existing footpath (included in PROW) upgraded to provide shared- use, unsealed surface



FACILITIES

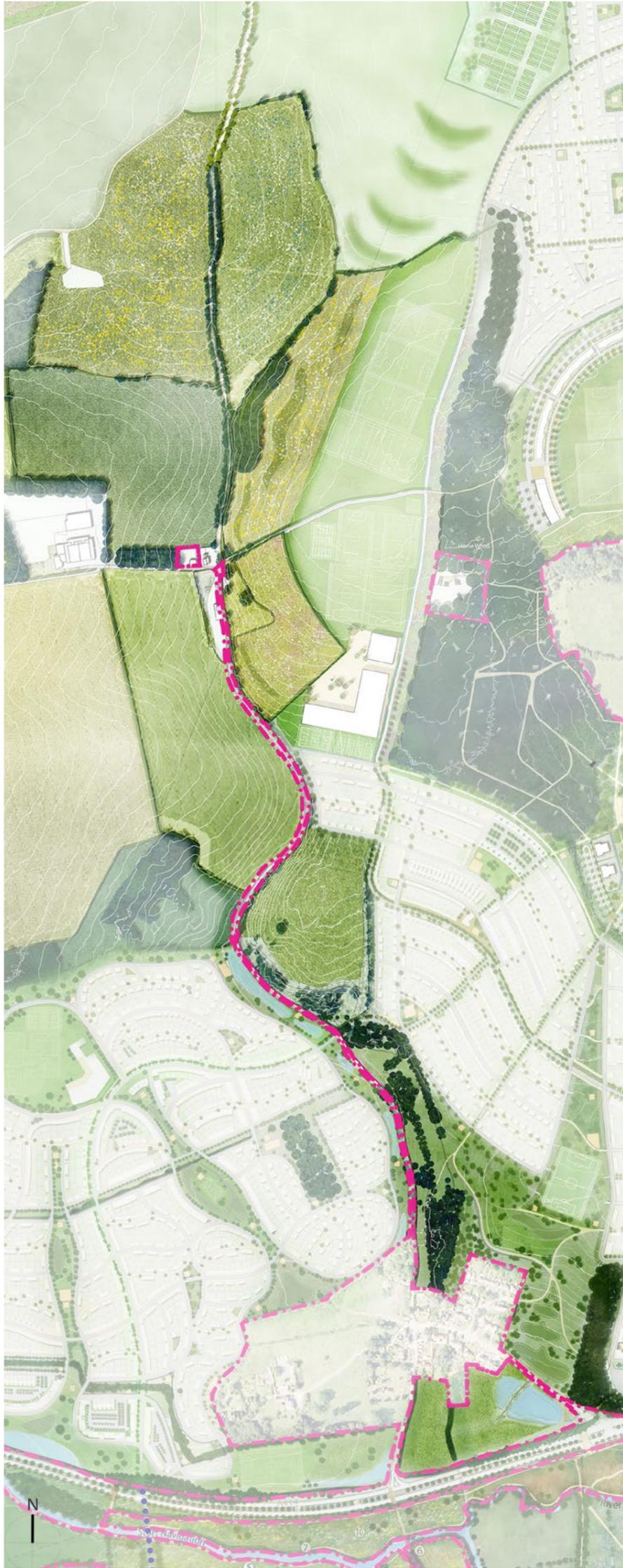
- + Entry signs/park maps/
Information board
- Existing feature/ monument of
archaeological significance



AIRFIELD PARK EXISTING AERIAL PHOTO

D6 Valley Green Corridors

D.6.1 MASTERPLAN



EASTWICK VALLEY CORRIDOR & GOULD'S BROOK HABITAT CONNECTIONS



GOLDEN BROOK & FIDDLER'S BROOK RIPARIAN CORRIDOR

D.6.2 ANALYSIS

Valley Corridors & Landscape & Habitat Connections

The landscape of the Gilston Area is crossed north to south by the three valleys carrying tributary streams to the River Stort. These valleys form the main areas of SuDS attenuation and as such facilitate the Green Infrastructure planning objectives of extending wetland habitats along the valley from the Stort northwards. The valleys also create important habitat linkages and are home to many footpath linkages between the developments that benefit from these attractive riparian environments, as such these valleys are integral to the site Green Infrastructure strategy and perform a number of important functions as summarised below

Eastwick Valley Corridor & Gould's Brook Habitat Connections

- Area: Min 35 Ha
- Enhancement of existing riparian habitat
- Enhancement of existing scrub and grassland habitat to archaeological site
- Protection and enhancement of existing County Wildlife Site
- Creation of new species rich grassland habitat adjacent to Secondary School site
- Increased woodland edge, hedgerow tree and scrub planting for increased habitat value and variety
- Scattered tree and woodland edge planting to provide screening/softening of views to Secondary School
- Incorporate SUDS elements such as swales and retention basins, with associated damp/wetland habitat

Golden Brook & Fiddler's Brook Riparian Corridor

- Area: Min 15 Ha
- Enhancement of existing riparian habitat
- Incorporating SUDS elements such as swales and retention basins, with associated damp/wetland habitat
- Enhanced native tree, woodland edge and hedgerow planting
- Min depth 10m
- Optimum depth 40+m, wherever achievable

Fiddler's Brook and Pole Hill Stream Corridors

- Area: Min 16 Ha
- Enhancement of existing riparian habitat
- Incorporating SUDS elements such as swales and retention basins, with associated damp/wetland habitat
- Enhanced native tree, woodland edge and hedgerow planting
- Woodland edge planting providing screening/softening of views from Gilston properties
- Minimum depth 10m
- Optimum depth 40+m, wherever achievable



EXISTING FOOTPATHS AND CONNECTIVITY



SUDS

- | | | |
|--|---|---|
|  Existing Bridleway upgraded |  Existing path/ track upgraded |  Existing Watercourse |
|  Existing road (generally less than 4m) |  Proposed roads |  Proposed zones of retention basins & water meadows/ wet swale |
| |  Proposed footpaths |  Dry swale |



EXISTING FOOTPATHS AND CONNECTIVITY



SUDS

D7 Village 07 Hilltop Park

D.7.1 MASTERPLAN

The Village 07 park is situated on the level ground of the hill top plateau and comprises of semi-natural open space of species rich grassland meadow, clumps of native trees, reinforced and enhanced hedgerows and a pitch provision of senior rugby, football and cricket pitches as well as five-a-side pitches. The park is well connected by footpaths to the Village 07 neighbourhood and offers a range of ridge and valley walking itineraries.



VILLAGE 07 HILLTOP PARK LANDSCAPE MASTERPLAN





**7 village
neighborhoods,
in a landscape
setting of
3 valleys and
4 parks.**

E.1 MATERIAL STRATEGY

- E.1.1 Existing site vernacular materials
- E.1.2 Proposed public realm material palette

E.2 VILLAGE 01

- E.2.1 Landscape masterplan
- E.2.2 Existing Landscape character
- E.2.3 Proposed Landscape character
- E.2.4 Proposed streets & SuDS character
- E.2.5 Proposed streets & SuDS sections

E.3 VILLAGE 02

- E.3.1 Landscape masterplan
- E.3.2 Existing Landscape character
- E.3.3 Proposed Landscape character
- E.3.4 Village 02 key open space provision

E.4 VILLAGE 03

- E.4.1 Landscape masterplan
- E.4.2 Existing Landscape character
- E.4.3 Proposed Landscape character
- E.4.4 Proposed SuDS character
- E.4.5 Proposed Streets & SuDS sections

E.5 VILLAGE 04

- E.5.1 Landscape masterplan
- E.5.2 Existing Landscape character
- E.5.3 Proposed Landscape character
- E.5.4 Proposed village character
- E.5.5 Proposed Streets & SuDS sections

E.6 VILLAGE 05

- E.6.1 Landscape masterplan
- E.6.2 Existing Landscape character
- E.6.3 Proposed Landscape character

E.7 VILLAGE 06

- E.7.1 Landscape masterplan
- E.7.2 Existing Landscape character
- E.7.3 Proposed Landscape character

E.8 VILLAGE 07

- E.8.1 Landscape masterplan
- E.8.2 Existing Landscape character
- E.8.3 Proposed Landscape character
- E.8.4 SUDS Strategy
- E.8.5 Proposed Wetland & SUDS Sections





Overview

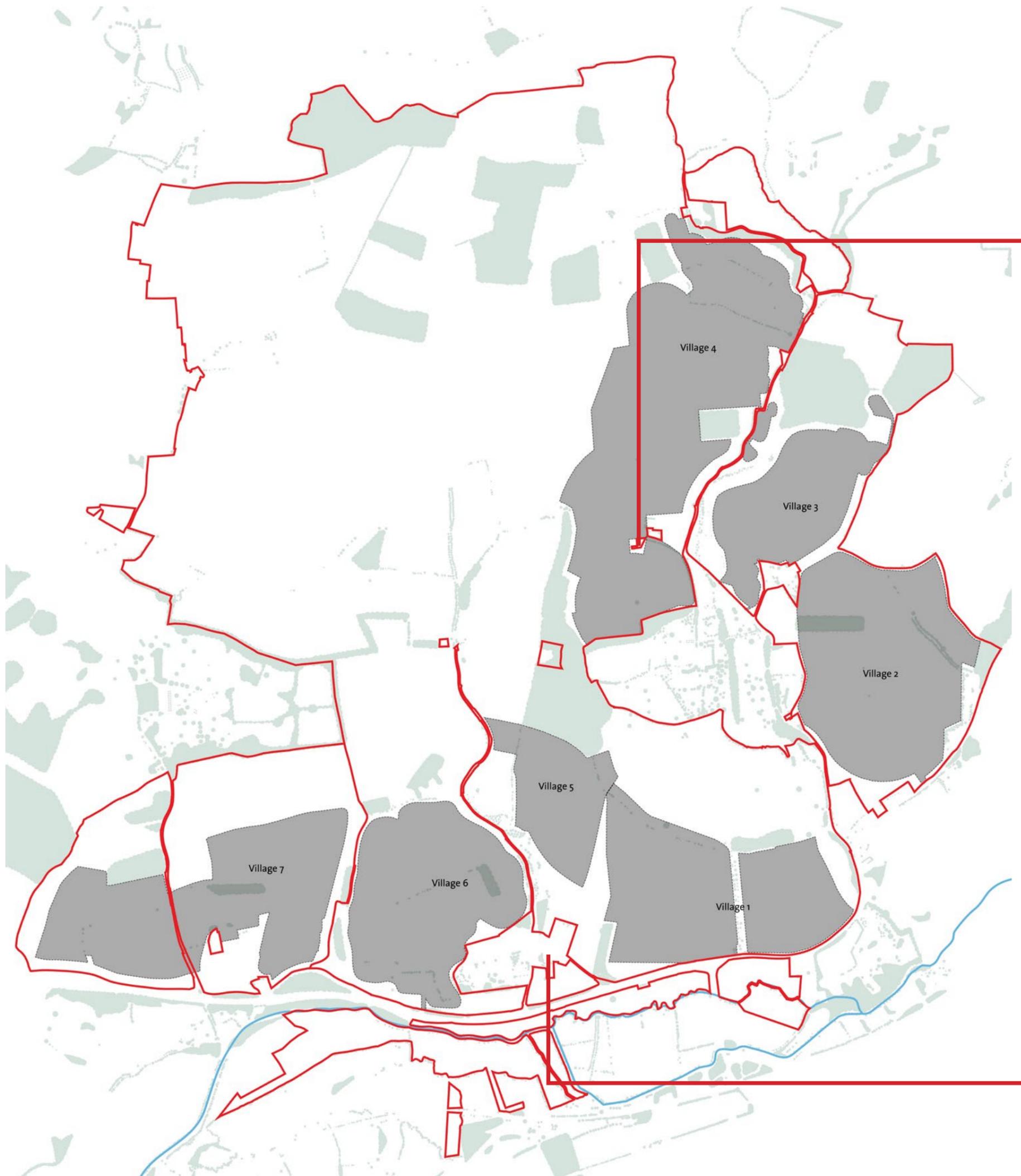
The study of the site context and its constraints has been key in the development of the landscape masterplan in order to find a consistent and appropriate response to address existing site issues and conditions. The unique landscape character of the site and its topography, heritage, ecology, habitats, existing settlements and open spaces, among other characteristics has all influenced the proposed character of each of the neighbourhood villages.



HARLOW TOWN CENTRE

E1 Material Strategy

E.1.1 EXISTING SITE VERNACULAR MATERIALS





ESSEX AND HERFORDSHIRE PUDDINGSTONE, KNAPPED FLINT, WHOLE FLINTS AND WEATHERED TIMBERS



GILSTON HOUSE, ST MARY'S CHURCH & GILSTON VILLAGE



STONEMWORK OF GILSTON HOUSE. KNAPPED FLINTS, SLATES, TILES, THATCH AND WEATHERED TIMBERS OF NORTHERN AND EASTERN VILLAGES

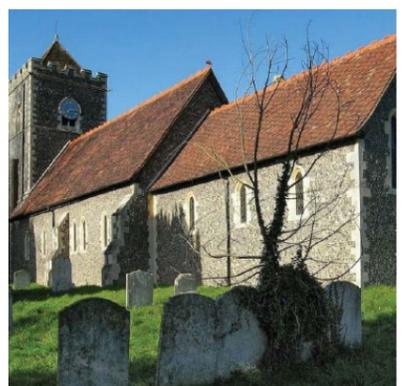
EXISTING SITE MATERIALS AND VERNACULAR

The majority of buildings and settlements within the masterplan boundary date from the latter half of the 19th Century and were constructed as part of a deliberately planned estate. Many of the estate buildings which include farms, schools, almshouses, estate cottages and churches are of a uniform nature sharing specific features and design details.

There is a subtle difference in the use of vernacular materials between settlements and buildings in the north of the estate with those in the south. To the north and east, puddingstone, knapped and whole flint stones, terracotta tiles, slates and thatch are evident. To the south, in Eastwick and the Stort Valley, whitewash, render, pebbledash, formal railings and finely detailed use of brick including beige brick are more prevalent.

The intention is to use the pattern of existing vernacular building materials across the site to inspire the colour palette and material choice for the public realm of each proposed village across the site.

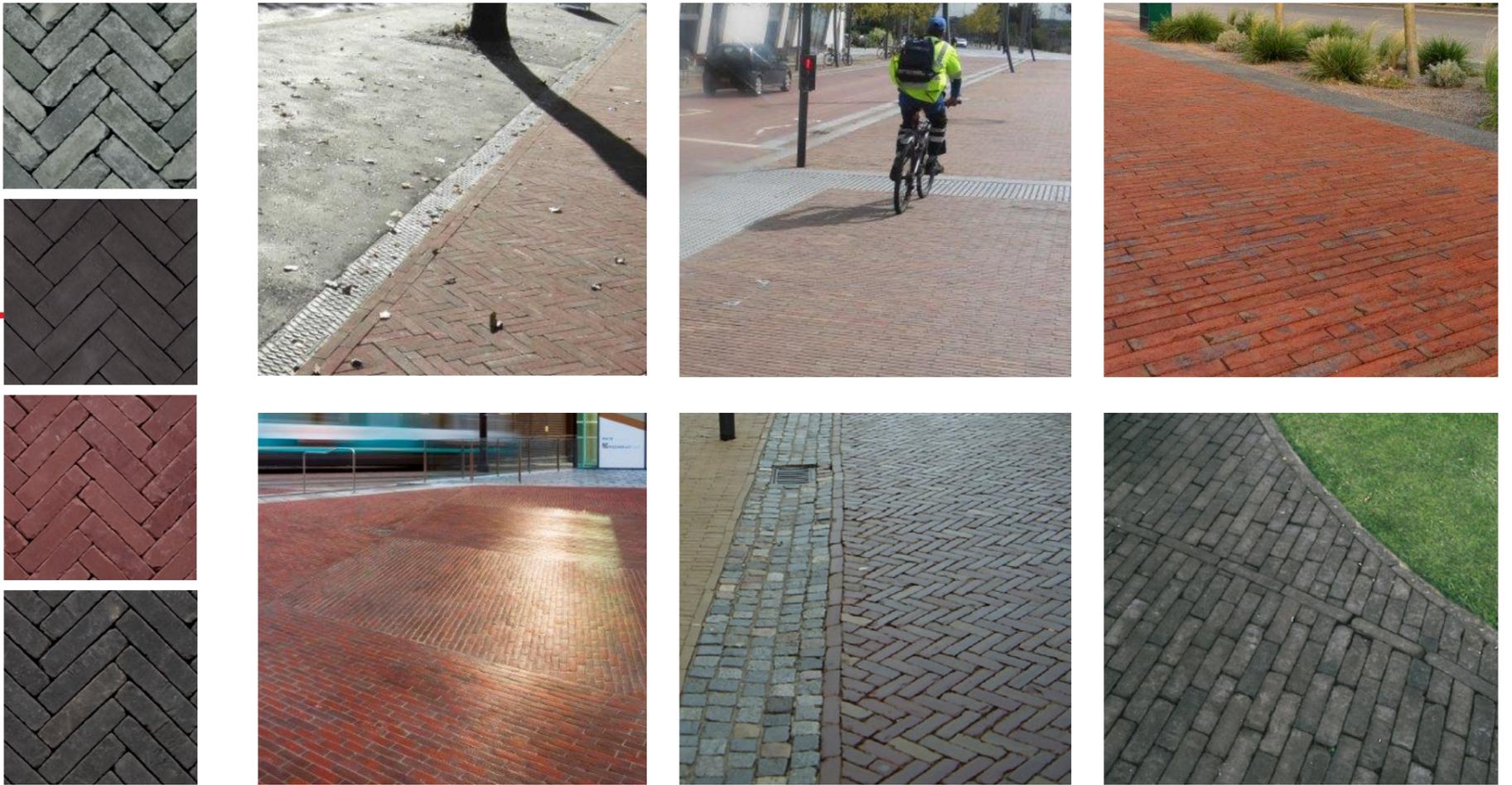
THE STORT VALLEY & EASTWICK VILLAGE



FINE RED BRICK, BEIGE BRICK, RENDER AND RAILINGS

E.1.2 PROPOSED PUBLIC REALM
MATERIAL PALETTE





COLOUR PALETTE FOR NORTHERN VILLAGES

PROPOSED MATERIAL CHARACTER

These material characters are initial thoughts and indicative only with the aim of providing a flavour of how the public realm materials could be inspired by the existing site context. The vernacular materials of the existing buildings and settlements across the Gilston Area have been used as a reference point for the proposed material palette of the development.

The development will have a common language of a rich but restrained use of materials that will seek to clearly define spatial hierarchy and the use of public space. For example, a common language of materials will be developed to define the treatment of carriageways, footpaths, crossing points and shared spaces.

Within this framework is the opportunity use existing material references to underline the

public realm character of each of the proposed villages. This can be achieved by varying the colour, bond and choice of paving. For example, Village 04 to the north might have a darker colour palette of materials inspired by the dark weather boards of Overhall farm and the knapped flints of St Mary's Church. In contrast, Village 01 to the south might have a palette of lighter materials that responds to the buff coloured bricks and render found in the existing settlements of Eastwick and the Stort Valley.



COLOUR PALETTE FOR SOUTHERN VILLAGES

E2 Village 01

E.2.1 LANDSCAPE MASTERPLAN

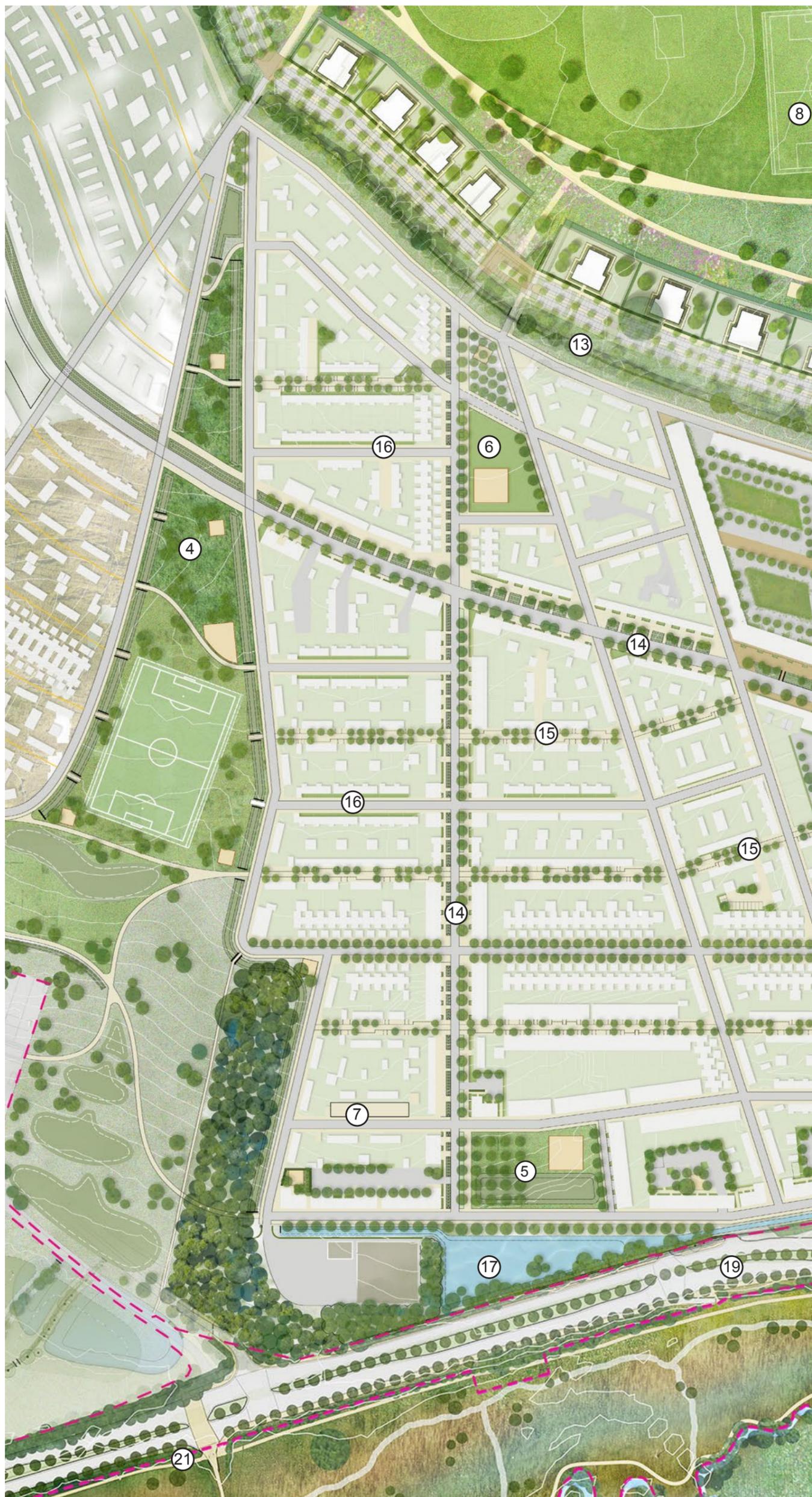
Village 01 is the highest density area of the whole development and forms the gateway to the Gilston Area and the open countryside beyond. The development will seek to respond sensitively to its existing landscape setting and historic landscape elements. Residents will benefit from this landscape setting, notably the proximity of the proposed country and community parks of the Stort Valley riverside Park to the south and Gilston Park to the north.

The landscape character and hierarchy of landscape and public spaces proposed in Village 01 can be summarised as follows:

- Landscape character defined by Green Links including the restored Lime Tree Avenue and a hierarchy of streets integrating on street tree planting and reed-lined SuDS conveyance channels.
- Pedestrian access to adjacent Large Public Open Spaces: Stort Riverside Country Park and Gilston Community Park.
- Pedestrian access to surrounding Green Infrastructure and semi-natural open space: Fiddler's Brook Corridor, Eastwick village buffer and Home Wood.
- Several Medium Public Open spaces and village parks including the Wedge village park and playing fields in Gilston Park.
- Village centre, public realm square and garden setting to primary healthcare, nursery and crèche Primary school.
- 3 village parks & gardens and 1 amenity space within the development.
- Pocket parks
- South facing semi-private on plot communal gardens on covered car parks.
- Sport and Play provision.
- Village 01 Primary School: 1.8 Ha with shared community use of facilities including:
 - 1 No. 3-court MUGA (tennis, netball & five-a-side football)
 - 2 No. U7 & U8 Football Pitches
 - 2 No. U9 & U10 Football Pitches
 - 1 No. U11 & U12 Football Pitch
 - 1 No. Junior Cricket Pitch
 - Cricket Nets
 - Rounders Pitches
 - Grass Athletics Track
 - To be shared-use with community

LEGEND:

1. Village centre
2. Primary school
3. School grounds
4. Village Park
5. Neighbourhood Park
6. Local Parks
7. Pocket Parks
8. Playing fields
9. The Chase
10. Gilston Park
11. Lime Avenue
12. Boulevard
13. North Edge of Gilston Park, Green corridor
14. SuDS street
15. Homezone street
16. Secondary street
17. SuDS attenuation basin
18. Stort Riverside Park
19. A414 Dual carriageway
20. Main Site Access & Controlled crossings
21. Proposed pedestrian crossing to Stort Valley



VILLAGE 01 LANDSCAPE MASTERPLAN



E.2.2 EXISTING LANDSCAPE CHARACTER

CHARACTERISTICS:

The existing Village 01 site occupies the south facing arable slopes of the Stort Valley and is framed by the tributary valleys of Fiddler's Brook to the East and Eastwick/Gould's Brook Valley to the west. To the south, the busy A414 dual carriageway flanks the southern boundary, whereas the northern boundary is formed by the woodland blocks and hedgerows that are remnants of the former parkland landscape of Gilston Park.

The elevated aspect of the northern part of the site, benefits from open horizons and views out towards Harlow new town on the opposite Stort Valley slopes.

The character of trees and hedgerows found across this site varies from the riparian nature of the Stort Valley to the south where wet woodland of Willow, Alder and Poplar are evident to the broad leaved woodland species of Beech, Hornbeam, Elm and Ash and occasional Oak characteristic of the woodlands of Homewood, The Chase and the tree lined cutting of the former deer park pale.

An avenue of Lime and Horse Chestnut trees that mark the former Park driveway form a dominant landscape feature running from north to south across the centre of the site. The long term conservation and replenishment of this avenue is a key consideration due to the age and condition of the existing trees.

The proposals will be inspired by these existing landscape references to create a distinct landscape character for the landscape of Village 01 which can be summarised as follows:

- South facing slopes with wide horizons and views towards Harlow.
- Mature coppice stools and specimen trees to The Chase woodland and the deep cutting of Park Pale around Gilston Park to the north.
- Riparian landscape of Stort Valley to the south.
- Existing parkland relict of Lime/ Horse chestnut tree avenue.



VIEWS FROM SOUTHERN SLOPES ACROSS ARABLE FIELDS TOWARDS HARLOW



LIME AND HORSE CHESNUT AVENUE



ASH COPPICE STOOL IN THE CHASE WOODLAND



THE PARK PALE CUTTING HEDGEROW



THE PARK PALE CUTTING HEDGEROW



LIME AND HORSE CHESNUT AVENUE

E.2.3 PROPOSED LANDSCAPE CHARACTER

CHARACTERISTICS:

The proposed landscape character of Village 01 will be inspired the existing landscape context and landscape features. For example, the existing Lime and Horse Chestnut tree Avenue will be retained and enhanced as a key landscape signature for the village, with proposed tree lined streets and tree lined boulevards establishing a landscape framework that interlinks a network of gateways, squares, gardens and parks. This landscape framework enables recognisable elements of the wider landscape to reach in to built areas and create landscape spaces that introduce both biodiversity and the potential to provoke a variety of reactions and feelings that include delight, intimacy and a clear sense of orientation.

The network of open spaces and public realm has been designed to be as permeable as possible and take into account the surrounding context. Key public realm spaces are located on streets and pedestrian routes that make a clear linkage through to surrounding areas. For example, the main buildings and retail frontages of the village centre punctuate the main boulevard, articulate the entrance to Gilston Park and link in aspect to the Lime Tree Avenue and across to the Primary school site.

Village 01 benefits from a diversity of main open space character typologies, with extensive outdoor sports facilities provided by Gilston Park and the primary school on the northern part of the village. Amenity spaces are provided in the eastern and south-western parts of the villages within the wider green infrastructure and village park network. A hierarchy of green spaces that includes neighbourhood parks, pocket parks and play spaces are distributed throughout the built fabric of the village to create locally distinctive neighbourhoods and ensure that residents have access to a variety of stimulating public spaces within a short walk of their homes.

In turn there is a clear hierarchy of different dimensions and characters of streets and spaces that benefit from the southern aspect of the site to create spaces that accommodate vehicular use and promote pedestrian and cycle linkages to the wider countryside, Harlow and Harlow station.



PROPOSED LANDSCAPE CHARACTER OF TREE-LINED RESIDENTIAL STREETS, VILLAGE SQUARES & RESIDENTIAL SQUARES

E.2.4 PROPOSED STREETS & SUDS CHARACTER

CHARACTERISTICS:

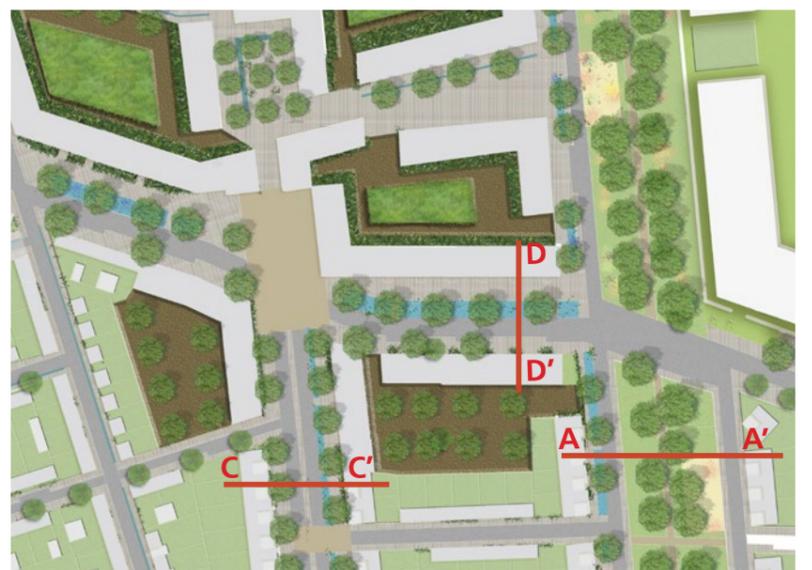
The collection of run-off water through sustainable urban drainage systems creates a stimulating and habitat rich environment in the public realm and streetscape that will reinforce the distinctive character of Village 01. Run-off water will be collected and conveyed through a hierarchy of SuDS features that vary in scale to animate the streetscape from drains and rills through to reed lined channels before connecting to permanent water bodies and retention basins in the surrounding network of green infrastructure and landscape spaces.

Existing landscape features such as The Avenue and Gilston Park Pale boundary will be retained, enhanced and integrated into the wider network of proposed green spaces to create a specific identity for the village. Extensive new tree planting will respond to the long alignments of trees and woodland edges created by these features. The proposed boulevard and framework of tree lined streets will add to the overall structure and identity of the Village 01 masterplan by creating a distinctive neighbourhood and enhanced street character whilst also complementing the proposed architecture and emphasising important views and focal points. Tree planting will also emphasise green routes to connect the open spaces within the wider context and surrounding green infrastructure.



SUDS FEATURES VARY IN SCALE FROM RILLS, TO REED LINED CHANNELS TO LARGER RETENTION BASINS THAT CREATE WATER FRONT LOCATIONS

E.2.5 PROPOSED STREETS & SUDS SECTIONS



E3 Village 02

E.3.1 LANDSCAPE MASTERPLAN

The layout of Village 02 celebrates and responds to the existing landscape features of the Rectory woodland plantation, the existing hedgerows and the tree lined Holloway footpath. These features are conserved, enhanced and connected by the proposed landscape corridors and boulevards to create a green ring of landscape spaces with the village centre commercial high street, village green and primary school at its centre. Streets radiate from this centre integrating the SuDS network that attenuates and carries run-off water to the Stort tributary valleys. Landscape buffers of semi-natural open space and tree planting aim to sensitively screen the development from existing villages and dwellings.

The proposed landscape character of the village, with its boulevard, village green and tree lined streets is inspired by the character of Garden cities which is appropriate as Hertfordshire is home to the first garden cities in the world; pioneering developments at Letchworth and Welwyn that broke the mould and created some of the most loved and respected places in the country and a model that is replicated across the globe.

The character and hierarchy of landscape and public spaces proposed in Village 02 can be summarised as follows:

- Green ring of tree lined avenues and boulevards and retained and enhanced holloway
- Landscape character inspired by garden city references and village character signature of formal hedgerows.
- Large Public Open Spaces: Pedestrian access to adjacent Stort Riverside Country Park and Gilston Community Park.
- Green Infrastructure & semi natural open space: Fiddler's Brook and Pole Hill Stream Corridors.
- Medium sized open spaces: Landscape / green link connections and village park.
- Village centre square with retail and school frontage at the heart of the village,
- Landscape buffer planting mitigate views from surrounding existing villages.
- A series of pocket parks and local play areas ensure doorstep and local access to open space within neighbourhood quarters
- Sports and play provided by the village playing fields and Primary School sites
- Village 02 Primary School

LEGEND:

1. Primary School
2. Playing Fields
3. Rectory Plantation
4. The Holloway Landscape Connection
5. Village centre
6. Rectory Plantation Ditch, Green corridor
7. Neighbourhood linear park, Green corridor
8. Primary boulevard
9. Secondary road
10. SuDS street
11. Homezone street
12. Local park
13. Pocket park
14. Fiddlers Brook
15. Fox Earths woodland
16. Pole hole South Stream corridor
17. Boundary Hedge
18. Gilston Village buffer
19. Village buffer



VILLAGE 02 LANDSCAPE MASTERPLAN



E.3.2 EXISTING LANDSCAPE CHARACTER

CHARACTERISTICS:

The Village 02 site occupies a hillside plateau to the east of the development with slopes that gently fall towards the Pole Hill stream valley to the south and the Fiddler's Brook valley to the west.

A single hedgerow and ditch also cross the site, which along with the northern and eastern boundary hedgerows mark the remains of the former 19th Century field enclosure patterns. The horizon of these large arable fields is punctuated by the woodland block (Ash, Maple, hornbeam and Beech woodland) of Rectory plantation.

Running north to south across the site is an ancient Holloway that is cut - in parts - up to 4m below the surrounding landscape. The Holloway is lined with a mixed native hedgerow of spindle, Hornbeam and Ash coppice stools and several majestic Oak trees. Together the Holloway and the Rectory Plantation are the defining landscape features of this site.

The existing character of Village 02 can be summarised as follows:

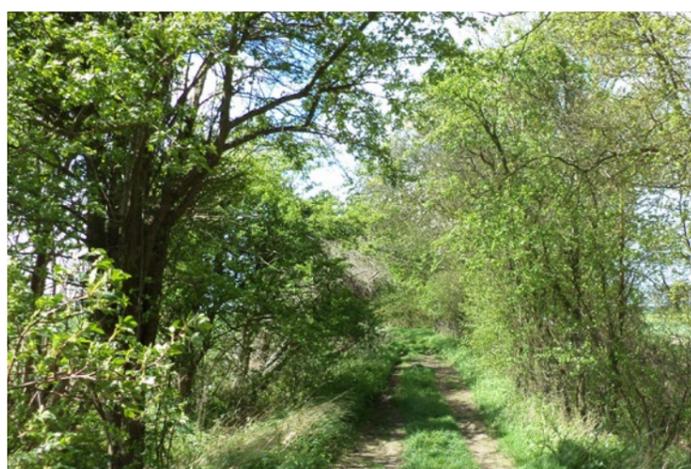
- Woodland block of Rectory plantation
- The Holloway
- Pole hole & Fiddler's Brook stream corridor
- Ditch and hedgerow
- Hillside plateau



RECTORY PLANTATION



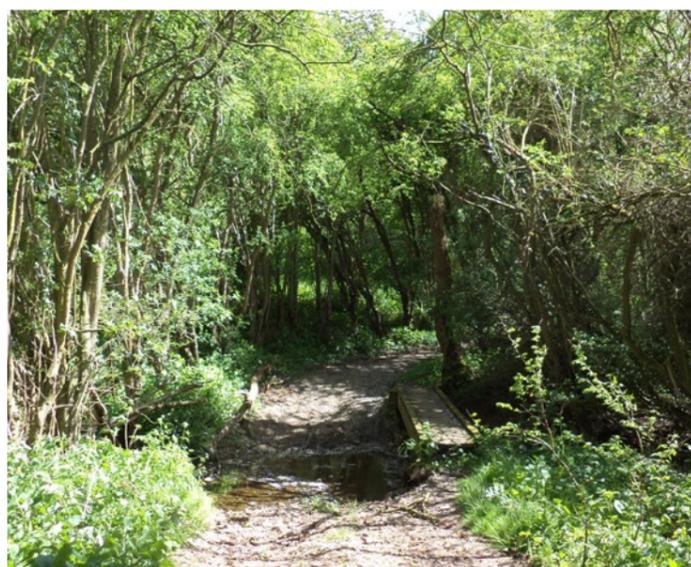
ARABLE FIELDS WITH DISTANT VIEWS TO HARLOW



THE HOLLOWAY



RECTORY PLANTATION



THE HOLLOWAY AND POLE HILL STREAM



EXISTING HEDGEROW & RECTORY PLANTATION

E.3.3 PROPOSED LANDSCAPE CHARACTER

CHARACTERISTICS:

The proposed layout and landscape character of the site responds to the existing defining landscape features of the Holloway, Rectory Plantation and existing hedgerows which form the backbone of landscape and open space provision for the village development. These key landscape spaces are connected by the proposed Boulevard avenue and linear park to create a green ring and network of landscape connections that structure the urban fabric of the development.

Landscape buffer planting in the form of reinforced hedgerow and native woodland planting along the eastern site boundary seeks to mitigate views of the development from the existing village of High Wych. Similarly, a landscape buffer is also retained to Pye Corner and Gilston village via the valley corridors of Pole Hill stream and Fiddler's brook stream.

The proposed landscape character of the village, with its boulevard, village green and tree lined streets is inspired by the character of Garden cities. As with garden cities, hedgerows will be a defining feature of the public realm and property boundary treatments. For example, the hornbeam species that grows naturally on site will be used in a different way to create formal hedgerows and espalier trees that will create a distinctive and contemporary landscape character.

Reed Lined conveyance channels and linear rain gardens planted with marginal aquatic plants are also integrated into the street hierarchy through SuDS street typologies that link the flow of run-off water from on plot areas, through public realm to the attenuation basins in the valley corridors before discharge into existing watercourses.

The proposed landscape character can be summarised as follows:

- Green ring of tree lined avenues and boulevards and retained and enhanced holloway.
- Landscape character inspired by garden city references and village character signature of formal hedgerows.
- Formal Hornbeam and Beech hedges and espalier trees.
- Rain Garden and linear SuDS planting.



GREEN RING OF TREE LINED AVENUES



HAMPSTEAD GARDEN CITY REFERENCE



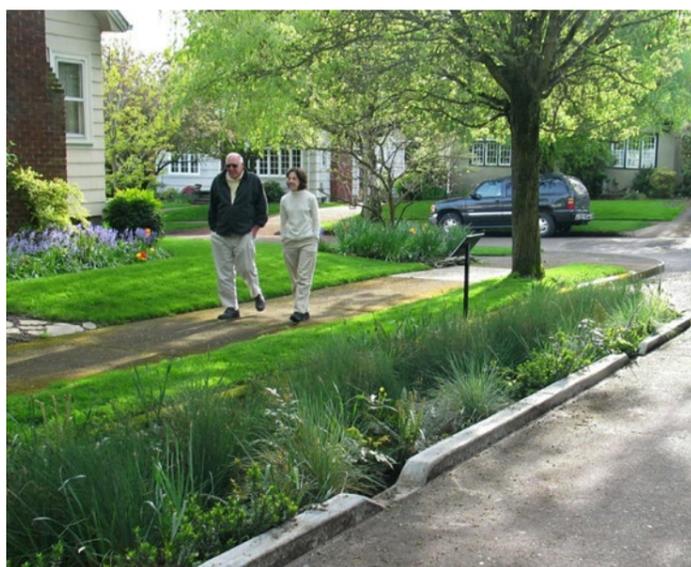
FORMAL HORNBEAM HEDGEROW BOUNDARY TREATMENTS



HAMPSTEAD GARDEN CITY REFERENCE



TREE LINED STREETS AND FORMAL HEDGEROWS



RAIN GARDEN SUDS PLANTING



GREEN RING OF AVENUES & BOULEVARDS

E.3.4 VILLAGE 02 KEY OPEN SPACE PROVISION

THE VILLAGE CENTRE

At the heart of the site, the village centre comprises a proposed retail quarter, that may include a supermarket and village high street with retail frontages as a hub of commercial activity. A public realm of unified and quality surface treatments will be connected via the village square to the entrance to the primary school site.

A network of footpaths, radiate from the village centre along the green landscape and habitat connections to the different neighbourhoods of the village, countryside and semi-natural open space provided by the sitewide Green Infrastructure network .

Vibrant neighbourhoods are further reinforced by a series of smaller pocket parks, and play areas and a hierarchy of pedestrian friendly tree lined streets of varying character.

OUTDOOR SPORT FACILITIES

VILLAGE 02 PRIMARY SCHOOL Area: Min 1.5 Ha

- 1 No. 3-court MaUGA (tennis, netball & five-a-side football)
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body, recommendations.

THE HOLLOWAY

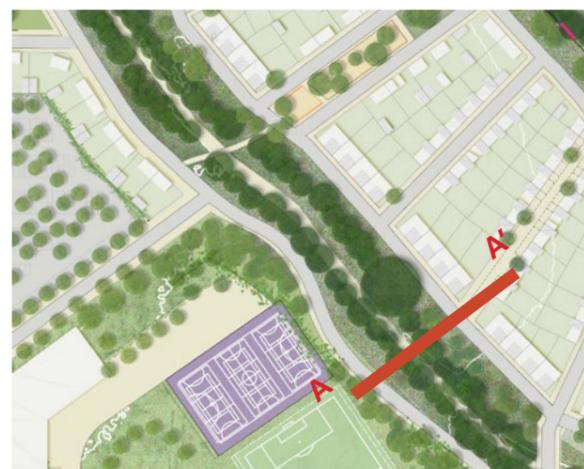
The Holloway will be enhanced and reinforced with buffer planting to continue to be a key habitat linkage and public right of way across the site, whereas the woodland of Rectory plantation will provide an interesting canvas for the introduction of a distinctive village park of woodland character.



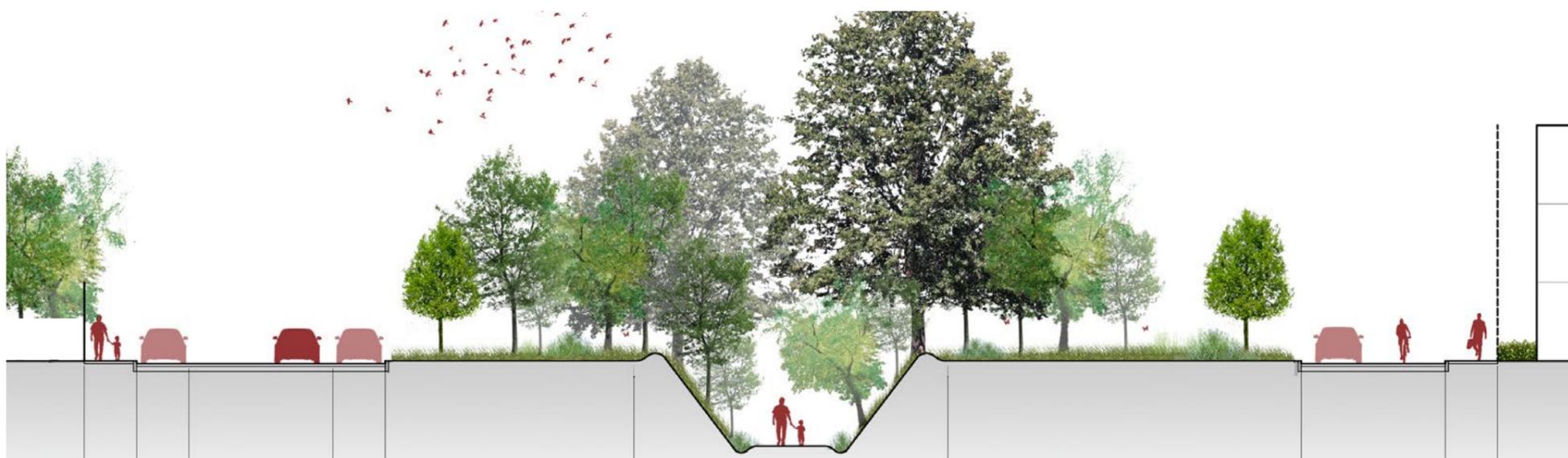
VILLAGE CENTRE AND VILLAGE SQUARE



VILLAGE 02 PRIMARY SCHOOL



THE HOLLOWAY LANDSCAPE CONNECTION



THE HOLLOWAY SECTION-AA'

THE BOULEVARD

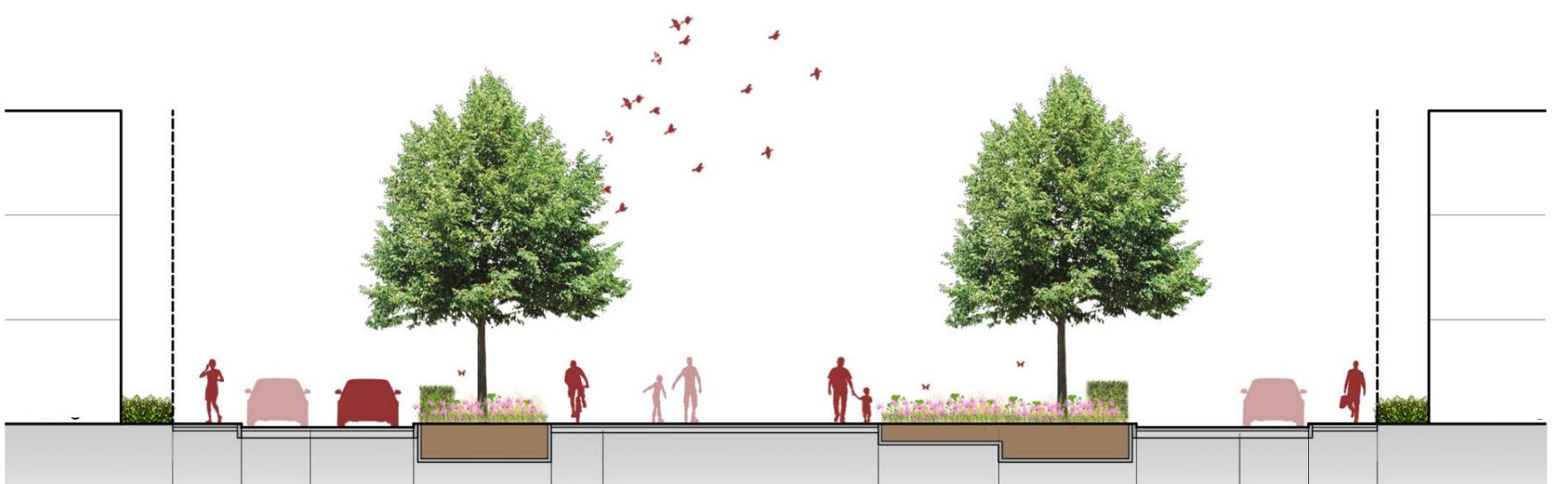
The boulevard forms part of the inner ring of inter connected green infrastructure and landscape spaces at the centre of the development. As one of the more recognisable references to the Garden city model, the tree lined boulevard creates an attractive green spine for residential frontages. Along its length the boulevard comprises of a series of gardens, play areas and boules courts and SuDS attenuation features etc. to form a linear neighbourhood park.



THE BOULEVARD: A NEIGHBOURHOOD LINEAR PARK



GREEN RING BOULEVARD & NEIGHBOURHOOD LINEAR PARK SECTION BB'



GREEN RING BOULEVARD & LINEAR NEIGHBOURHOOD PARK SECTION CC'

E4 Village 03

E.4.1 LANDSCAPE MASTERPLAN

Village 03 is located on the NE side of the Gilston Area on a hill top location above the golden Brook valley.

The layout and character of the village development has been inspired by the following themes:

- A productive landscape theme: streets and village squares with flowering and fruiting trees that add seasonal interest.
- A hilltop citadel with a defined urban frontage and streets organised around the focal point of the interlinked market place and village square.
- A lower scale of housing in one of the smaller villages of Gilston Area to create a more intimate character to public spaces.
- Strong connection with the surrounding rural landscape.

As one of the smaller villages of the development, Village 03 has an ample provision of open space in relation to amount of open space relative to its size. Residents will benefit from views and access to the natural and semi-natural open space of Golden Brook Valley and the woodlands of Golden Grove and Sayes coppice. Green streets and pocket parks

Village 03 includes the following strategic open spaces:

- Large Public Open Spaces: Adjacent Eastwick Woodland Park countryside park & Gilston park playing fields community park
- Green Infrastructure and semi natural open space: Strong links via SuDS network and footpaths to the Golden Brook Valley and woodlands of Golden Grove and Sayes coppice.
- Medium sized Public Open spaces: village 2 and 3 buffer
- Playing fields: Gilston Playing Fields
- Village square including MUGA

LEGEND:

1. Village centre
2. Golden Valley Riparian corridor
3. Golden grove woodland
4. Playing fields
5. Boundary Hedge, landscape connection
6. Local parks
7. Pocket parks
8. Primary road
9. Secondary street
10. SUDS street
11. Homezone street
12. Village buffer



VILLAGE 03 LANDSCAPE MASTERPLAN



E.4.2 EXISTING LANDSCAPE CHARACTER

Located to the north-east of the Gilston Area, the proposed Village 03 site is situated on an arable hill top with sides gently sloping towards the meadows Golden Brook valley to the west, the ancient woodlands of Golden Grove and Golden Brook Valley to the north and the small valley containing Channock's Farm to the south.

The existing landscape character can be defined as follows:

- Proximity to Golden Grove & Sayes coppice woodland
- Arable fields to hill top
- Riparian woodland and meadows of Golden Brook Valley



EXISTING LANE, PROW & GOLDEN GROVE WOODLAND ON THE RIGHT



NATIVE HEDGEROW AND MEADOWS IN GOLDEN BROOK VALLEY



GOLDEN GROVE & SAYES COPPICE



GOLDEN BROOK STREAM & RIPARIAN CORRIDOR



ARABLE FIELDS LOOKING ALONG GOLDEN BROOK VALLEY TOWARDS GOLDEN GROVE



GOLDEN BROOK VALLEY MEADOWS

E.4.3 PROPOSED LANDSCAPE CHARACTER

CHARACTERISTICS:

The street layout of the proposed development responds to the topography of the site creating a citadel arrangement with the village centre at the top of the hillside. Concentric streets follow the contours perpendicular to the slopes around this central point. Radial streets connect the proposed neighbourhood to the valley creating excellent access to the surrounding open space as well as providing corridors for SuDS conveyance channels streets connecting to the attenuation basins and watercourses of the surrounding valleys.

The proposed landscape character is a productive and edible public realm. Productive community gardens and neighbourhood squares will include beds for residents to grow vegetables will include Apple and Cherry trees and streets will include Spring flowering tree species. Hazel and Cobnut trees with an understorey of native berries and woodland fruits. To the west of the site the riparian character of the Golden Brook Valley is reinforced through retained meadows, marginal aquatic planting to wet and dry SuDS basins and wet woodland tree species. Designed interventions at crossing points and viewpoints celebrate the water course and valley character of the site.

Village 03 has a well balanced NE-SW secondary provision of Small Public Open Spaces (Neighbourhood Parks, Local Parks) and Incidental Open Spaces (Pocket Parks), which facilitate great access to Parks and Public Gardens and Amenity Green Spaces. Further more, the Village 02 & 03 buffer fulfils the function of a Village Park, linking the neighbourhoods from the south and granting adequate amenity space for the village.

The proposed landscape character can be summarised as follows:

- Productive streets and community gardens
- 'Foraging gardens' of berries and woodland fruits



PRODUCTIVE STREETS



PRODUCTIVE STREETS



ORCHARD SQUARES



COMMUNITY GARDEN



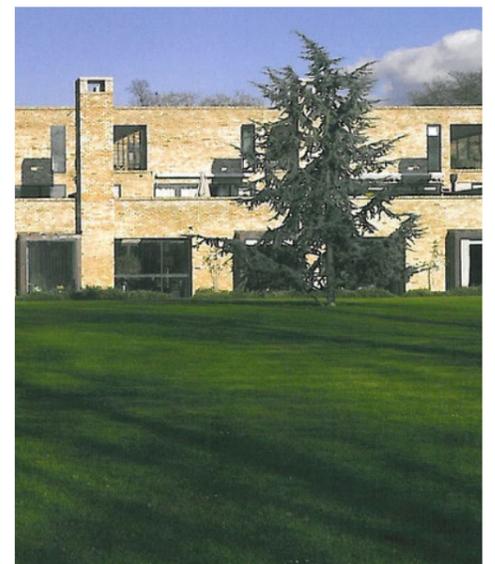
WOODLAND EDGES WITH HAZELS AND COBNUTS



FORAGING GARDENS



COMMUNITY GARDEN



INDIVIDUAL EXOTIC TREE SPECIMENS

E.4.4 PROPOSED SUDS CHARACTER

Characteristics:

In Village 03 the design of SuDS features will reflect the rural setting of the village and the bucolic character of the Golden Brook Valley through less hard landscaped and architectural elements and more naturalistic features.

A hierarchy of SuDS features from on plot collection by gentle swales, through to ditches and soft banked channels that will convey collected run-off water from the village centre down the slopes of the village to retention basins in Golden Brook valley before final discharge in to the Golden Brook watercourse. The intention is that many of these retention basins will be shallow scrapes, planted with species rich flowering wetland meadow habitats. Specific elements such as stepping stones, bridges and control sluices will introduce elements of play, celebrate crossing points and punctuate views within a designed but naturalistic landscape setting



PLANTED RETENTION BASIN, WATERBODY AND INFORMAL PLAY



SLUICE TO CREATE STEPPED RETENTION FEATURE



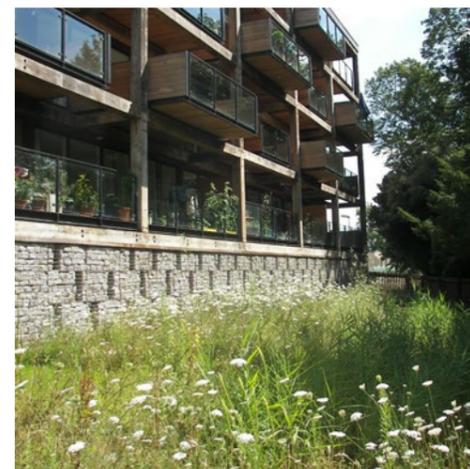
REED LINED SWALE HABITAT



ON PLOT COLLECTION OF WATER AT SOURCE



WETLAND HABITAT WITH ELEMENTS OF DESIGN LANDSCAPE



SPECIES RICH WET MEADOW HABITAT

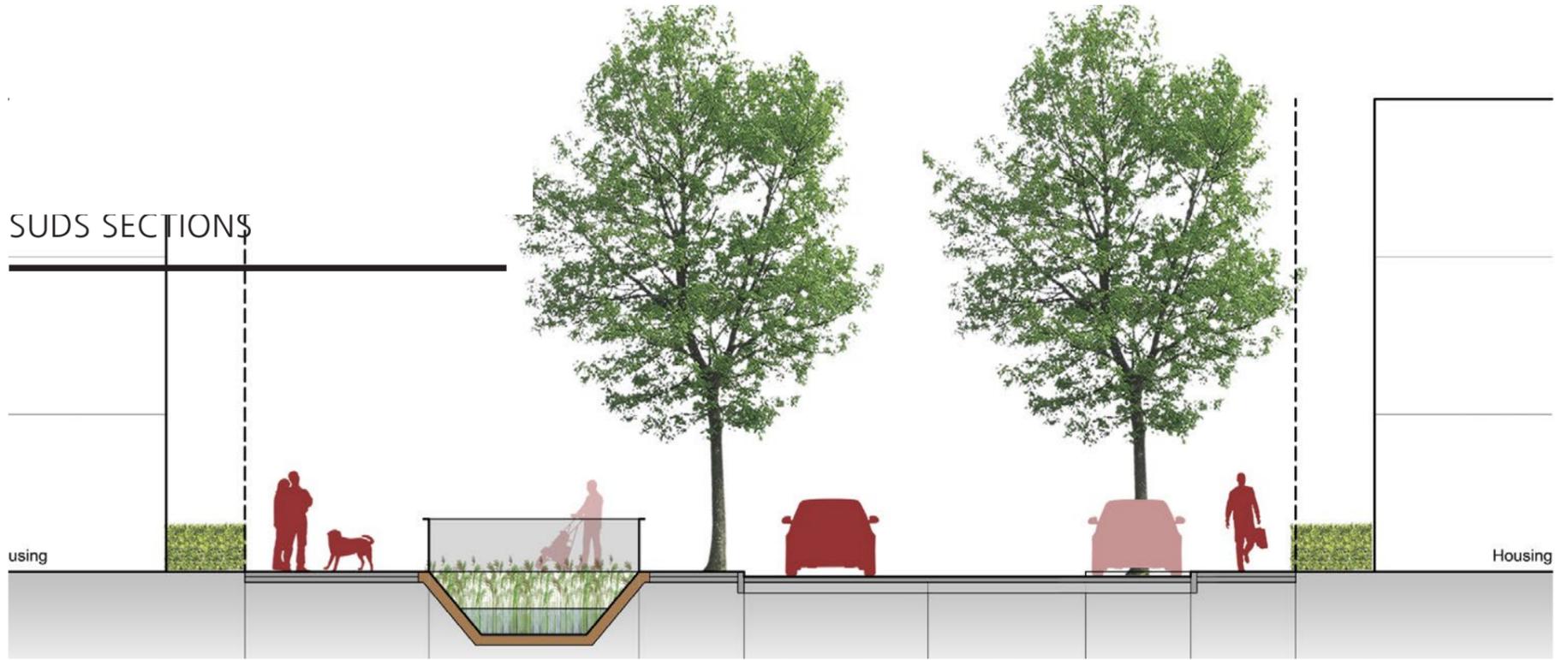


WATERCOURSE WITH DESIGNED CROSSING POINT



PLANTED DITCHES AND SWALES

SUDS SECTIONS

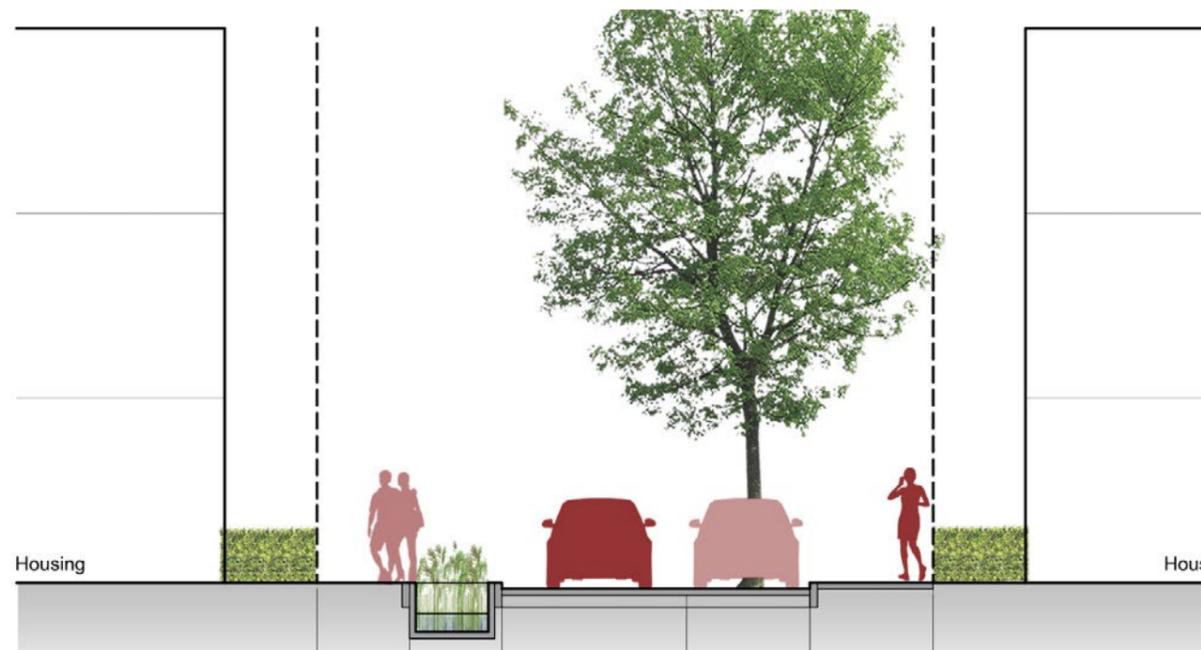


PRIMARY ROAD AA' WITH INTEGRATED REED LINED SUDS CHANNEL

Secondary road



SECONDARY ROAD BB' WITH INTEGRATED REED LINED SUDS CHANNEL



TERTIARY STREET CC' WITH INTEGRATED REED LINED SUDS CHANNEL



VILLAGE 03 KEY PLAN SHOWING HIERARCHY OF STREETS

E5 Village 04

E.5.1 LANDSCAPE MASTERPLAN

Village 04 is the northernmost village of the development and is situated between the proposed woodland park to the north and Gilston Park playing fields to the south. The eastern flanks of the village descend towards the Golden brook valley landscape corridor whereas the western side of the development sits on Hunsdon plateau and is bordered by the planted belt of allotments and orchards.

The location of the village provides great access to large areas of open space such as the semi-natural open space of the woodland park to the north, the rural airfield park to the west and the sports and recreation facilities of Gilston Park and Gilston Fields to the south. Within the village, avenues and alignments of trees emphasise the formal layout of the village masterplan that includes built parterres, classic boulevards, crescents and squares. These spaces will include a range of open space activities for residents of all ages and range from tennis and basket ball courts through to a lawn bowls club.

Large Public Open Spaces:

- Countryside Park: Eastwick Wood Park
- Community Park: Gilston Playing Fields
- Green Infrastructure: Golden Valley Riparian Corridor, Village 04 buffer, Allotments & Orchard, Eastwick Valley Corridor, Home Wood and Gibson's Shaw

Medium Public Open Spaces:

- Village Park: Village 04 Village Park
- Playing Fields: Village 04 Playing Fields, Playing Fields included in Golden Valley Riparian Corridor Village 04 Primary School

Area: Min 1.5 Ha

- 1 No. 3-court MUGA (tennis, netball & five-a-side football)
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England, and/or relevant governing body, recommendations.

LEGEND:

1. Village centre
2. Primary School & school ground
3. Playing fields
4. Mapelcroft Wood
5. Keeper's Plantation
6. Village Park
7. Local parks
8. Pocket parks
9. Grand Avenue
10. Suds integrated in the Primary road
11. Secondary street
12. Homezone street
13. Home Wood
14. Village buffer
15. Allotment
16. Golden Valley Riparian corridor
17. Boundary Hedge, landscape connection
18. Bowls Club



VILLAGE 04 LANDSCAPE MASTERPLAN



E.5.2 EXISTING LANDSCAPE CHARACTER

CHARACTERISTICS:

Located on the plateau between the woodland blocks of Queens Wood and Battles Wood to the north and Gilston Park to the south, the existing site comprises of large arable fields and hedgerows that survive from the 19th Century enclosure undertaken during the development of the Gilston Farm model estate. To the west, views across the plateau towards Hunsdon airfield are dominated by the overhead power lines of the foreground. To the east, the ground slopes gently towards the Golden Brook Valley.

To the south of the site, the buildings of Overhall Farm and St Mary's Parish Church, demonstrate local vernacular building materials such as flint, red brick, black timber weatherboard, terracotta pan tile and slate roofs.

Village 04 Existing character

- Arable plateau landscape with remnant hedges of C19th enclosure
- Pylons
- Woodlands
- Overall farm, estate cottages, st Mary's Church



VIEW ACROSS HUNSDON PLATEAU DOMINATED BY POWERLINES



VIEW ALONG PUBLIC RIGHT OF WAY TOWARDS ST MARY'S CHURCH



PUBLIC RIGHT OF WAY, RELICTS OF PLANTATION HEDGEROWS



ESTATE COTTAGES NEAR OVERHALL FARM



BARN OF OVERHALL FARM



ST MARY'S PARISH CHURCH



SOLITARY OAK

E.5.3 PROPOSED LANDSCAPE CHARACTER

CHARACTERISTICS

The formal layout of Village 04 with its crescents, grand axis and squares allows great potential for a strong relationship between its built frontages and a landscape setting of alignments of trees in avenues and formal clumps.

The grand avenue running north-south at the centre of the village comprises a tree lined boulevard parkway animated by sports courts, gardens and play areas along its length.

To the west, the tree sheltered allotments and orchards create a gradual transition from the town edge to the open countryside and mitigate distant views of the development from Hunsdon.

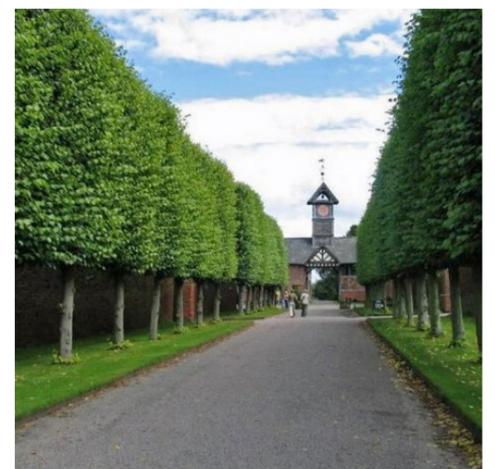
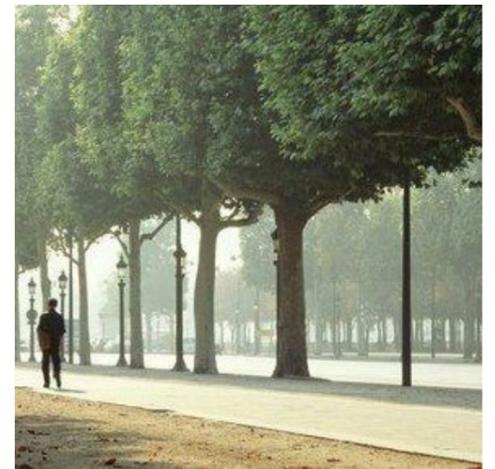
Village four straddles the watershed between the Eastwick/Gould's Brook Valley and Golden Brook Valley, run-off water is therefore collected along the grid of streets and conveyed towards sensitively integrated SuDS retention basins and wetland habitats in the two valleys.

The layout of avenues and green streets through Village 04 facilitates access to represents the opportunity to provide green linkages between the other villages of the development and the recreational area of Eastwick Woodland Park. Village 04 benefits from direct and easy access to the large recreational areas of the community parks of Gilston Park and Gilston Fields as well as the countryside parks of the airfield park, Woodland Park and the semi-natural open spaces of Golden Brook Valley .

It is anticipated that the offer of housing in Village 04 will include residences for the elderly, the provision of open space therefore caters for this demographic to include many garden squares and a bowling club.

Characteristics:

- Strong alignments of trees in avenues and squares
- Relationship between built frontage, squares and open landscape



PROPOSED LANDSCAPE CHARACTER OF TREE-LINED AVENUES & VILLAGE SQUARES

E.5.4 PROPOSED VILLAGE CHARACTER

CHARACTERISTICS:

A hierarchy of street types in Village 04 integrate avenues of tree planting, key open spaces and SuDS features to bring components of multifunctional green infrastructure from the surrounding landscape into the heart of the public realm.

The grand avenue running north-south at the centre of the village comprises a tree lined boulevard parkway animated by sports courts, gardens and play areas along its length.

Village 04 straddles the watershed between the Eastwick/Gould's Brook Valley and golden Brook Valley, run-off water is therefore collected along the grid of streets and conveyed towards sensitively integrated SuDS retention basins and wetland habitats in the two valleys.



SUDS & OPEN SPACE

E.5.5 PROPOSED STREETS & SUDS SECTIONS



GRAND AVENUE SECTION AA'



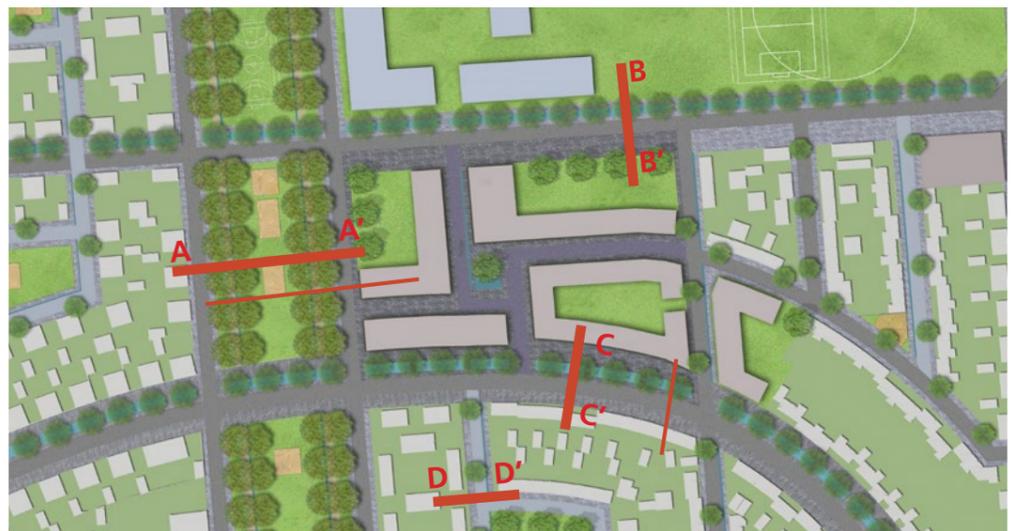
PRIMARY ROAD SECTION BB'



SECONDARY ROAD SECTION CC'



TERTIARY STREET SECTION DD'



KEY PLAN OF VILLAGE 04

E6 Village 05

E.6.1 LANDSCAPE MASTERPLAN

Village 05 is the smallest of the proposed villages and is located in the southwest of the site. The layout of streets responds to the steep slopes of Eastwick valley by contouring across the slope. The intention is to create a close-knit community living in a homogenous, high density low rise development, with densely planted streets and green roof architecture.

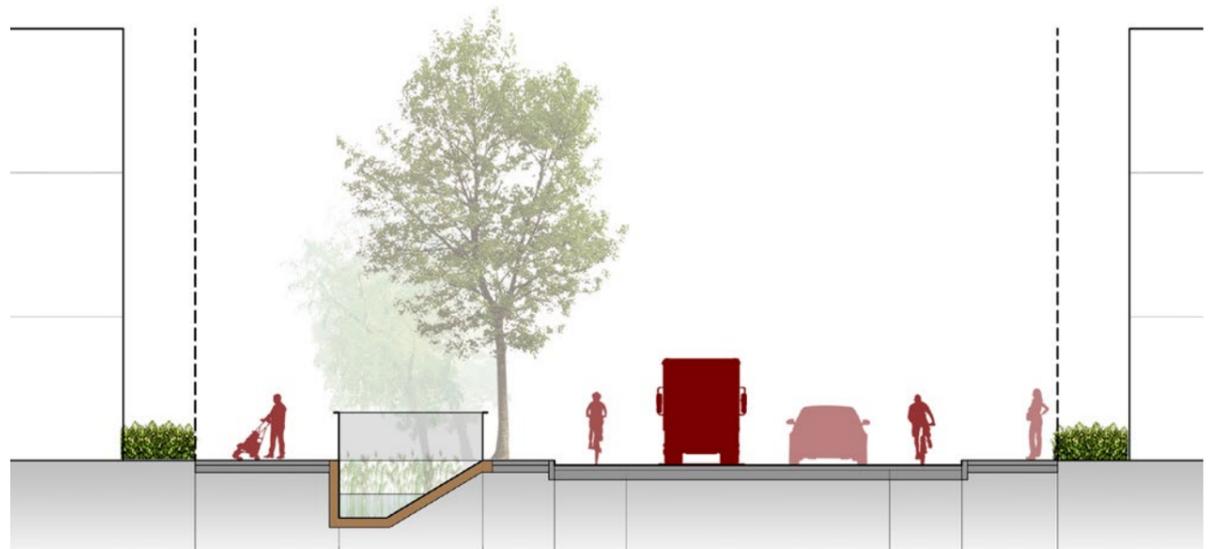
The village benefits from direct pedestrian links to adjacent open spaces such as Gilston Park and Homewood to the north, Eastwick Valley to the west and the Stort Valley riverside park to the south. The village will also be well connected to the secondary school and community sports facilities to the north.

Amenity open space and village playing fields are provided in the Village 05 wedge shaped park which performs a number of functions:

- A green infrastructure and habitat linkage from the Stort Valley to Gilston Park.
- A buffer to sensitively integrate Village 05 around the existing community and residential area of Eastwick village.
- The park is a key component of the Village 05 sports and play provision and will include amenities such as the village football field.
- The park forms a definable boundary to Village 05 to create a distinguishable character and community from village 1.
- The park will include strategic SuDS retention features.

The open space provision in Village 05 can be summarised as follows:

- Large Public Open Spaces:
 - Countryside Park: Stort Riverside Park
 - Community Park: Gilston Park
- Green Infrastructure: Home Wood, Eastwick valley corridor, Eastwick Village buffer
- Medium Public Open Spaces:
 - Village Park: Wedge Park
 - Playing Fields: Playing Fields included in the Wedge shaped Park
- A series of local play spaces and pocket parks and squares within the village



PRIMARY ROAD



SECONDARY STREET SECTION BB'

LEGEND:

1. Village centre
2. Local Parks
3. Pocket Parks
4. Village Park
5. Home Wood
6. School ground
7. Primary road integrated with SuDS
8. Homezone street
9. Secondary street
10. Eastwick Valley corridor
11. Boundary Hedge, landscape connection



VILLAGE 05 LANDSCAPE MASTERPLAN

E.6.2 EXISTING LANDSCAPE CHARACTER

CHARACTERISTICS:

The existing landscape character of eastern part of Village 05 is similar to that of village 1 in that it is located on arable fields of the upper valley south facing slopes of the Stort Valley with open views back to Harlow.

However, it has a smaller less open scale as the slopes become steeper and turn towards Eastwick Valley. The site is further framed by Homewood which dominates its northern skyline, the village of Eastwick and the plantation woodland to the south.



VIEW TOWARDS EASTWICK VILLAGE FROM THE SITE OF THE PROPOSED VILLAGE 05 PARK



VIEW FROM EASTWICK TO THE PROPOSED VILLAGE 05 PARK SITE



HEDGEROWS AND WET WOODLAND IN EASTWICK VALLEY



VIEWS TOWARDS HARLOW VILLAGE FROM THE VILLAGE 05 SITE

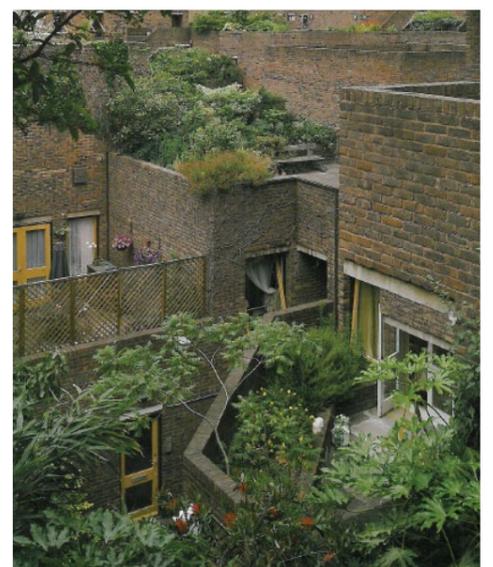
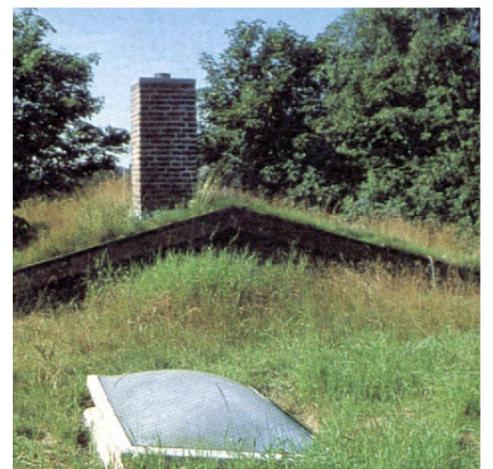
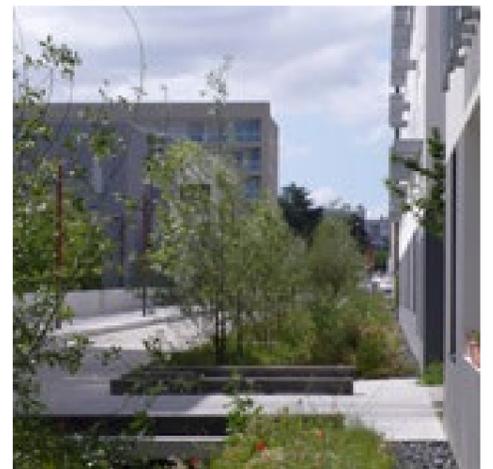


VIEWS TOWARDS EASTWICK VILLAGE FROM THE VILLAGE 05 SITE

E.6.3 PROPOSED LANDSCAPE CHARACTER

CHARACTERISTICS:

Green Streets and green roofs: A series of ecological and landscape enhancements will define the green character of this neighbourhood and its links to the surrounding semi-natural open space. Intimate pedestrian friendly streets with intensively planted swales and wildflower swards follow the contours of the slopes in curving stepped terraces.



THE PROPOSED CHARACTER OF GREEN ROOFS AND GREEN STREETS

E7 Village 06

E.7.1 LANDSCAPE MASTERPLAN

Located at the south-west of the development occupies the hillside above Eastwick village. Surrounded by existing woods (Stone Basin Spring, Gully Wood, Moat Wood, Corner Wood, Eastwick Valley Wood, Eastwick Manor Wood), Village 6 represents the opportunity to provide green linkages between the two largest recreational areas of the development; from the Stort Valley to the South, to the Airfield Park and Eastwick Woodland Park to the north.

The layout of the village responds to the distinctive topography of the site resulting in a pattern of streets that is more sinuous than in other areas of the Gilston Area development. The micro valleys within the village form multifunctional elements of Green Infrastructure acting as linear parks, habitat corridors and SuDS retention areas. These green spaces interlink with the school playing fields and existing woodlands to create a rich and varied network of open space. Tree planting to the school grounds and the western landscape corridor provide a buffer, screening the development from distant views and creating a definable boundary against any future development by other parties to the west of the site. The landscape treatments of the southern site boundary include strategic SuDS basins and playing field areas. This forms a significant green link providing both a frontage to the village and creating a buffer to the busy A414 and existing settlement of Eastwick village.

Regarding Hierarchy and Spatial typology, Village 06 includes with the following strategic open spaces:

- Large Public Open Spaces:
 - Countryside Park: Stort Riverside Park
 - Community Park: Gilston Park
- Green Infrastructure:
 - Village 06 buffer, Eastwick Valley Corridor,
 - Eastwick Valley buffer
- Medium Public Open Spaces:
 - Village Park: Village 06 Linear Park (East), Village 06 Village Green
 - Playing Fields: Playing Fields included in
 - Eastwick Village Buffer
- Small Open spaces:
 - A range of play areas and village squares are distributed through-out the village
 - Primary school to be shared-use with community

site to include:

- 1 No. 3-court MUGA
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track

LEGEND:

1. Village centre
2. Village Linear parks
3. Neighbourhood Park
4. Local Parks
5. Pocket Parks
6. Primary School
7. School ground
8. Playing fields
9. Moat Wood
10. Eastwick Manor Wood
11. Eastwick Village Wood
12. Stone Basin Spring
13. Gully Wood
14. Corner Wood
15. Eastwick Mead Wet Woodland
16. Boulevard
17. Primary road integrated with SuDS
18. Homezone street
19. Secondary street
20. Eastwick Valley corridor
21. Boundary Hedge, landscape connection
22. Stort Riverside Park



VILLAGE 06 LANDSCAPE MASTERPLAN



E.7.2 EXISTING LANDSCAPE CHARACTER

CHARACTERISTICS:

The existing site of Village 06 comprises arable fields partially enclosed and punctuated by woodland blocks and Lynchet hedgerows. To the south, the site slopes towards the Stort Valley whereas to the north and east, the site slopes towards the stort tributary of the Eastwick Valley. Within these slopes are folds forming micro valleys. To the very west of the site, one such valley, is characterised by a wooded cleft in the landscape that gives rise to Stone basin Spring.

The block of Eastwick Manor wood is a plantation broad leaved woodland. Two hedgerows cross the site from east to west forming a potential habitat corridor linking to this woodland. These are of poor quality and in need of restoration and replanting. However the lynchet that forms a steep bank across the hedgerow is an interesting historic landscape feature that will be retained and integrated into the green spaces of the village.

The existing settlement of Eastwick village, Eastwick Manor and St Botolph's Church are located to the east of the site.

The existing landscape character of this site can be defined as follows:

- Northern and eastern slopes facing Eastwick valley
- Southern slopes look out to Stort Valley
- Folds and micro valleys
- Lynchet hedgerows
- Stone basin spring and woodland



VIEWS FROM THE SOUTH OF EASTWICK MANOR GROUNDS AND ST BOTLPH'S CHURCH



VIEWS ALONG EASTWICK VALLEY



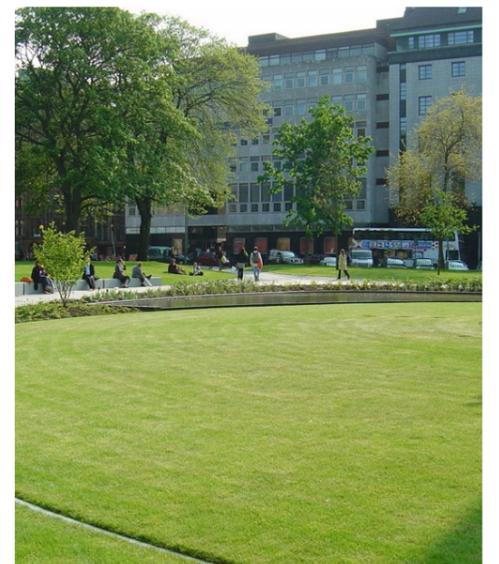
EXISTING HEDGEROWS ABOVE EASTWICK VILLAGE

E.7.3 PROPOSED LANDSCAPE CHARACTER

CHARACTERISTICS:

The proposed landscape character of the development responds directly to sloping and folding topography of the site and its resulting sinuous road layout. The more organic forms of this village create a different character to the rectilinear street patterns characteristic to many of the other proposed villages within the development.

The design of the public realm and public open space seeks to translate and express these curvaceous forms within the landscape in a contemporary and creative way through the treatments of roads, paths, boundaries, play and SuDs features.



CURVED AND SINUOUS FORMS TO STREETS, PATHS AND SUDS FEATURES DEFINE THE LANDSCAPE CHARACTER OF THE PUBLIC REALM AND PUBLIC OPEN SPACE

E8 Village 07

E.8.1 LANDSCAPE MASTERPLAN

Village 07 lies on the gently undulating Eastwick Valley slopes, at the South West of the proposed development and above the Stort Valley, with which it has a particularly strong relationship. At its periphery the village is surrounded on 3 sides by extensive areas of semi-natural greenspace which will act as a buffer between the proposed development and the rural landscape beyond. It is strongly defined by its network of green links which run north-south through the village connecting the open spaces to the north and south of the village with the smaller pockets of open space within the village itself. The relationship between the village and the surrounding agrarian landscape is reflected in the character and planting of these spaces. These areas aim to maximise biodiversity and will range from wetlands (permanent and temporary) along the base of the acoustic bund to the south, and the edges of the Hunsdon Brook Valley, to species-rich woodland pasture and open grassland to the North along key ridgetop locations.

The Landscape character and hierarchy of landscape and public open spaces proposed for Village 07 can be described as follows:

- Peripheral greenspace serves as buffer between village and surrounding countryside; also provides screening between Village 07 and nearby existing historical features such as St Dunstan's Church
- Network of green links and enhanced green infrastructure connections across site, into the network of existing natural assets and green linkages which run through wider development and into the surrounding natural landscape, specifically the Stort valley and the Harcamlow Way; pedestrian and cycle routes combined with linear landscape features connect habitats and provide pleasant access routes through village and between neighbourhoods.
- Acoustic bund/"Greenway" connects mini valleys and provides end-of-chain SUDS feature stretching across southern boundary. Walkway along top of bund provides views over both Village 07 and Stort Valley.
- Green links: Open ridgetop parks and sheltered valleys containing SUDS features.
- Central Community Park located on expansive ridgetop location with species rich wildflower meadow and open views across Stort Valley.
- Allotments act as wildlife corridor between pasture to the North and green link/valley through centre of village. Additional plots provided in central location next to Community Park.
- Pocket parks incorporate play and SUDS features

LEGEND:

1. Village centre
2. Village park
3. Neighbourhood park
4. Local parks
5. Pocket parks
6. Primary school
7. School ground
8. Playing fields
9. Lords Wood
10. Hunsdon Brook
11. Allotments
12. Stone Basin spring
13. Gully Wood
14. Boulevard
15. Primary Road integrated with SUDS
16. Homezone street
17. Village buffer / Acoustic Bund



VILLAGE 07 LANDSCAPE MASTERPLAN



E.8.2 EXISTING LANDSCAPE CHARACTER

The Village 07 site occupies the arable south-facing slopes of the Stort Valley and is flanked by the Hunsdon Brook Valley to the West, and the grounds of the historic Hunsdon House to the North. The nearby Stort River and floodplain lies to the South, separated from site by the A414. The site has an open, mostly South-facing aspect and a gently undulating topography which creates a series of small, rounded valleys and ridges. Although the vast majority of this site is open to the South around the edges of the site the relationship between the site and its immediate surroundings is strongly enhanced by the fall of the land towards the boundaries which creates a more sheltered feel in these locations. To the north the site is well contained by generous belts of mature trees which help to separate the site visually from the village of Hunsdonbury.

Most of the site is currently taken up by intensively farmed agricultural land, with open fields divided by mature hedgerows and a few small isolated woodland blocks. The site is bounded to the North and North West by mature woodland (including the ancient woodland of Lord's Wood) and the historic landscape of Hunsdon House grounds directly to the North. The A414 directly to the south, and the line of pylons to the North are both strong urbanising features which interrupt the otherwise rural character of the site.

The existing landscape character can be summarised as follows:

- Open, mainly south-facing site overlooking the Stort Valley
- agricultural fields
- Undulating landscape
- Site slopes away towards boundaries
- Woodland blocks to North and Stort Valley & floodplain to the South
- A414 and pylons act as urbanising influences



E.8.3 PROPOSED LANDSCAPE CHARACTER

Village 07 is characterised by the strong connections between the site and its natural context: Using the natural assets together with the existing topography and the natural variation this causes across site as a key influence, the landscape within Village 07 will reflect the gradual change from the semi-wild greenspace around the edges to the more structured, urban village centre. Key tree species and planting typologies found in the area will form the basis for the planting, and will be drawn into the village from the surroundings, their treatment becoming more formal as the site user moves into the more urban areas within the village centre. Flowering and fruiting species will be used to increase colour and biodiversity value throughout, with existing planting typologies (e.g. orchards) as integrated features within the hierarchy of public open space within the village.

The proposed landscape for Village 07 will maintain key open views across the Stort Valley, such as from the proposed community centre park associated with Brickhouse Farm, and along ridgetop locations. Key tree species used to reflect variation in topography and connection to wetland habitats across site and to wider landscape context.

The proposed landscape character can be summarised as follows:

- Strong connections between site & context
- Visually discrete from existing communities to the North.
- Landscape buffer wraps around periphery of village
- Open ridge locations maximise views; sheltered valleys defined by topography and increased tree cover.
- Key pedestrian routes through green links and along ridgetop locations
- Dips in valleys provide space for temporary water bodies forming part of SUDs chain through site. Whilst these spaces primarily function as part of the green links/public open space, these can detain water in the event of high rainfall/storm events.
- Temporary wetlands to the peripheries of site form end of chain SUDs features.
- Native hedgerow/verge planting
- Roadside planters combine with SUDs features to add colour and amenity value to streetscapes
- Enhanced orchard planting with flowering meadow species (within neighbourhood parks).



GREENWAY TO TOP OF BUND, GREENWAY AND CYCLE INFRASTRUCTURE, WILDFLOWERS AND GRASSES, WOODLAND PLANTING

E.8.4 SUDS STRATEGY

Village 07 presents a particular challenge to the implementation of SUDs features in that the topography means that many slopes exceed the maximum gradient recommended by CIRIA for swales/conveyance features along most of the roads. The proposed solution combines an interconnected series of bio infiltration/bio retention planters (roadside planters, tree pits) which follow the routes of the proposed roads and paths throughout site. These are integrated into the existing streetscape to provide high amenity value as well as treatment and conveyance of run-off. Permeable paved areas allow further collection and filtration of surface water before it enters the planted areas within Village 07.



BIORETENTION PLANTERS

PUBLIC OPEN SPACE: ROOM FOR SUDS

Conveyance features such as the roadside planter network run through the site, connecting to temporary water storage areas which are incorporated into the parks and green wedges within Village 07. These areas are naturalistic and green in character, blending seamlessly into the public open spaces and forming a linked chain of features which eventually feed into end-of-chain features along the southern periphery of the site.



SUDS AND WETLAND

END OF CHAIN; WETLANDS

The final stage in the SUDs management train before the water is released at a controlled rate back into existing watercourses (i.e. the River Stort and tributaries). A series of both temporary and permanent wetlands located at the end of the chain, on the outskirts of the development, provide this function. These areas also provide extra storage capacity in the event of extreme rainfall events, serving to further slow the flow of rainwater and mitigate the effects of the new development on habitat further downstream. These areas provide huge benefits in terms of biodiversity value and link the site strongly to the surrounding context; the intention is for these to mimic the seasonally flooded meads and other wetland habitats characteristic of the Stort Valley floodplain.

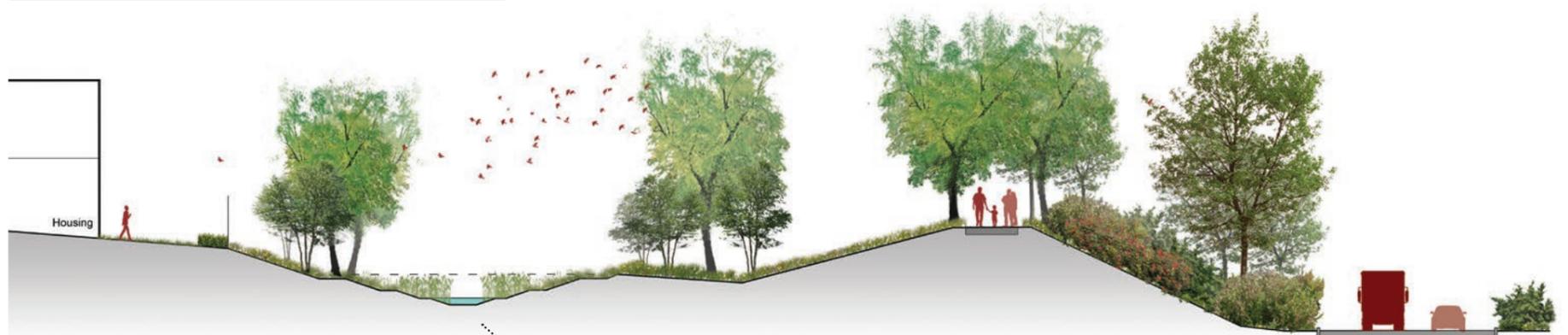


SUDS WITH PLAY FEATURES

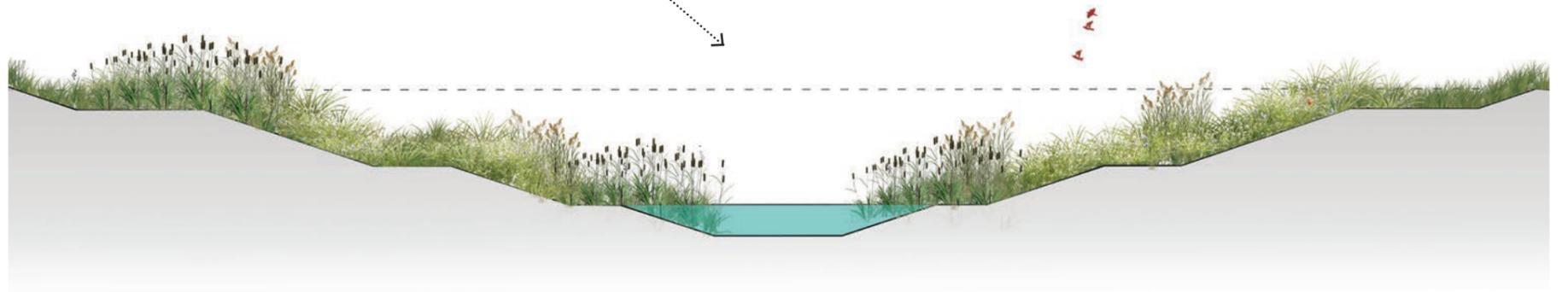


WETLAND FEATURE - BIRD SCRAPER

E.8.5 PROPOSED WETLAND & SUDS SECTIONS



SECTION AA' THROUGH WETLAND WITH ACOUSTIC BUND AT A414



EXAMPLE SECTION OF AMENITY SPACE PROVIDING OPORTUNITY FOR FLOOD WATER STORAGE



SECTION BB' - TYPICAL STREET SECTION WITH INTEGRATED SUDS PLANTERS



KEY PLAN OF VILLAGE 07

places
for people



GRIMSHAW

RICK MATHER ARCHITECTS

AECOM



CAPITA SYMONDS

L-P:ARCHÆOLOGY

EPR

atelier ten



CITY & PROVINCIAL
PROPERTIES PLC

savills

figure/ground
architects

Churchman
landscape architects

Alan Baxter

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