

# Gilston Park Estate

North of Harlow

## 2 - Landscape and Open Space Strategy





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# Introduction

This Landscape and Open Space Strategy report for the Gilston Park Estate (GPE) located to the north of Harlow has been prepared by Grant Associates on behalf of Places of People.

The proposed masterplan for Gilston Park Estate 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.

This document sets out the principles of an holistic and integrated strategy for the provision of green infrastructure, public realm and open space within the proposed Gilston Park Estate (GPE) development.

It describes the existing landscape context and character of the proposed landscape led approach to the masterplan that facilitates the concept of a series of villages forming a sustainable community around the existing historic Gilston Park.

The document is set out in five parts:

- The first section provides a summary of the relevant planning policy and guidance, for a development of this scale and an overview of the physical, historic and visual context of the site as background information. A more detailed review of individual policies and legislation is set out in the Appendix.
- The second section sets out the green and blue infrastructure strategy and landscape masterplan concept and vision for the development.
- The third section provides a summary of the proposed strategy for the provision of open space and public realm including sport and play provision within the development with a description of how the proposals have been developed in relation to planning policy and the landscape masterplan.
- The fourth section illustrates the key public open space and parks provided within the development.
- The final part of the document presents illustrative examples of the landscape masterplan and character of individual villages.

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Issue 01: Draft issue 16/04/2014  
Issue 02: Second issue 16/05/2014  
Issue 03: Third issue 21/05/2014

## 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.

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# Executive Summary

Places for People's vision is to provide 'aspirational homes and inspirational places' in a successful place which has a distinct and varied character, accommodates a mix of people and helps them live their lives to the full. The concept for the Gilston Park Estate 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.



ILLUSTRATIVE IMAGE OF THE LANDSCAPE MASTERPLAN





# A SITE CONTEXT

## 1 Planning Policy Summary

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# 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 Gilston Park Estate.



STORT VALLEY: STRATEGIC GREEN INFRASTRUCTURE WITHIN THE GILSTON PARK ESTATE SITE

# 1. PLANNING POLICY SUMMARY

## 1.1 EXISTING PLANNING POLICY

In preparing this Landscape & Open Space Strategy for Gilston Park Estate, 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. Full details of relevant policy framework is set out in appendix F.

### 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

The National Planning Policy Framework (NPPF) sets out to provide a simple framework within which local people and planning authorities can develop local and neighbourhood plans that reflect the needs and priorities of their communities. It largely supersedes the previous system of Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The NPPF has a presumption in favour of sustainable development, and recognises the importance of the natural and historic environment to the well-being of people and their communities. The Implementation of the NPPF is supported by the National Planning Guidance.

The Regional Spatial Strategy (RSS) for the East of England has been revoked. The development plan for the site therefore consists of the East Herts Local Plan 2nd Review 2007 and the Harlow Local Plan 2006.

A key objective of the East Herts Local Plan Second Review 2007 is that all residents of East Herts have access to appropriate amounts of open space, sport and recreational facilities.

Policy LRC3 sets out the role of planning obligations in provision of open space, sport and recreational facilities, and refers to Appendix IV, which summarises the "recreation requirements in new residential developments" as a set of quantitative, qualitative and accessibility standards. They are locally devised standards, based on an assessment of provision within the District carried out in 2005, and reflect the PPG17 typology of public open spaces. The list of typologies is includes:

- Parks & Public Gardens
- Natural & Semi-natural Green Space
- Outdoor Sports Facilities
- Amenity Green Spaces
- Provision for Children & Young People
- Allotments
- Cemeteries & Churchyards
- Green Corridors

The Supplementary Planning Document (SPD) to the East Hertfordshire Local Plan Second Review (2007) provides more detailed guidance on the implementation of the standards and sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new housing development.

### GILSTON PARK ESTATE & 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 Park Estate 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 Park Estate site and can be summarised as follows:

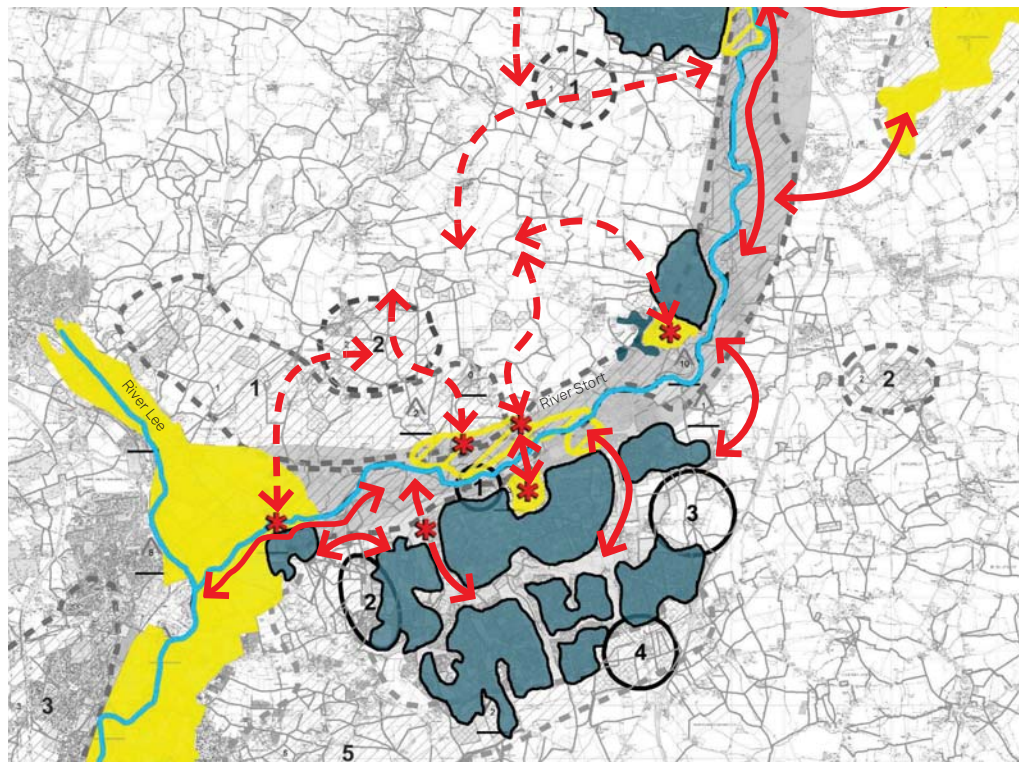
- Improved access across the Stort Valley and across the Gilston Park Estate site to create better connectivity to countryside north of Harlow is called for by the Green Infrastructure strategies. The area south of Eastwick village is described as a Green Infrastructure Gateway to Harlow. Improved access 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 Park Estate 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**



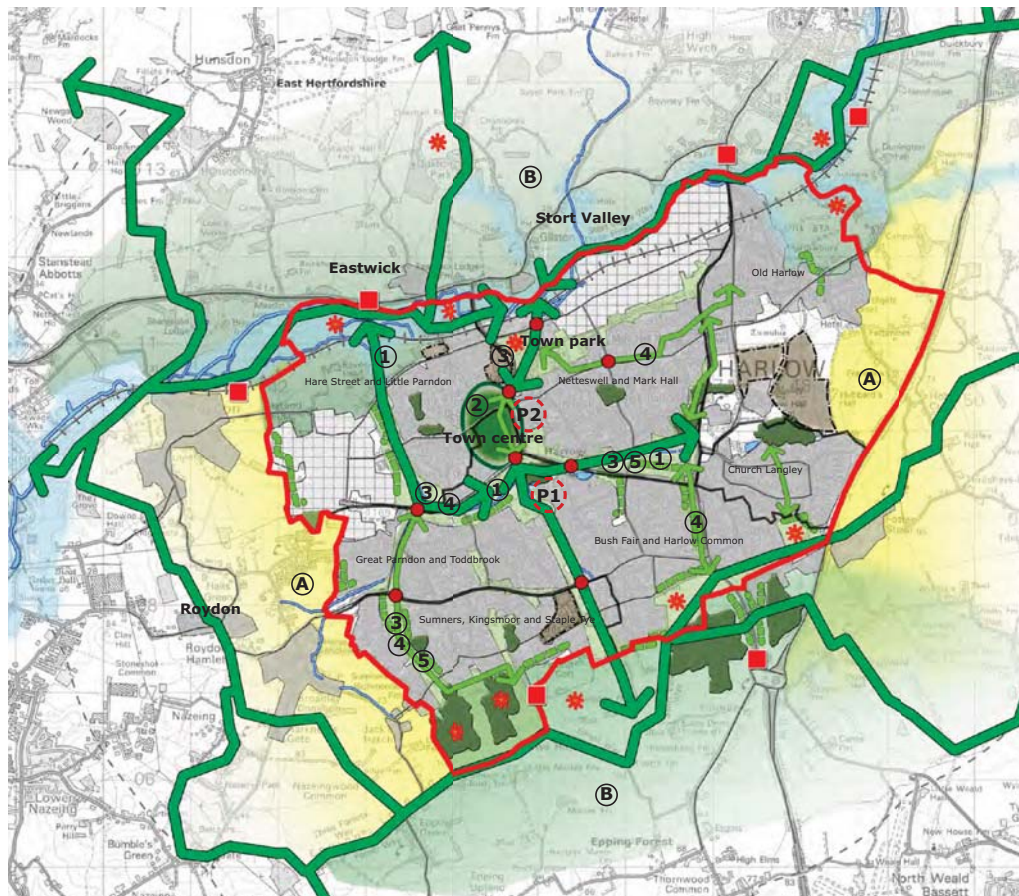
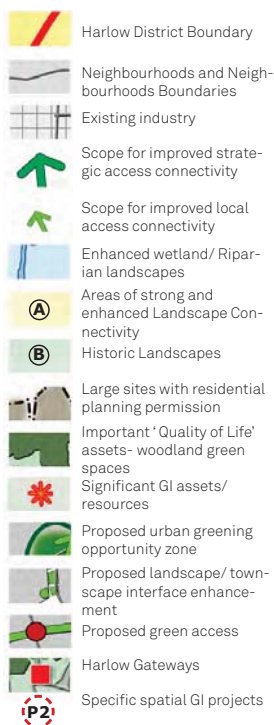
**Stort Valley Feasibility Study**

Dwg No: 06223/09  
 Scale: 1:50,000  
 Date: February 2007  
 Drawn: CM Checked: CHS



STORT VALLEY FEASIBILITY ACCESS LINKS AND OPEN SPACE CONCEPT

**LEGEND**



HARLOW DISTRICT GI VISION 2013

## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 2.1 SURROUNDING PARKS AND OPEN SPACES

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

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

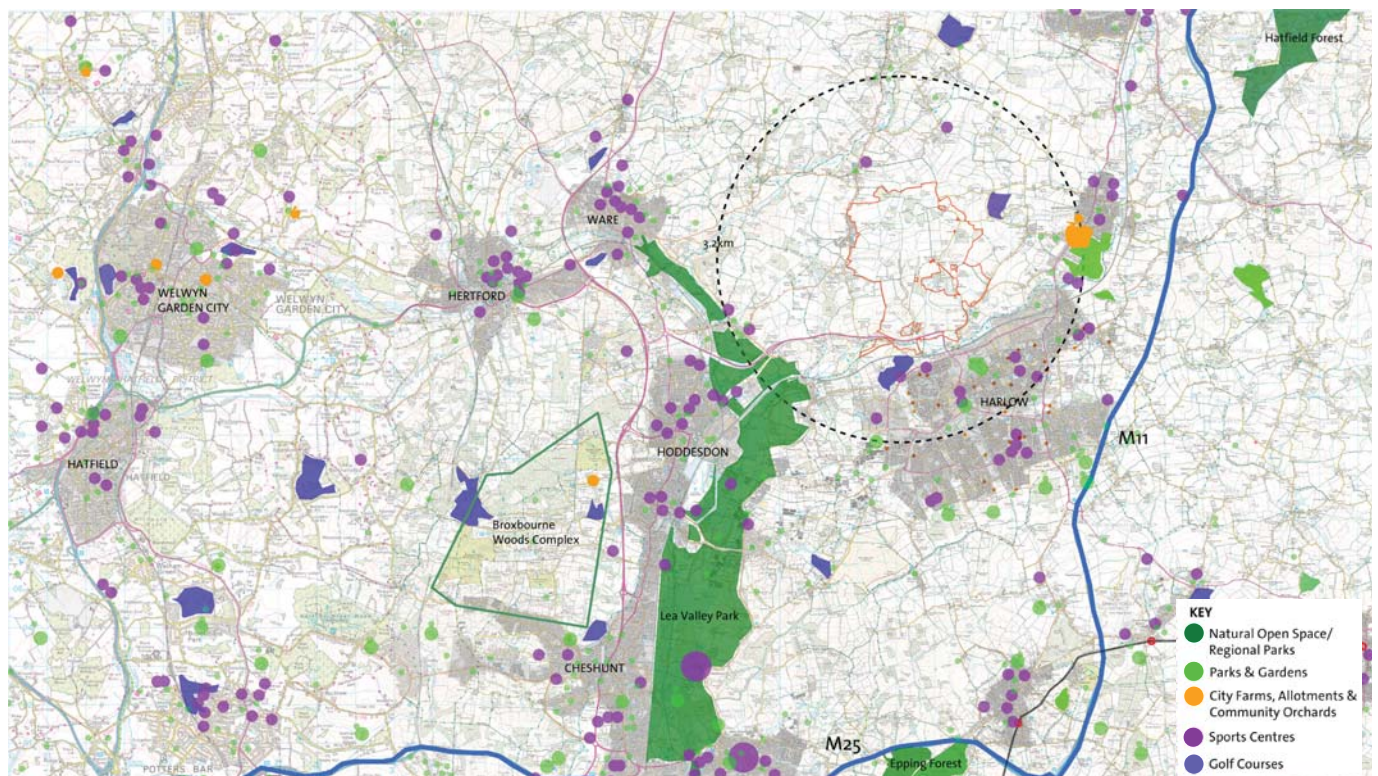
The site is also surround by two important forests, a Regional Park and several smaller parks and gardens are found in the wider area:

- Lee Valley Regional Park is a 10,000-acre (40 km<sup>2</sup>) 26 miles (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 km<sup>2</sup>) of woodland, wood pasture (grass plains with trees), lake and marsh.
- Epping Forest is an area of ancient woodland that covers 2,476 hectares and 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:

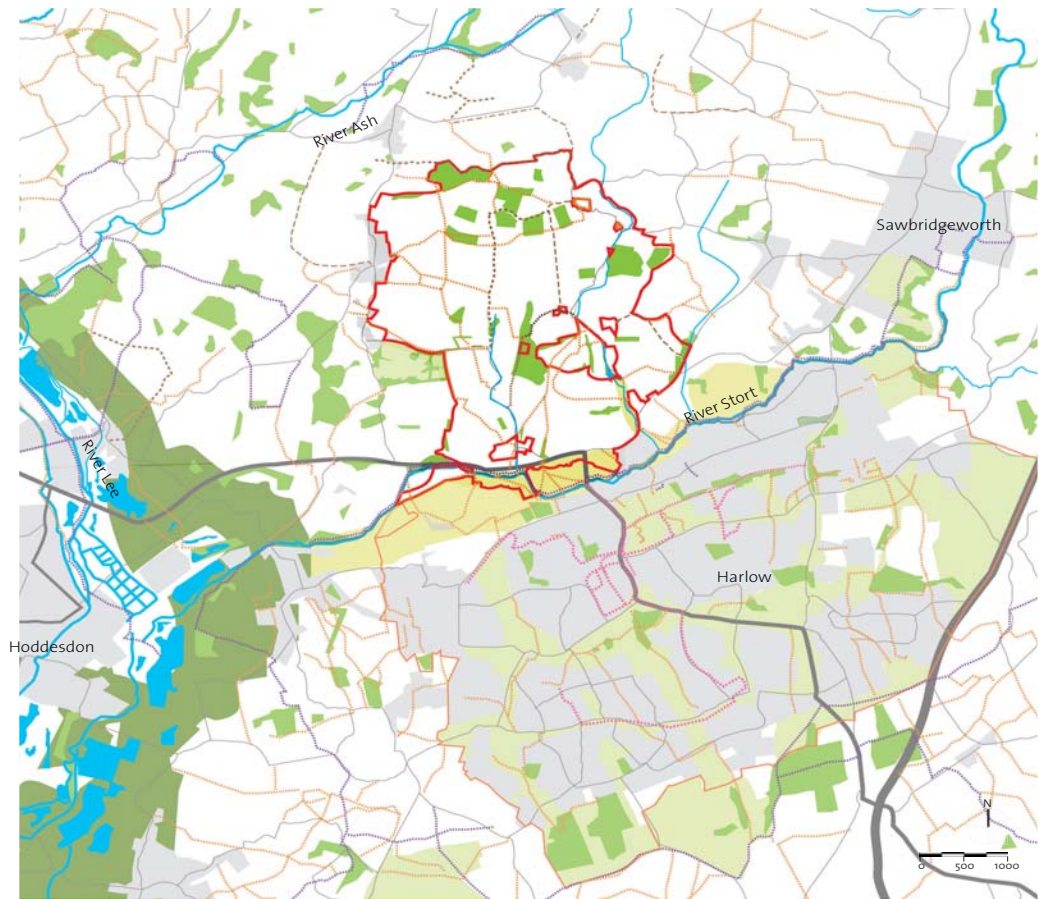
- East Hertfordshire District Council Green Infrastructure Strategy, 2011
- A Green Infrastructure Plan for the Harlow Area. Chris Blanford Associates. Nov 2005
- Stort Valley Feasibility Study. March 2007



OPEN SPACES, GREEN INFRASTRUCTURE AND SPORT FACILITIES

















**LEGEND**

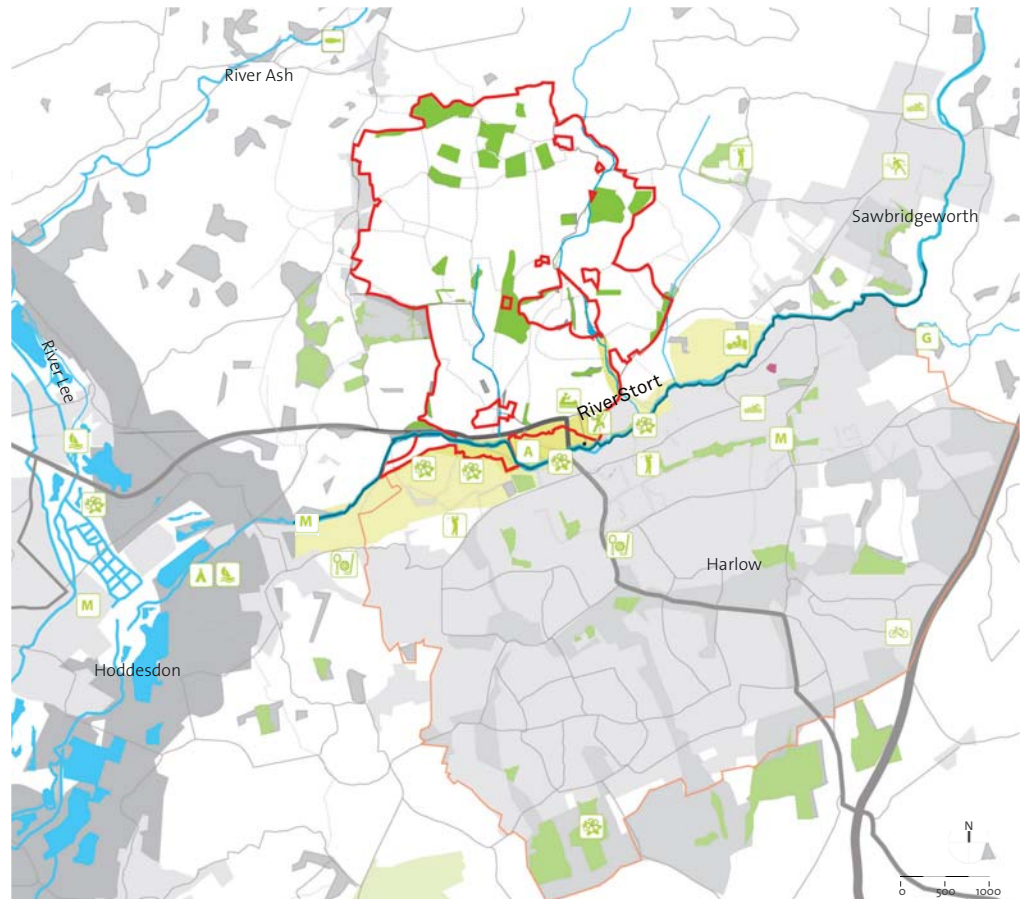
-  Site boundary
-  Harlow town boundary
-  Existing parks & green spaces
-  Towns and settlements
-  Existing woodland
-  Lee valley regional park
-  Rivers
-  River Stort navigation
-  Public footpath
-  National trail/ recreation
-  Road used as footpath
-  Byway
-  Bridleway
-  Other right of way
-  Harlow sculpture trail in town



EXISTING GREEN INFRASTRUCTURE AND PUBLIC RIGHTS OF WAY

**LEGEND**

-  Swimming pool/ leisure centre
-  Tennis club/ sports centre
-  Go-karting
-  Golf course
-  Harlow outdoor education centre: climbing
-  Harlow outdoor education centre: canoeing
-  Sailing
-  Camping
-  Fishing
-  Harlow cycling stadium
-  Sports centre/ stadium
-  Harlow museum
-  Parndon Mill arts centre
-  Nature reserve
-  Henry Moore museum
-  Gibberds Garden



EXISTING PUBLIC RECREATION FACILITIES

## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 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 from the two stream valleys, 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. 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, 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



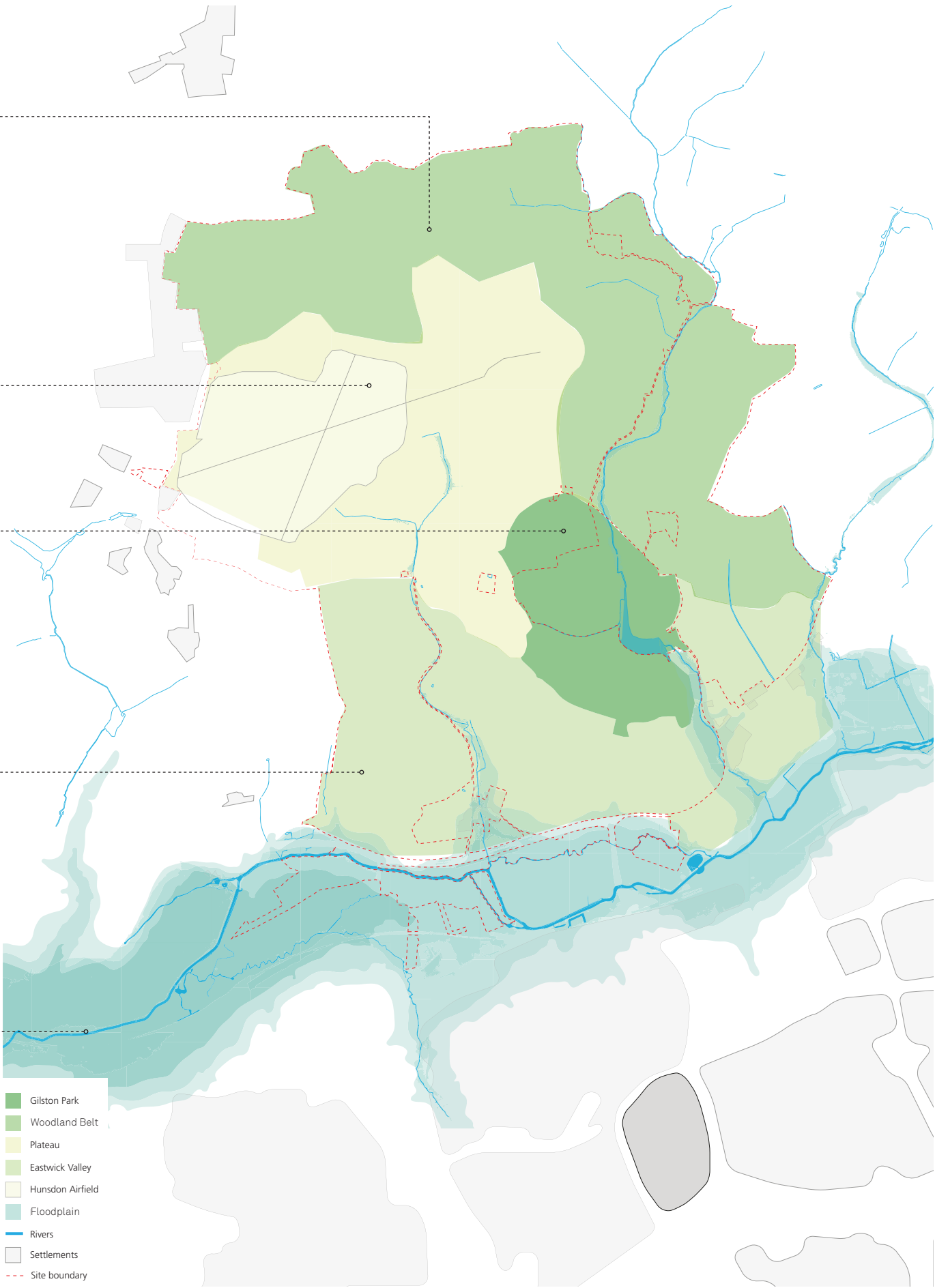
GILSTON PARK



EASTWICK VALLEY







## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 2.3 SITE MORPHOLOGY AND LANDSCAPE FEATURES

#### TOPOGRAPHY AND GEOMORPHOLOGY

The site consists of approximately 1015 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.

#### 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.

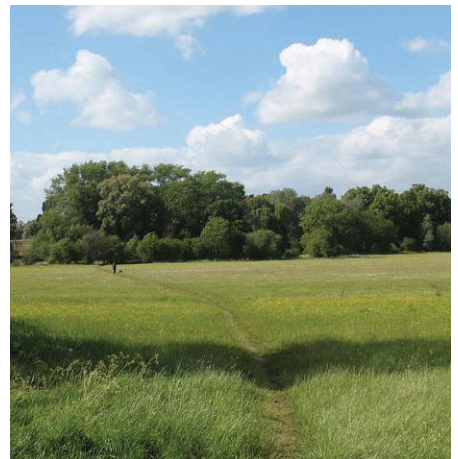
The character of woodland and tree cover across the site varies with this topography from the riparian character of the Stort and its tributary valleys predominantly marked by Willow and Alder to the Oak and Hornbeam woodlands of the plateau.



HOLLOWAY



HOMEWOOD



ROYDON MEAD



AIRFIELD



HUNSOND 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, 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

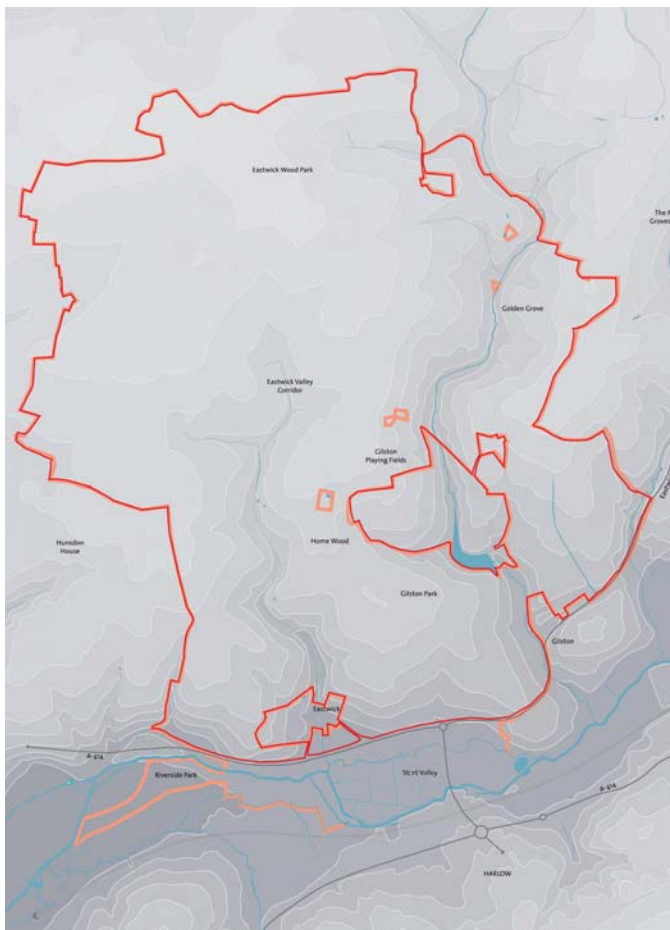
The local habitat and landscape are defined by:

- 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

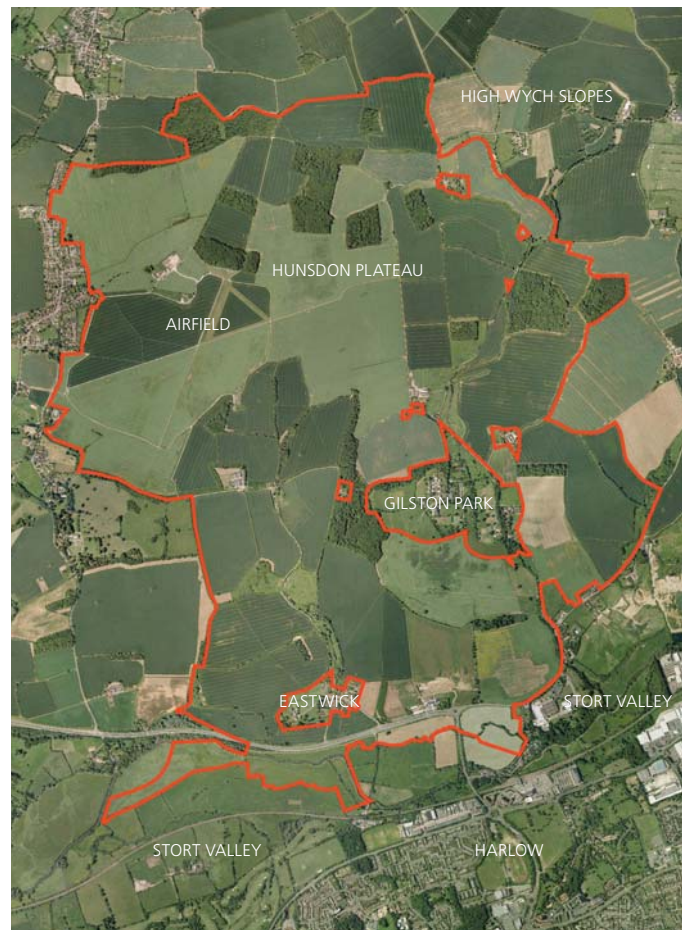
## OTHER FEATURES

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

## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 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, 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 settlement throughout time. The most striking patterns are the settlement in the Late Bronze Age which appears to have been abandoned in the early Iron Age. The area is then repopulated with small farmsteads in the late Iron Age which continue 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.

Results suggest that due to the previously undeveloped nature of the site the survival of archaeological remains is high. Archaeology is likely to reflect rural and agricultural subsistence, over a period of 4000 years.

#### HISTORICAL DEVELOPMENT

The majority of buildings on the site are domestic and intended originally as houses or in some instances 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 and the addition of a number of agricultural buildings throughout the area, particularly in association with the 17th century sites.

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,



EASTWICK CHURCH C.1905 SOURCE: W. LYON



GILSTON VILLAGE C.1904 SOURCE: W. LYON



GILSTON C.1904 SOURCE: W. LYON



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



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

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.

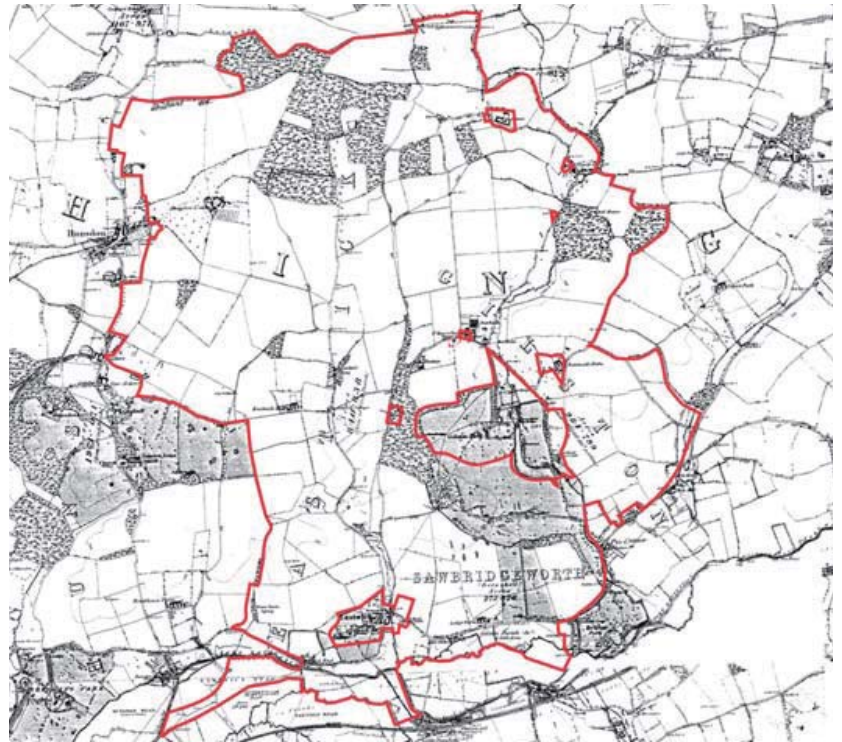
The two rare and significant resources that make up the built environment within the proposal area are the pre-Gilston Estate structures, many of which are already listed. These earlier buildings are significant in that they survived the overhaul of the estate when many earlier structures were lost or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

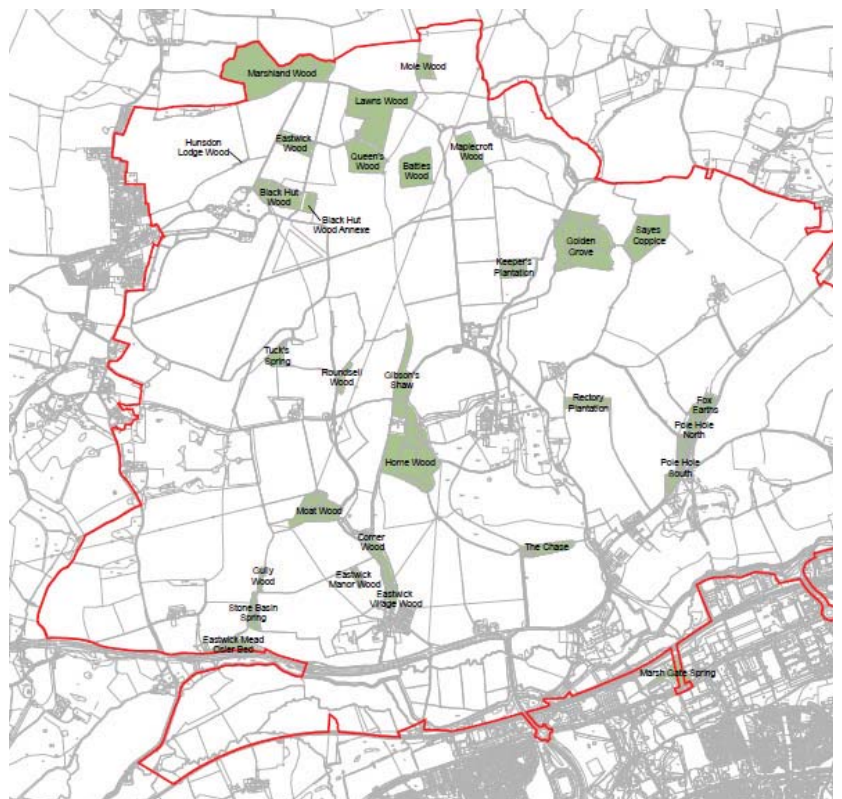
**HISTORICAL WOODLANDS**

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.



LANDSCAPE HERITAGE. HISTORICAL MAP OF THE AREA (1884)



WOODLANDS SURVEYED BY EPR IN 2005

## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 2.5 ARCHAEOLOGY AND BUILT HERITAGE

A series of historical environment 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.

At Gilston Park Estate, 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 although the boundary definition of the park is not set out in the SPD. Key landscape features of the parkland include the line of Lime trees; serpentine lake and terraces and parterres around the house.

Gilston Park Estate 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, approximately 380m from the western boundary.

Hunsdon House in Hunsdon is, 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.

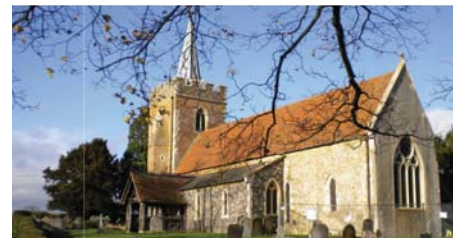
#### HISTORICAL ASSESSMENT

A historical assessment was carried out on the historical 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 provide highly significant viewpoints towards Gilston Park House. Important ecological features include Home Wood, The Chase, Gilston Lake CW S, Fiddler's Brook and ideally the existing hedgerows should be retained. LVIA and archaeological evaluation will be required prior to any groundworks.

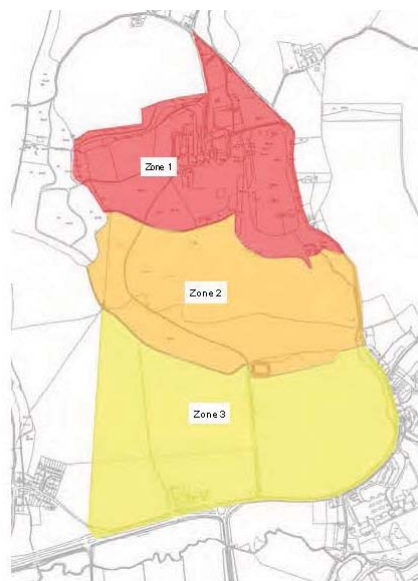
**Zone 3:** The existing avenue of lime trees is the only relic park element within this area and the collective sensitive features of this zone is assessed as low. However, important ecological features like the veteran and mature trees along Lime Avenue should be retained and incorporated in the proposed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



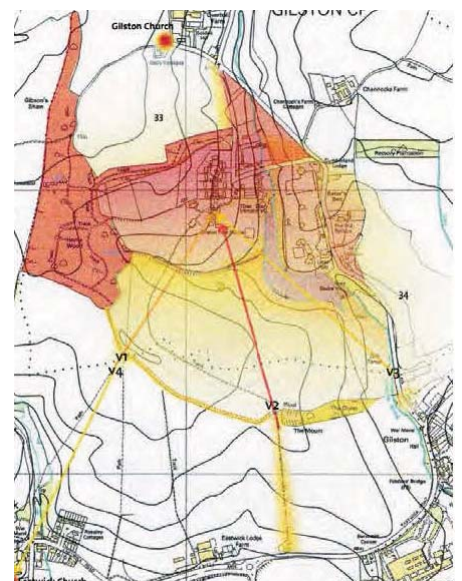
LISTED BUILDINGS: ST. MARY'S CHURCH



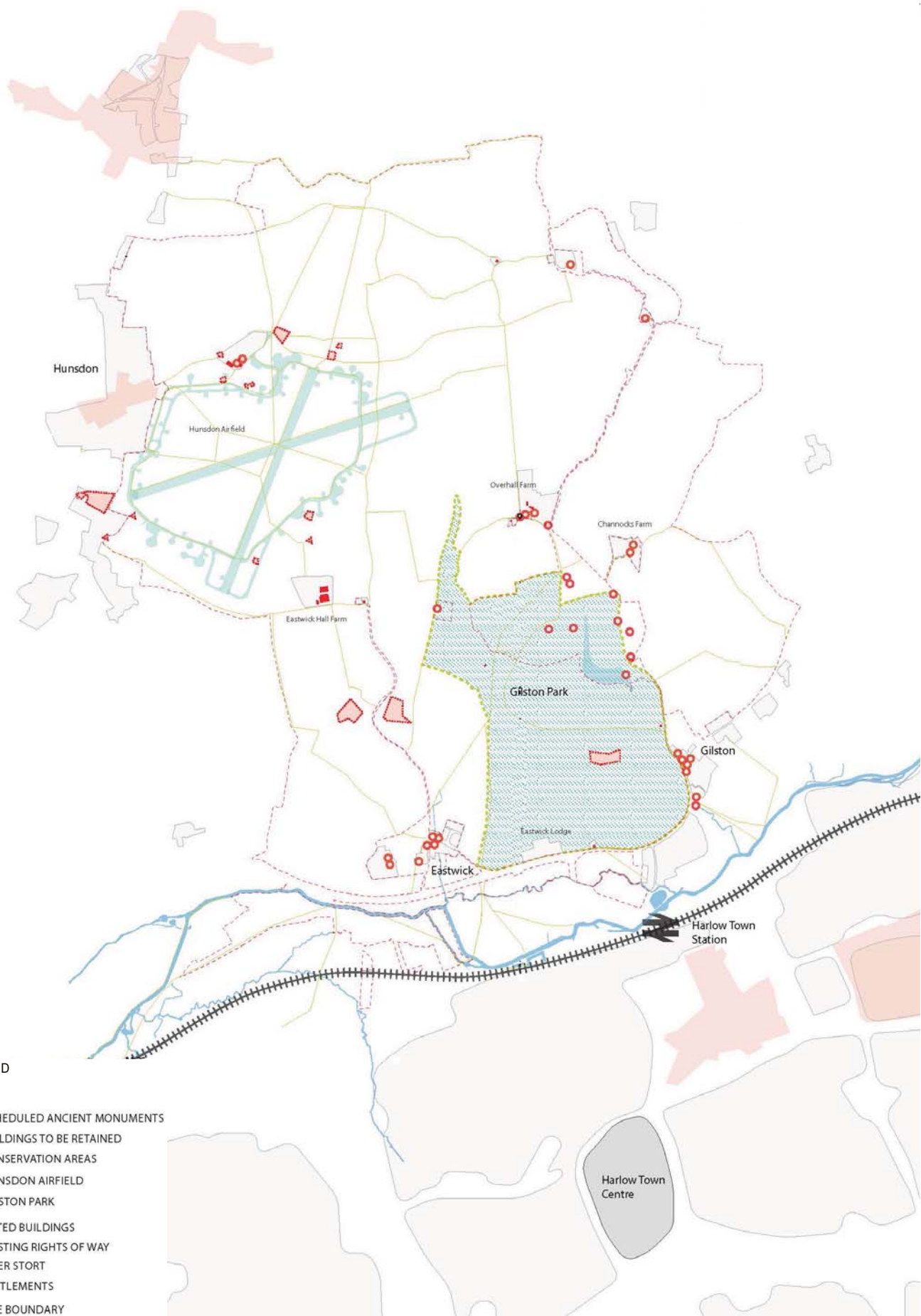
SCHEDULED ANCIENT MONUMENTS



GILSTON PARK SENSITIVITY ZONES



GILSTON PARK SENSITIVE ACCESS AND VIEW POINTS



## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 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.

The main habitat types include:

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



HEDGEROWS



ANCIENT WOODLANDS

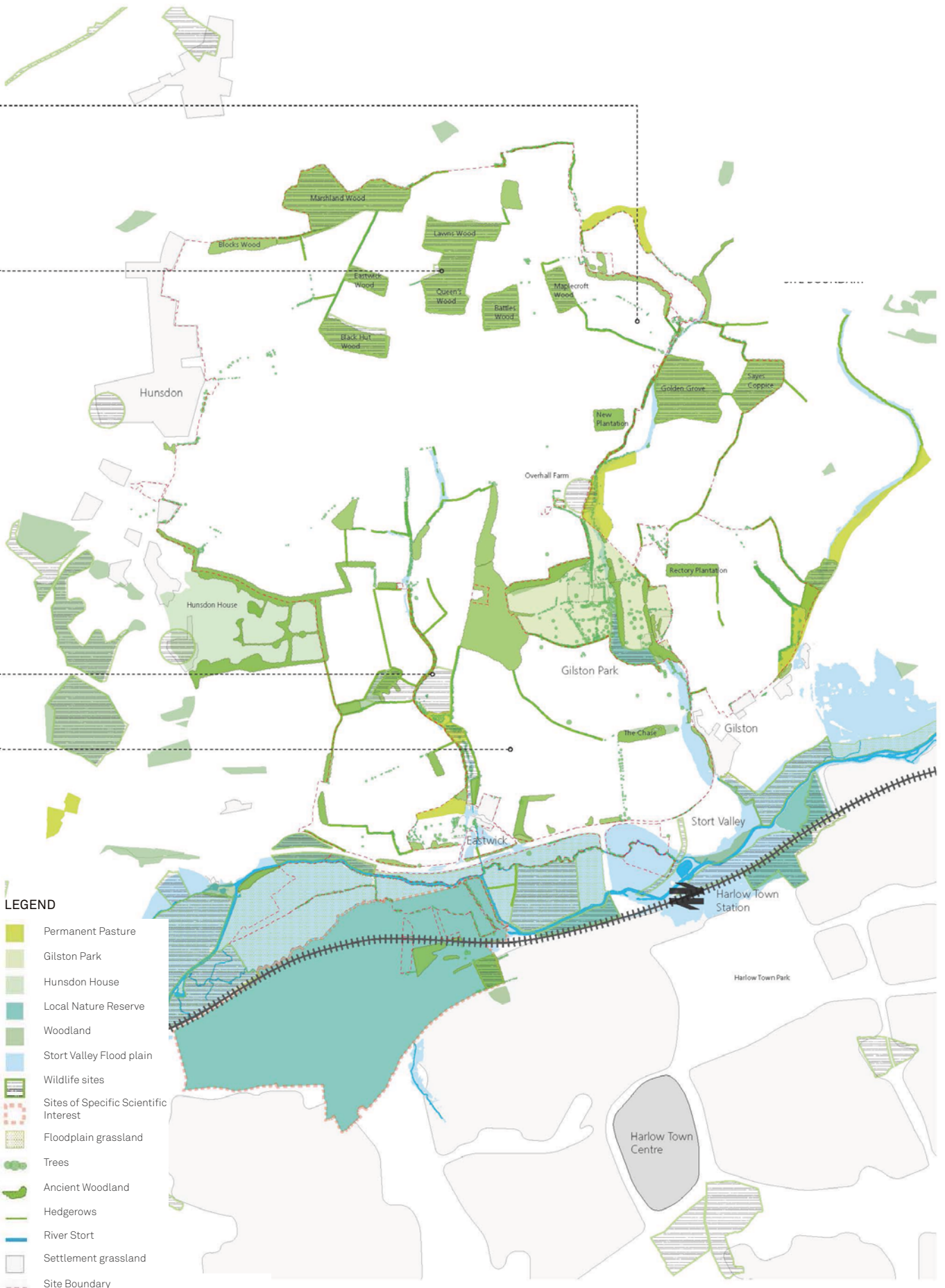


PERMANENT PASTURE



VETERAN TREES





ECOLOGICAL SITES AND NATURAL HABITAT

## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 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 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

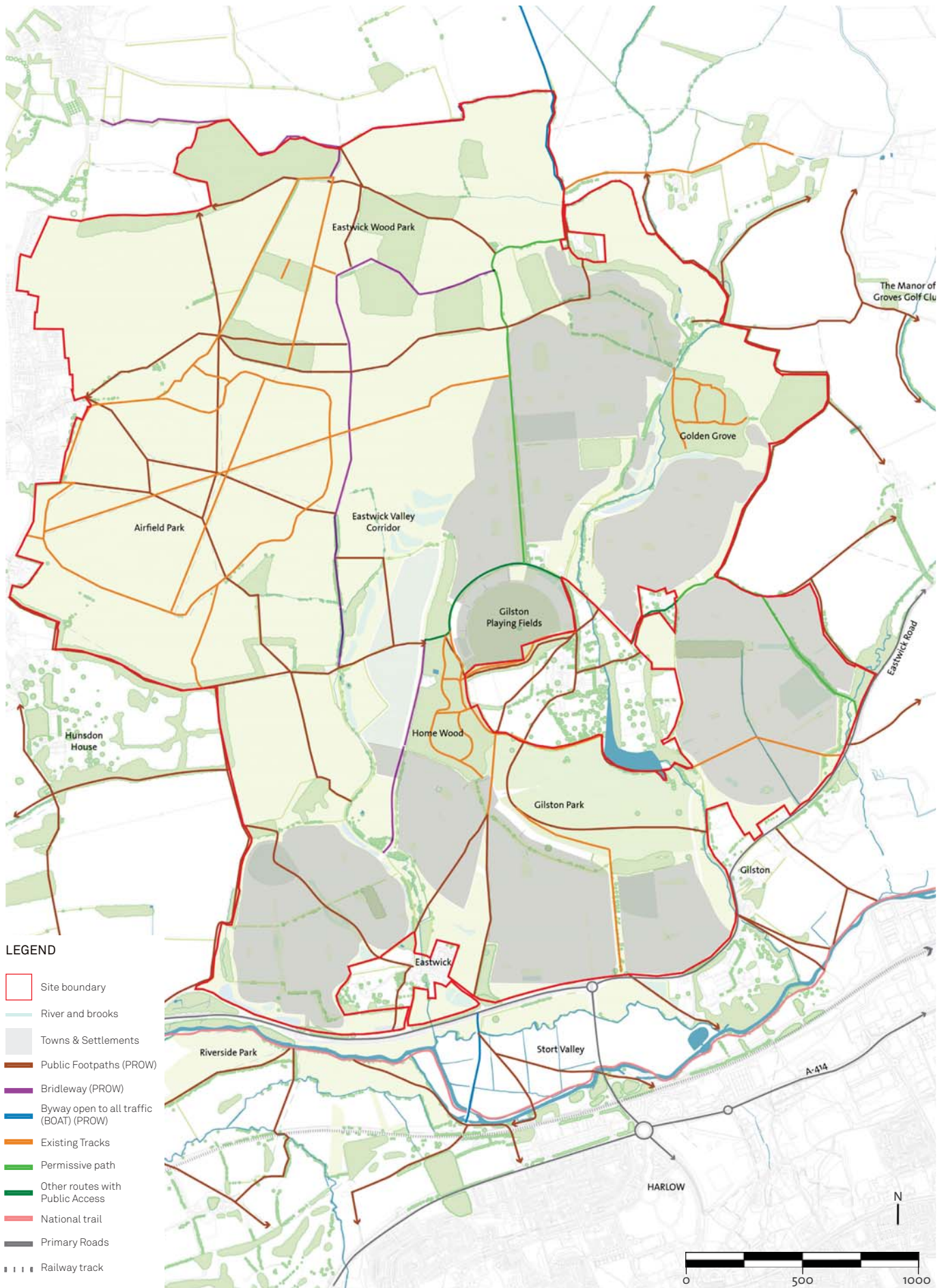
Integrated pedestrian and cycle accessibility within the green infrastructure is one of the main objectives of the masterplan and therefore new paths and routes are proposed within the existing path network.

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

## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 2.8 THE STORT VALLEY

The river Stort is situated to the North of Harlow, and c. 1km to the south of the site. 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 of Gilston Park Estate. 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 Gilston Park estate 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 Park Estate have a stunning nature reserves within walking distance of their dwellings.

#### LINKS

There is 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.

#### 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 (& BURNT LOCK 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 Gilston Park Estate 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 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)**

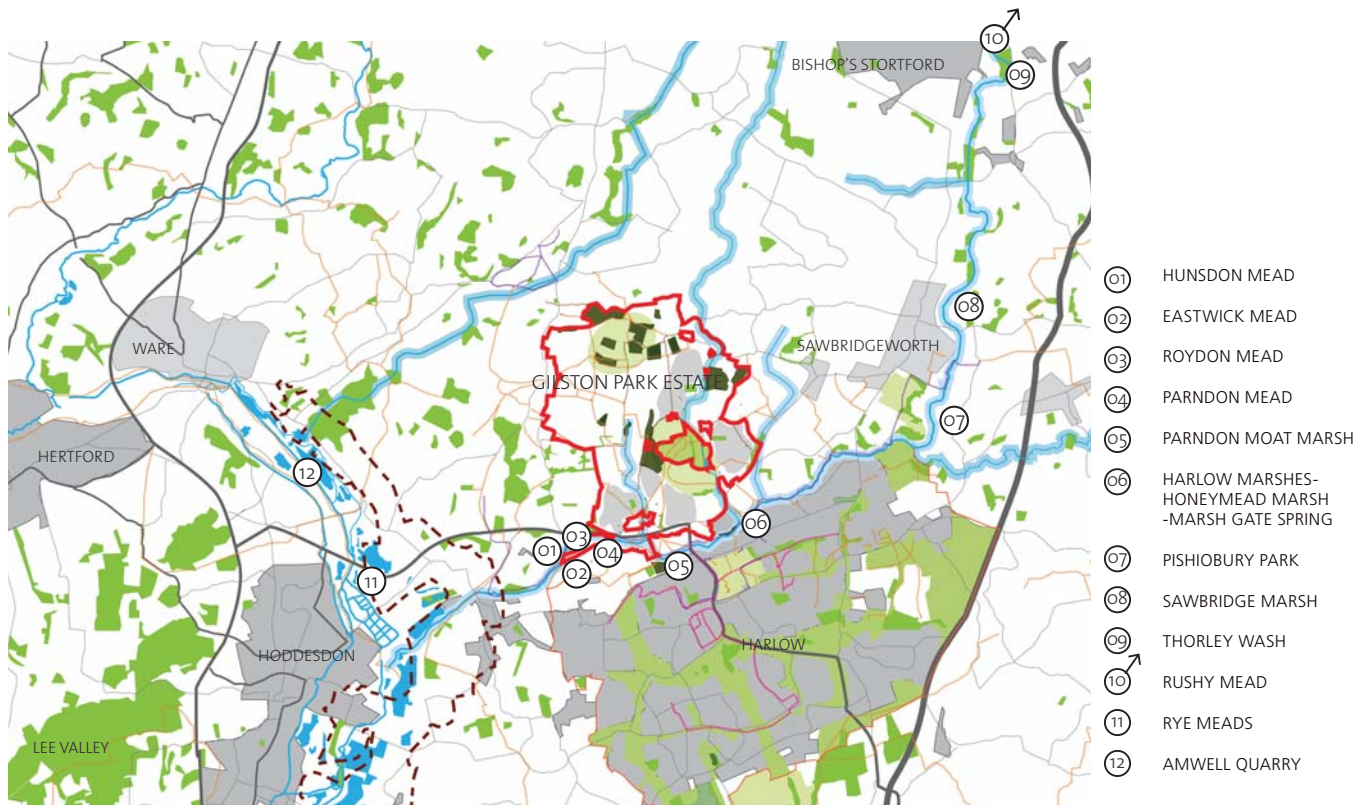
- Nature reserve
- Wet woodland

**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



## 2. EXISTING LANDSCAPE AND OPEN SPACE CONTEXT

### 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:

Fig1. Illustrates the green belt boundary.

Fig 2. 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 3. 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.

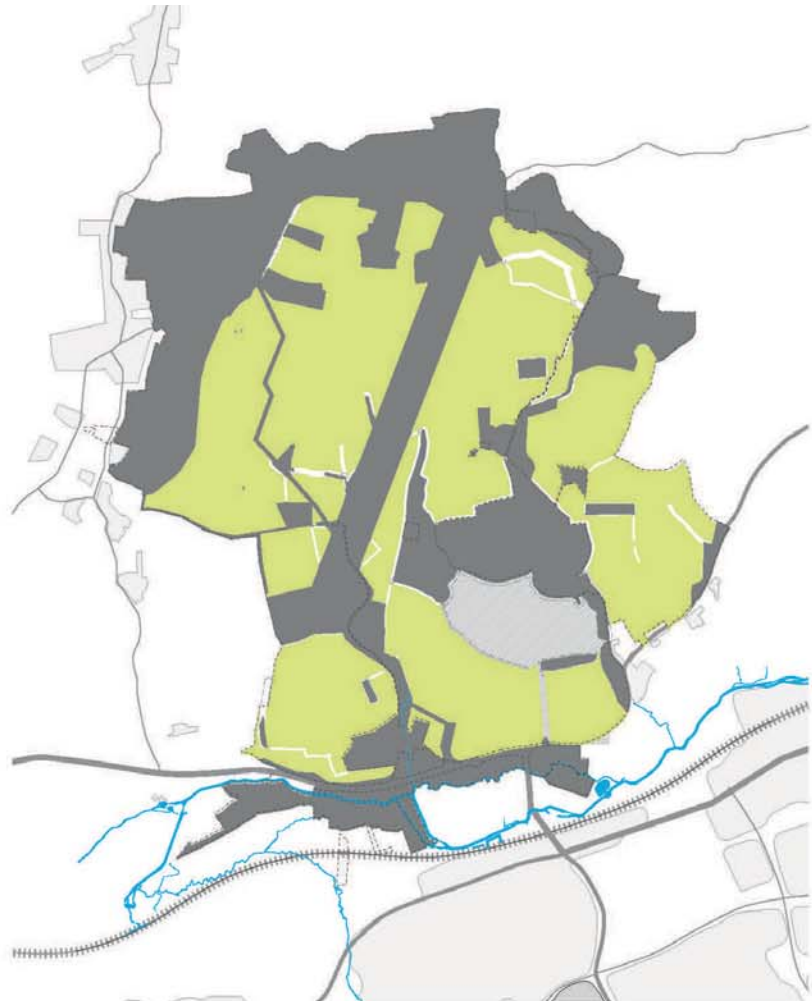
Fig 4. Identifies the 1000 year flood plain data. All development is located outside this line. This affects the site around three waterways: River Stort, Pole Brook to the west and Fiddlers Brook to the east.

Fig 5. 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. 6 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.



DEVELOPMENT AREA

**By mapping all the constraints a total theoretical developable capacity of the site has been identified. The map opposite shows this area in green and adequates to 590ha.**



FIG 1. GREEN BELT



FIG 2. UTILITIES AND SERVICES



FIG 6. CONSTRAINTS MAP

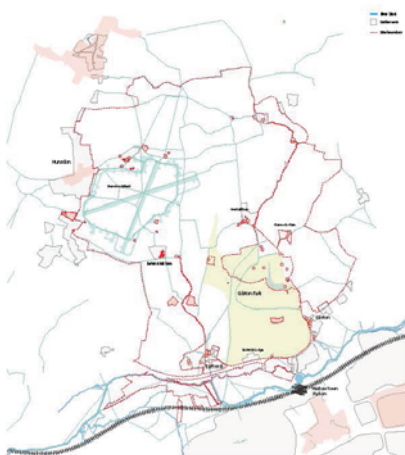


FIG 3. ARCHAEOLOGY, HERITAGE AND PUBLIC RIGHTS OF WAY



FIG 4. FLOODPLAIN TO RIVER START



FIG 5. ECOLOGY AND NATURAL HABITAT





# B GREEN INFRASTRUCTURE STRATEGY AND LANDSCAPE MASTERPLAN

## 3 Green Infrastructure Strategy

3.1 Gilston Park Estate Green Infrastructure strategy

3.2 Landscape Masterplan Vision

3.3 Valley-Park-Forest

3.4 Village Landscape Character

## 4 Blue Infrastructure Strategy

4.1 Integrated Water Management Strategy & SuDS

4.2 Villages, Valleys and SuDS Character

4.3 SuDS design: Outline approach

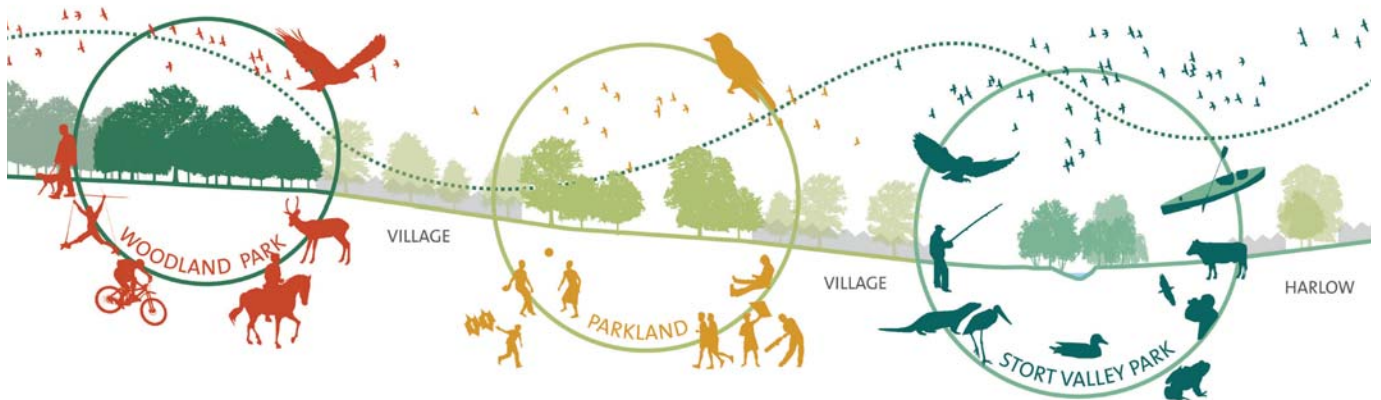
# Landscape Concept From Stort Valley Park: to Parkland to Forest Park

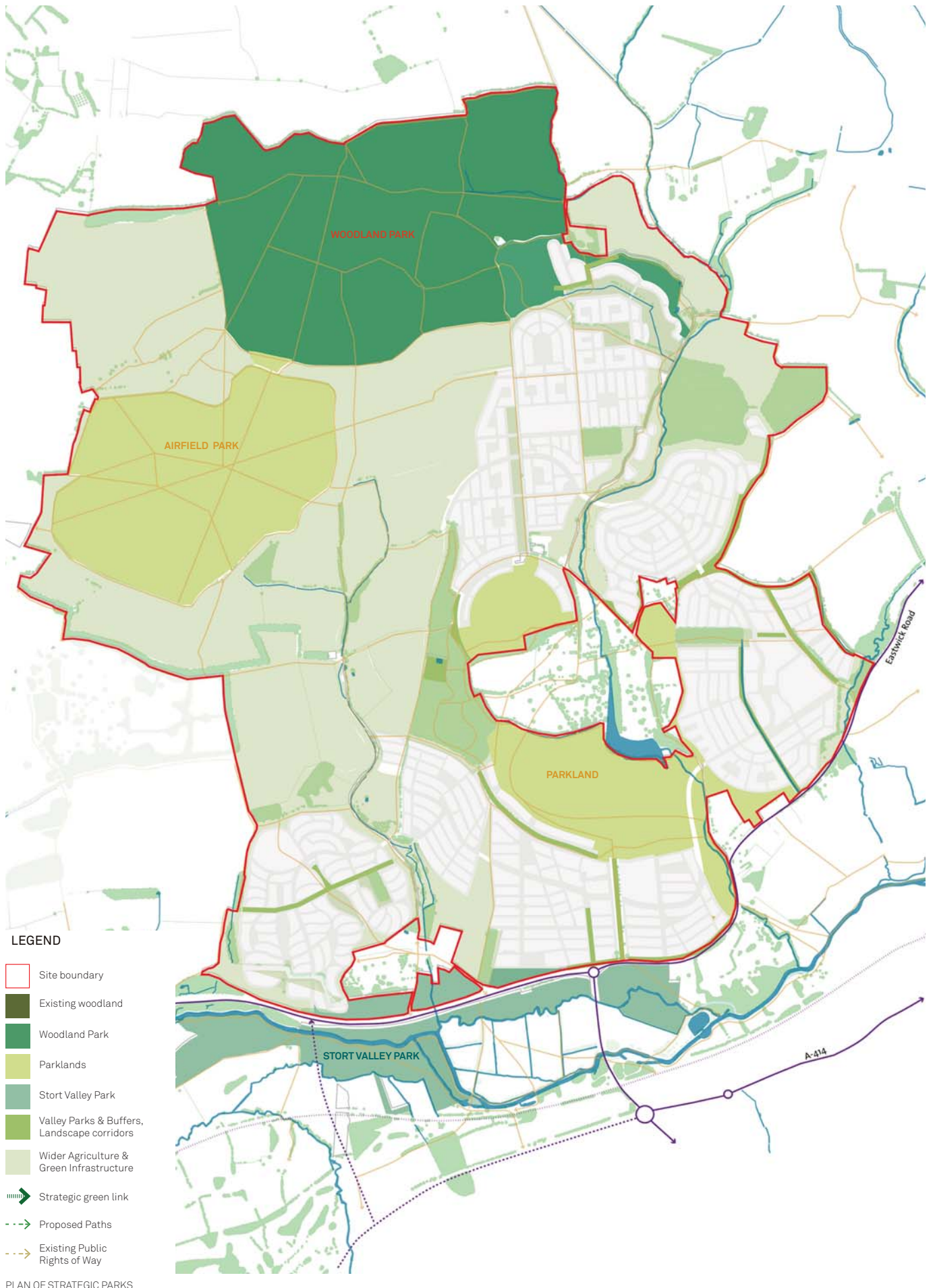
'At Harlow the planner was the architect Frederick Gibberd who had a considerable sympathy for landscape and who was able to work harmoniously with the landscape architect Sylvia Crowe to make the most of the understated features of the landscape he found there; keeping existing trees and streams in the bottoms of the shallow valleys, putting the buildings on higher ground and linking housing areas with old lanes turned into cycle tracks.'

(from the book Architecture of Landscape 1940-1960 by Marc Treib. 2002)

In the same that way Gibberd made the most of the existing landscape features to inform the 'green fingers' of Harlow, a fundamental part of the Gilston Park Estate masterplan has been to identify and develop the unique landscape signature for this project; this will in part be drawn from the existing landscape DNA, the site and context and part from deliberate design decisions. 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
- Existing woodland
- Woodland Park
- Parklands
- Stort Valley Park
- Valley Parks & Buffers, Landscape corridors
- Wider Agriculture & Green Infrastructure
- Strategic green link
- Proposed Paths
- Existing Public Rights of Way

PLAN OF STRATEGIC PARKS

### 3. GREEN INFRASTRUCTURE STRATEGY

#### 3.1 GILSTON PARK ESTATE GREEN INFRASTRUCTURE STRATEGY

At the core of the Gilston Park Estate 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 PARK ESTATE: 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 Lee Valley.

The plans opposite summarise how the East Hertfordshire and 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 Park Estate masterplan provides a concrete 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

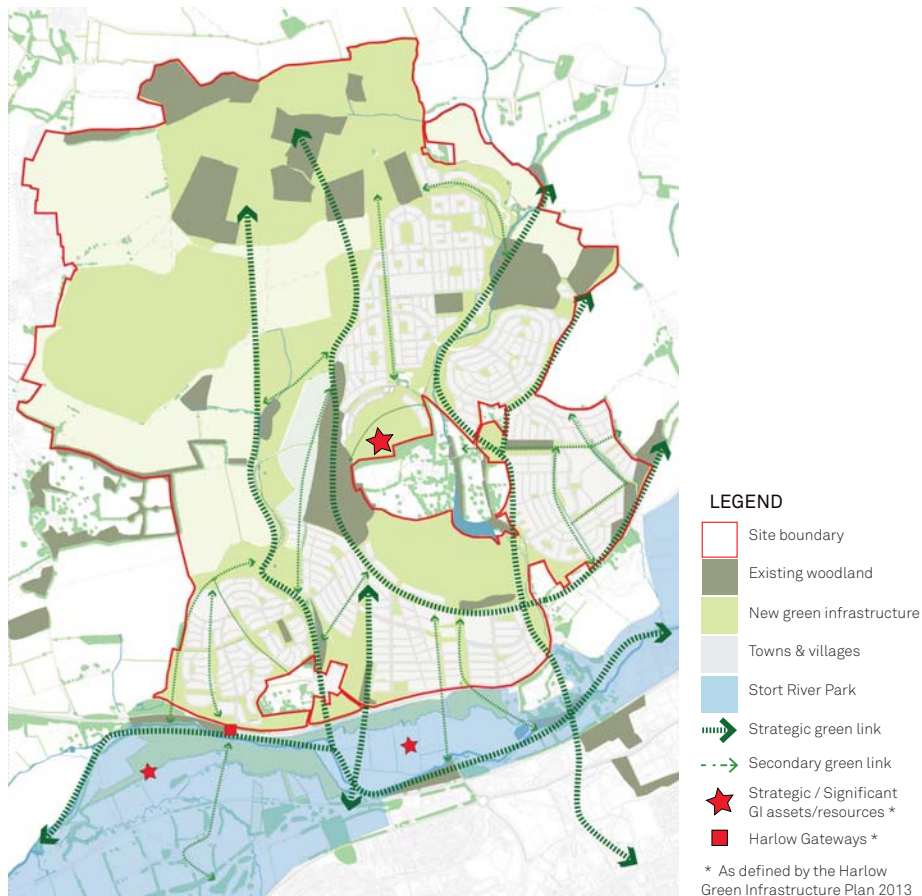
- 4 major new Parks : 304 ha
- Other parks public gardens, parks, sports facilities and play spaces: 100 ha
- Natural and Semi-natural green space: 236 ha
- Retained agricultural land: 207 ha

##### ENHANCED BIODIVERSITY VALUE

- 10.4 Km Landscape Habitat connections including buffer planting and new and enhanced native hedgerows.
- 79.5 ha exiting enhanced woodland and additional woodland planting.
- 15-20 ha Flood meadow and wetland areas in the Stort Valley (Section 41 habitats of principal importance).
- 33 ha woodland pasture in woodland park (section 41 habitat of principal importance)
- 60ha species rich grassland in valley corridors and Gilston Park.

##### IMPROVED CONNECTIONS AND CONNECTIVITY

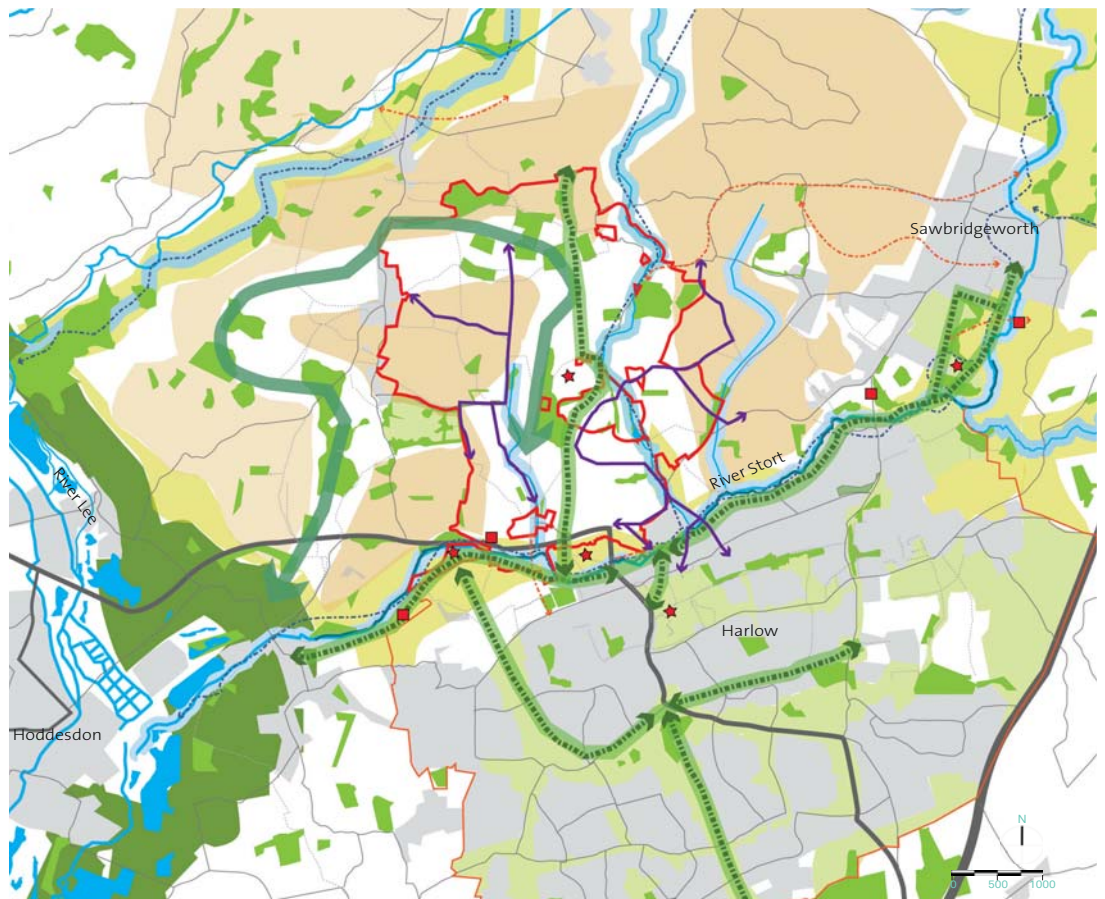
- 4 km new and improved footpath and cyclepath connections in the Stort Valley
- Over 26 km New and improved footpath and cyclepath connections across the site.



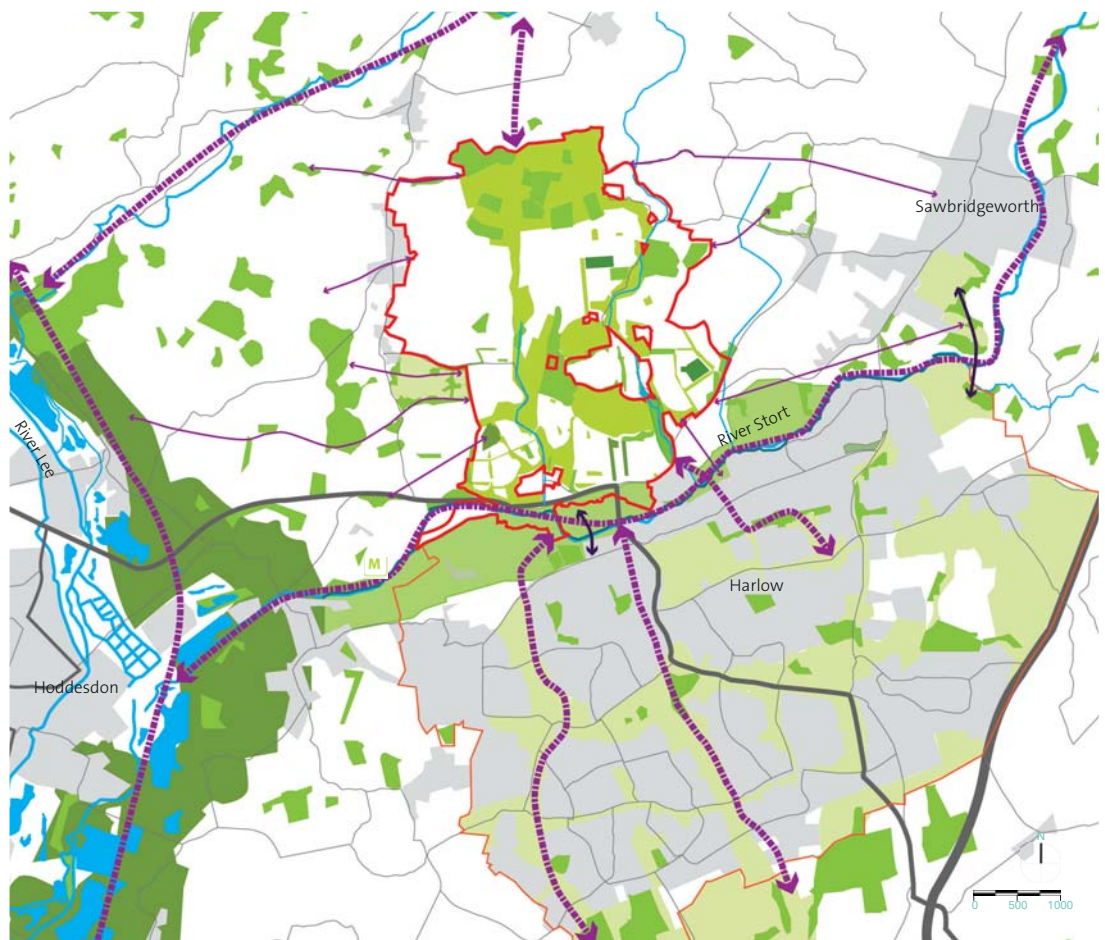
GREEN INFRASTRUCTURE STRATEGY CONCEPT DIAGRAM



EXISTING SITE PHOTOS

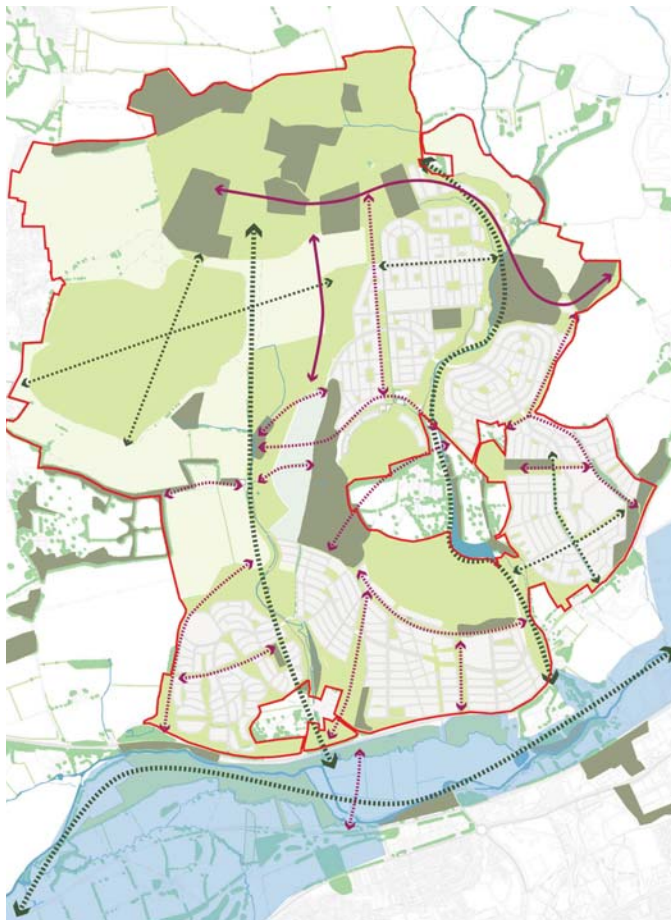


PLAN SUMMARISING OBJECTIVES OF THE EHDC GREEN INFRASTRUCTURE PLAN 2011 & HARLOW GREEN INFRASTRUCTURE STUDY 2013



STRATEGIC CONTEXT OF GREEN INFRASTRUCTURE AT GILSTON PARK ESTATE





SITE ECOLOGY STRATEGY

### 3.2 LANDSCAPE MASTERPLAN VISION

Places for People's vision is to provide 'aspirational homes and inspirational places' in a successful place which has a distinct and varied character, accommodates a mix of people and helps them live their lives to the full. The concept for the Gilston Park Estate 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.

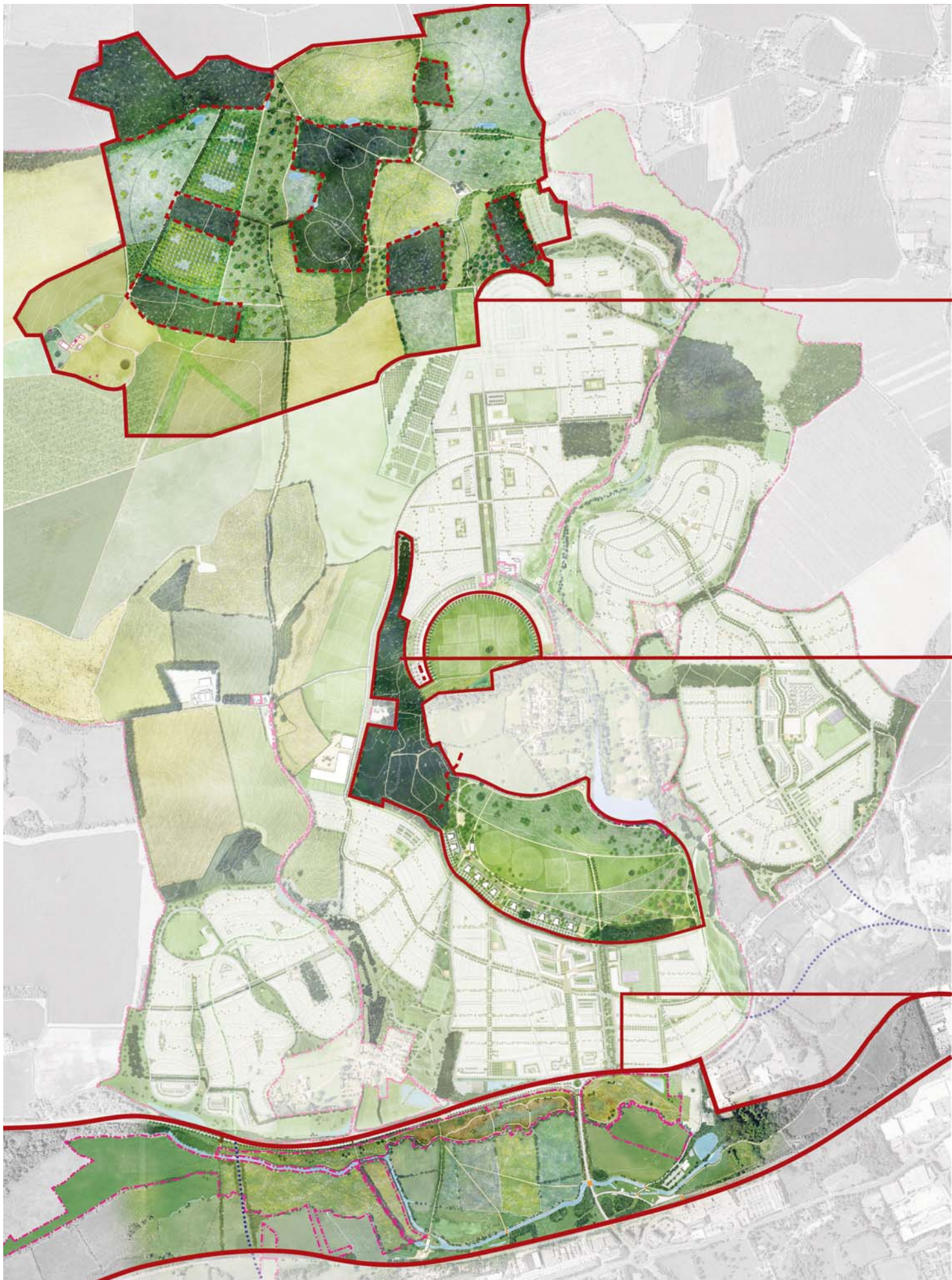
Broad areas of countryside structured around the backdrop of the Stort valley tributary valleys will separate the proposed villages from each other and from the existing villages of Eastwick and Gilston.

#### 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

#### LEGEND

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





### 3.3 VALLEY-PARK-FOREST

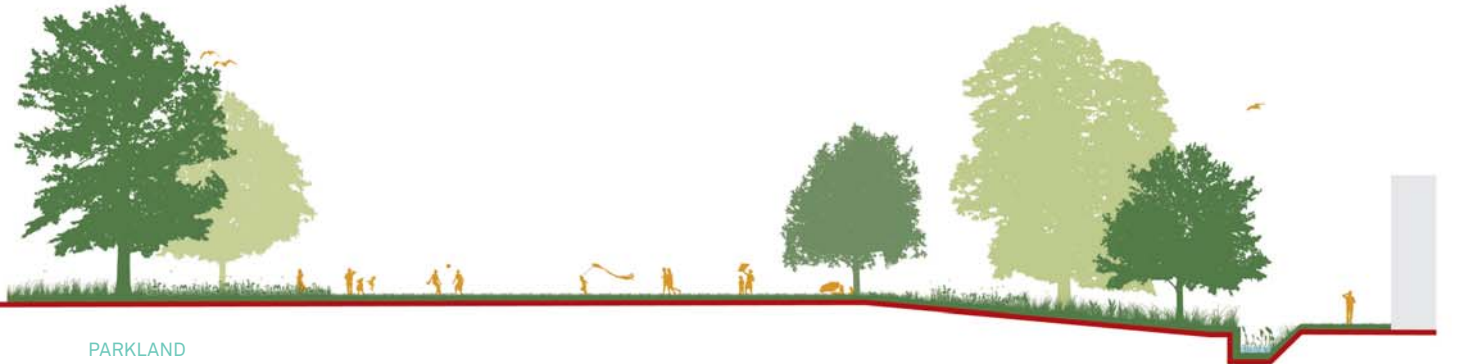
The three examples below illustrate the overarching concept of the landscape masterplan 'from valley-to parkland-to forest' and describe the character of three of the principal parks that the masterplan is developed around.



#### 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.

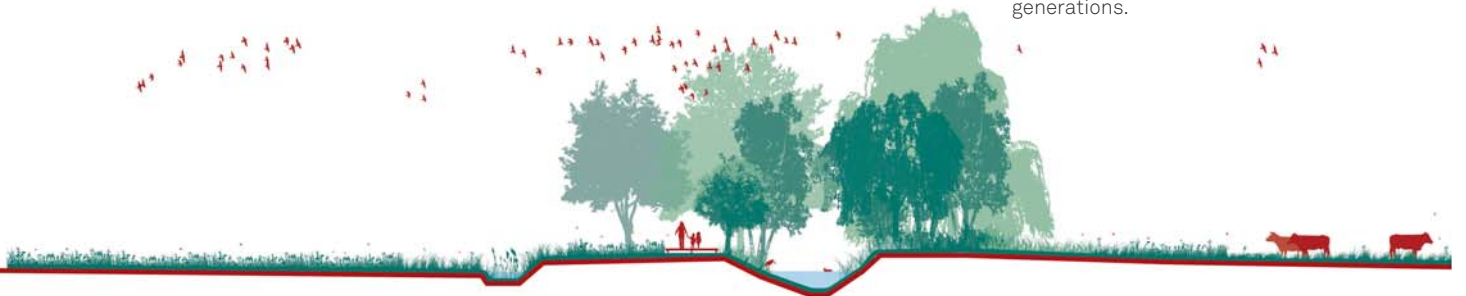


#### PARKLAND

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 Park estate 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 Park Estate 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.

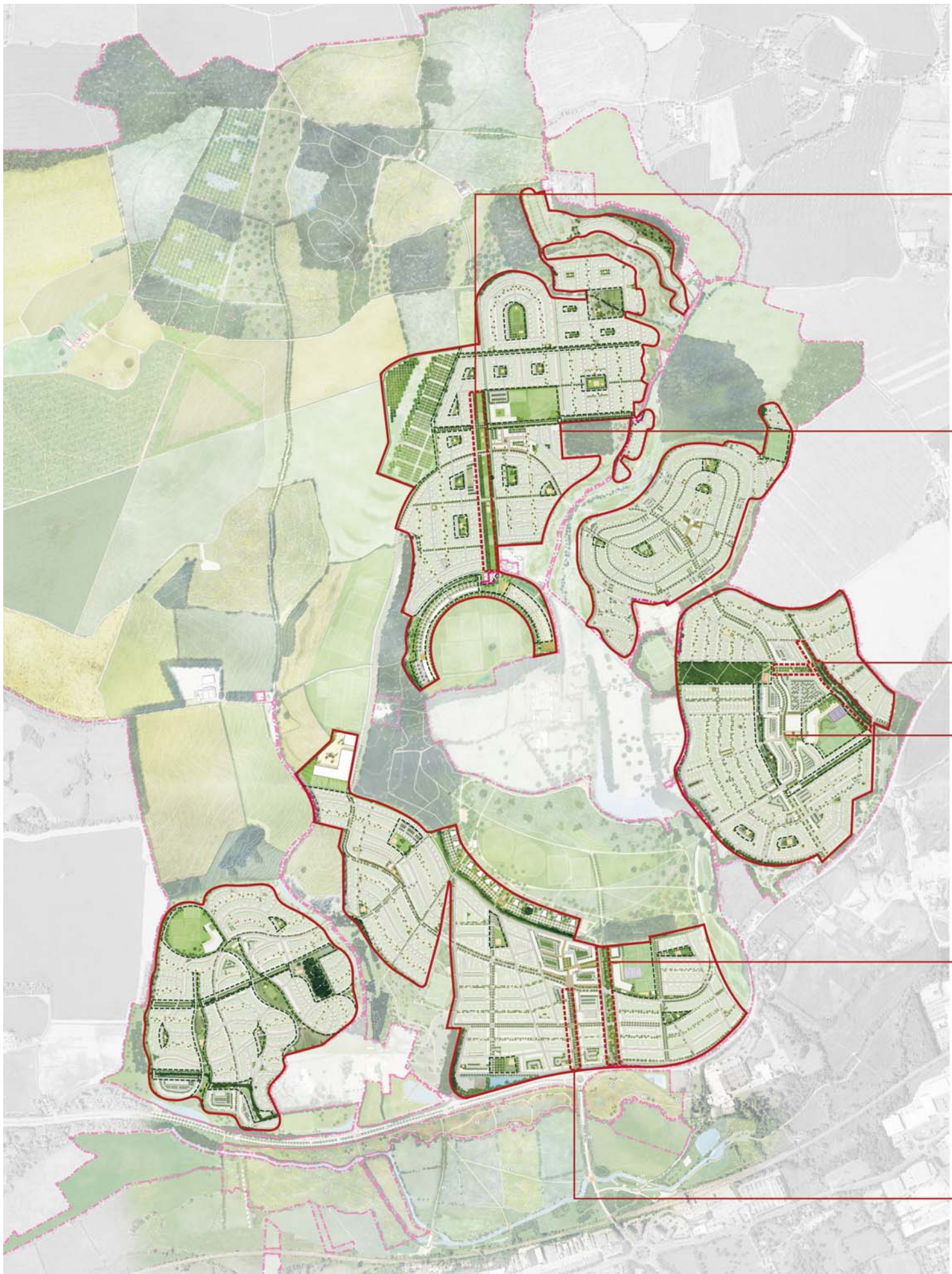
The park will be similar in character to Regents Park or Hyde Park but smaller in scale with a parkland character incorporating extensive areas of woodland, informal grassland, wildflower swards and majestic parkland trees including Oak, Lime, Chestnut, Cedar and where appropriate non-native species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



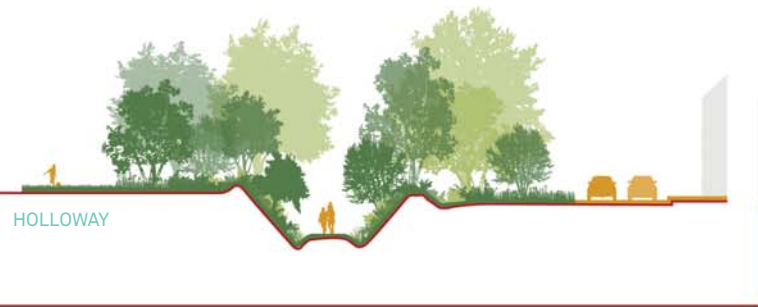
### 3.4 VILLAGE LANDSCAPE CHARACTER



GRAND AVENUE BOULEVARD



PRODUCTIVE ORCHARD SQUARES



HOLLOWAY



VILLAGE SQUARE



URBAN BOULEVARD



AVENUES AND ALIGNMENTS

#### 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.

## 4. BLUE INFRASTRUCTURE STRATEGY

### 4.1 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 Park Estate 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.



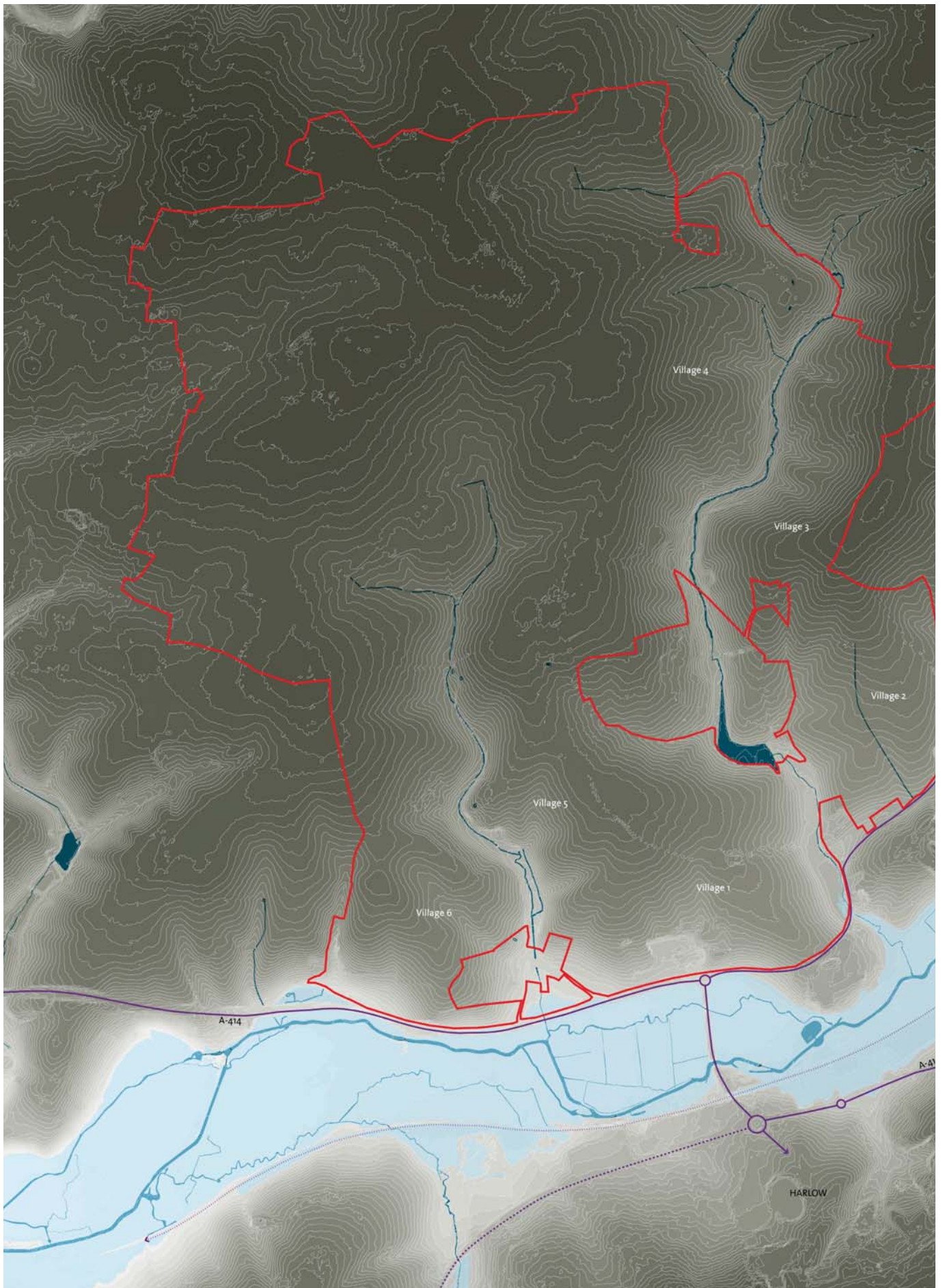
INTERLOCKING CORRIDORS  
 Ridgeline connectivity  
 Valley corridors



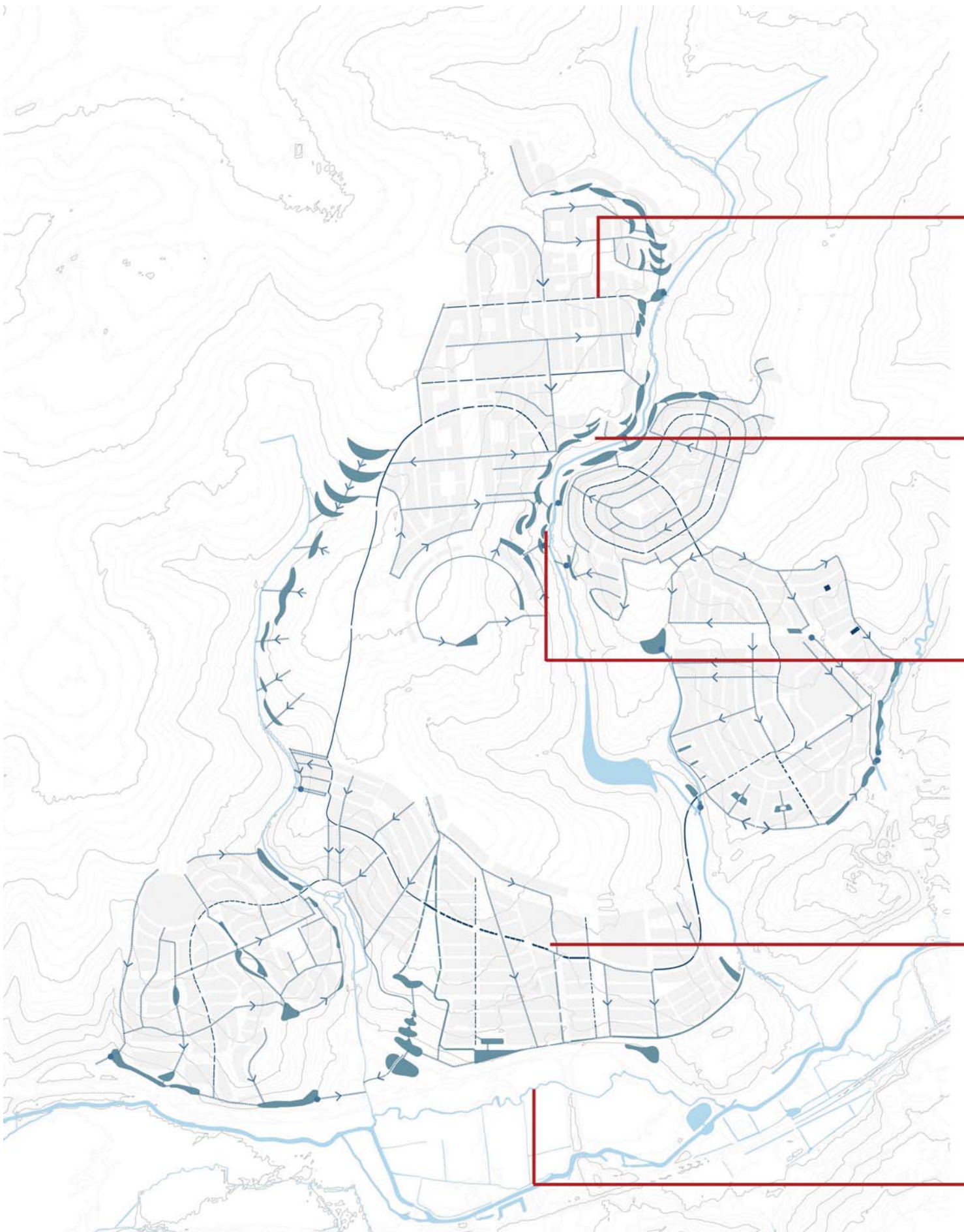
RIDGELINES AND VALLEYS  
 Ridgelines  
 Watercourses



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



TOPOGRAPHY WITH 100 YEAR FLOODING AREA

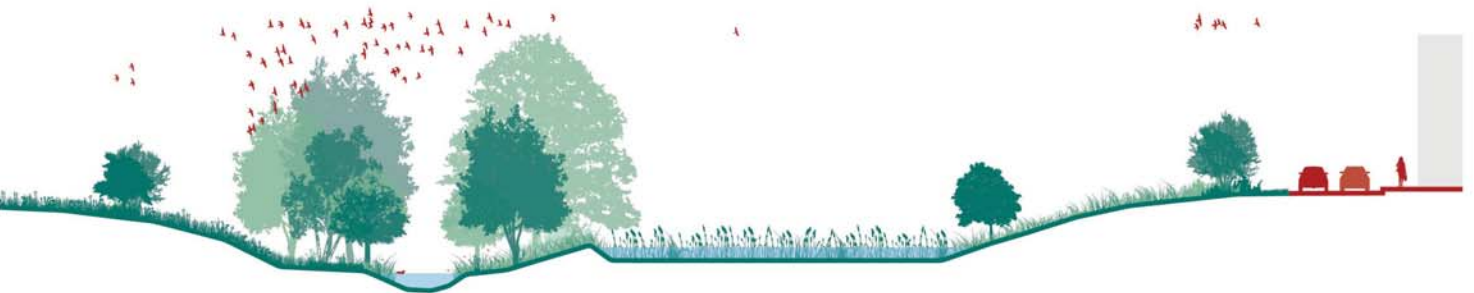


## 4.2 VILLAGES, VALLEYS AND SUDS CHARACTER

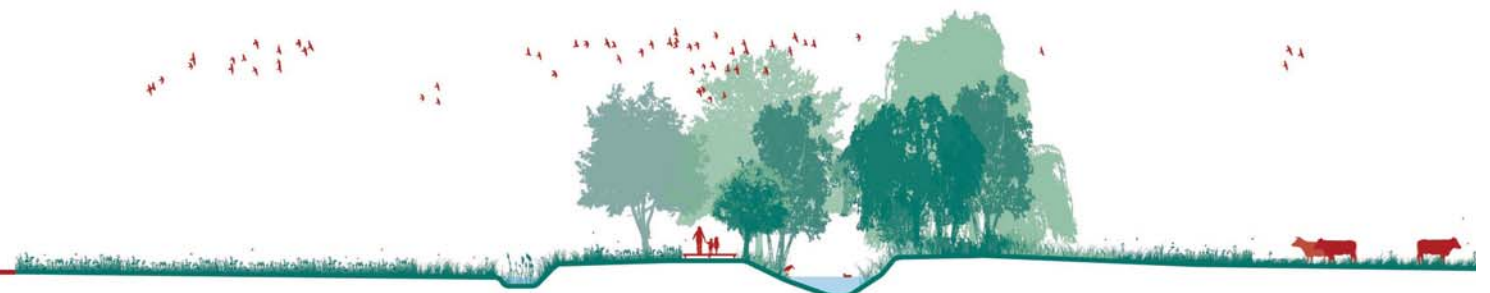


### WATER SENSITIVE URBAN DESIGN. RESPONSE TO LANDSCAPE CHARACTER

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.



## 4. BLUE INFRASTRUCTURE STRATEGY

### 4.3 SUDS DESIGN OUTLINE APPROACH

The SuDS system will be designed to accommodate a 100-year storm with a +30% 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.

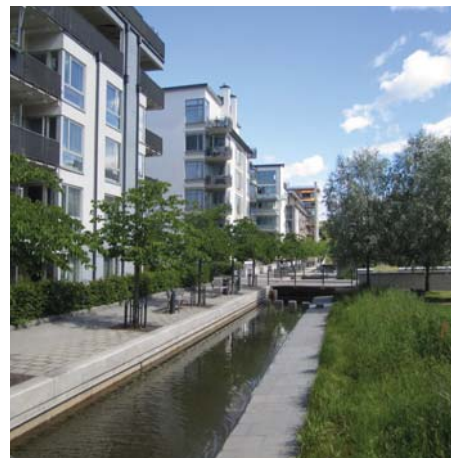
#### SUDS MANAGEMENT AND EDUCATION

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'.

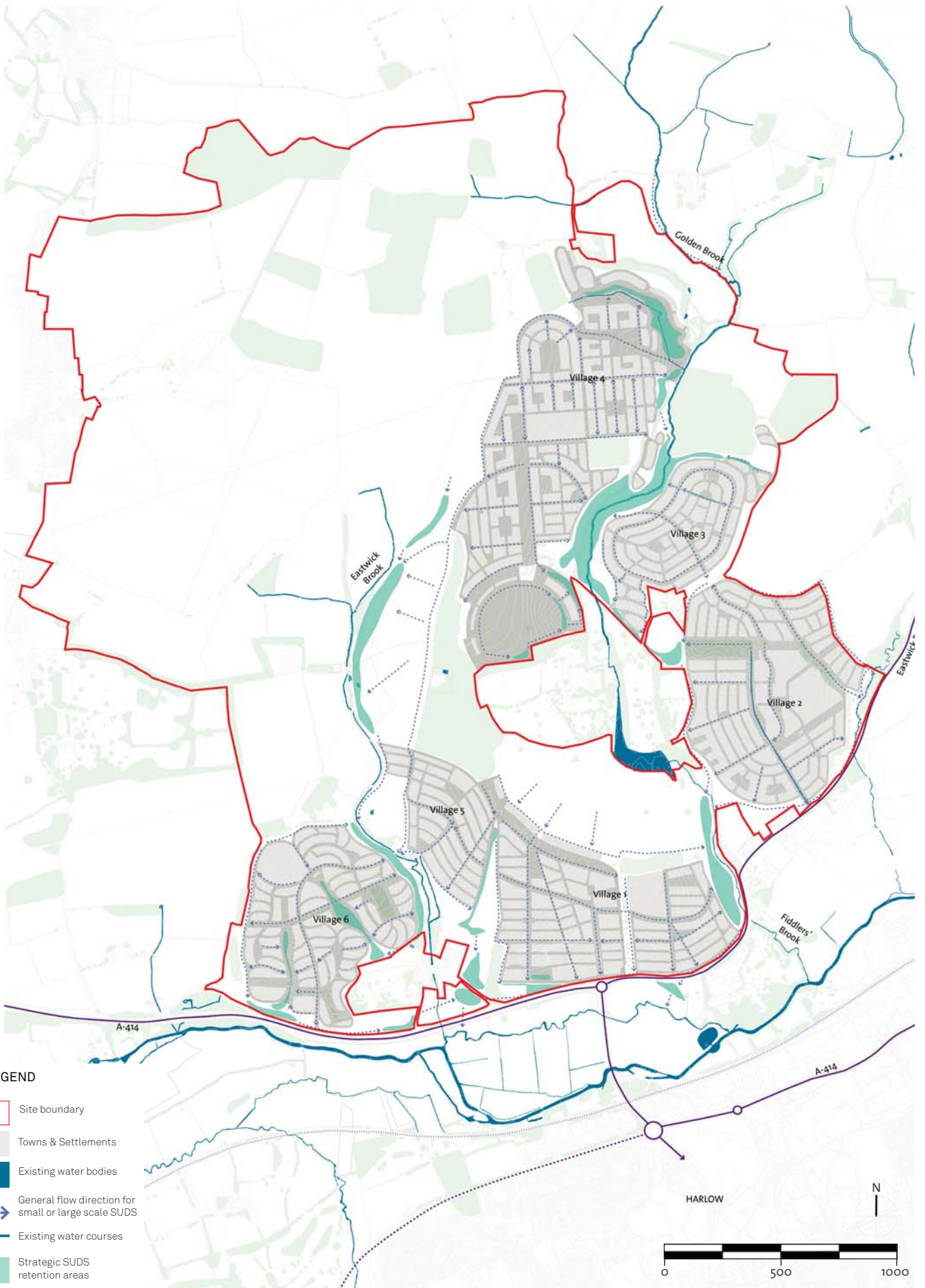
To reinforce this, a management strategy of improving public awareness and understanding the risks of surface water within the public realm will be implemented, to promote collective responsibility and the safeguarding of the water resource across the development. Together the combined water management 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



# C OPEN SPACE AND PUBLIC REALM STRATEGY

## 5 Open Space and Public Realm

### 5.1 Strategy

### 5.2 Open Space Provision/Character Typology

### 5.3 Open Space Provision/Character Typology Categories

### 5.4 Open Space Provision/Hierarchy

### 5.5 Open Space Provision/Hierarchy Categories

### 5.6 Landscape Connections & Public Rights of Way

### 5.7 Proposed Paths & Connections

## 6 Sports and recreation

### 6.1 Introduction. The EHDC Local Plan

### 6.2 Strategy

### 6.3 EHDC Local Plan Requirements

### 6.4 Typologies

### 6.5 Outdoor Sports Facilities

### 6.6 Play & Facilities for young people

### 6.7 Children's Play Policy Review

### 6.8 Play Provision. Destination Play

### 6.9 Play Provision. LAP & Play within the public realm

### 6.10 Play Provision. LEAP

### 6.11 Play Provision. NEAP

### 6.12 Play Provision. Schools

### 6.13 Allotment Provision

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# 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 Gilston Park Estate 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 Gilston Park Estate 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

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## 5. OPEN SPACE AND PUBLIC REALM

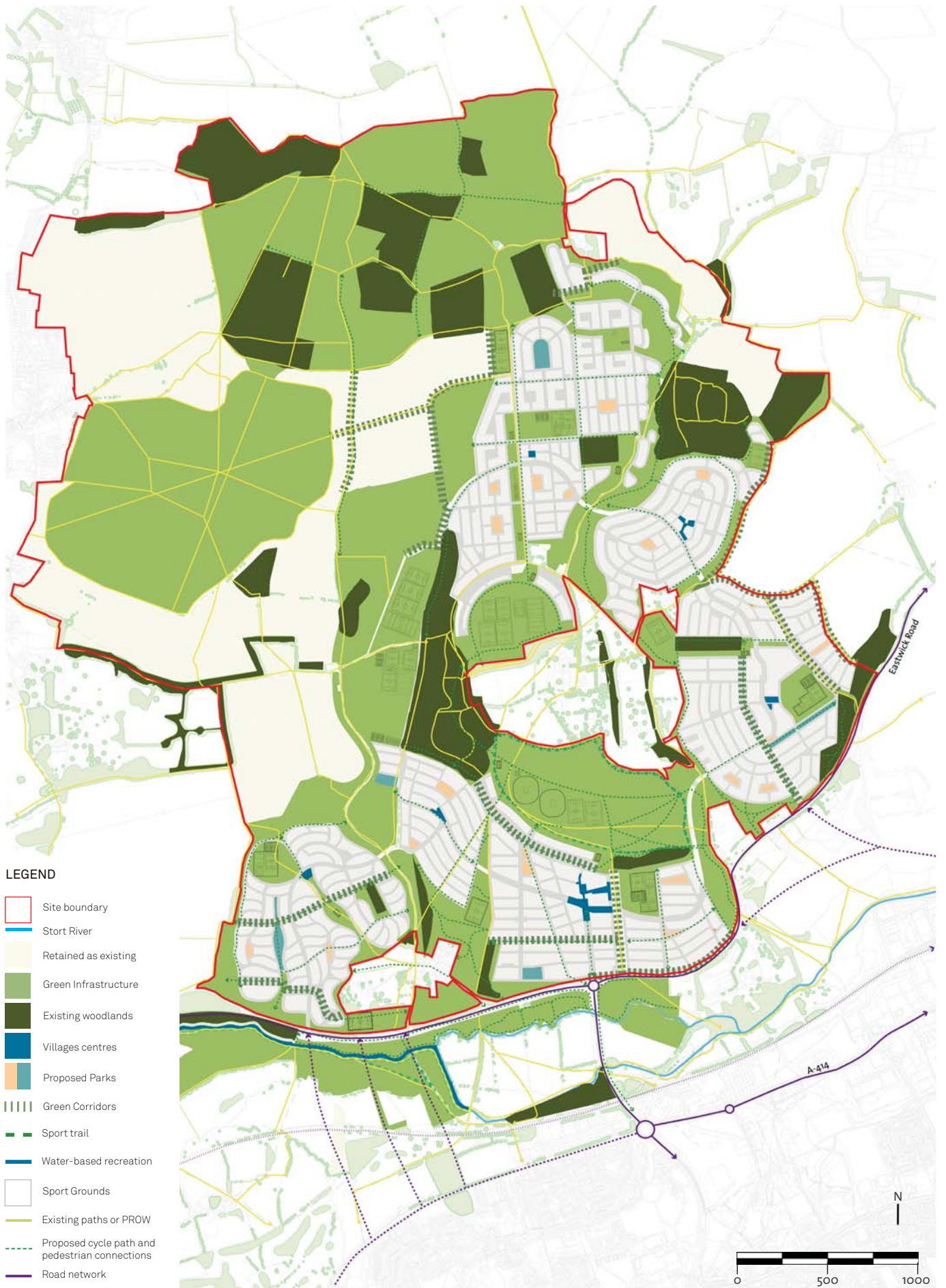
### 5.1 STRATEGY

At the heart of the Gilston Park Estate Masterplan is the vision of providing aspirational homes and inspirational places and a key element in realising this vision is the provision of a robust, considered and integrated open space & public realm. 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 GPE 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 C 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
- Road network

OPEN SPACE AND PUBLIC REALM TYPOLOGIES PLAN

## 5. OPEN SPACE AND PUBLIC REALM

### 5.2 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 Park Estate 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 Park Estate 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 six mutually supporting villages, each of them with its own character.

Likewise, there is no standard set for cemeteries and churchyards in the requirements for quantity standards of recreation in new residential developments of Appendix IV of the East Herts Local Plan Second Review 2007, as their recreational function is not related to quantity but to the quality of provision. Gilston Estate Masterplan has not therefore considered a set provision of Cemeteries and Churchyards in this document but areas will be made available as required.

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.

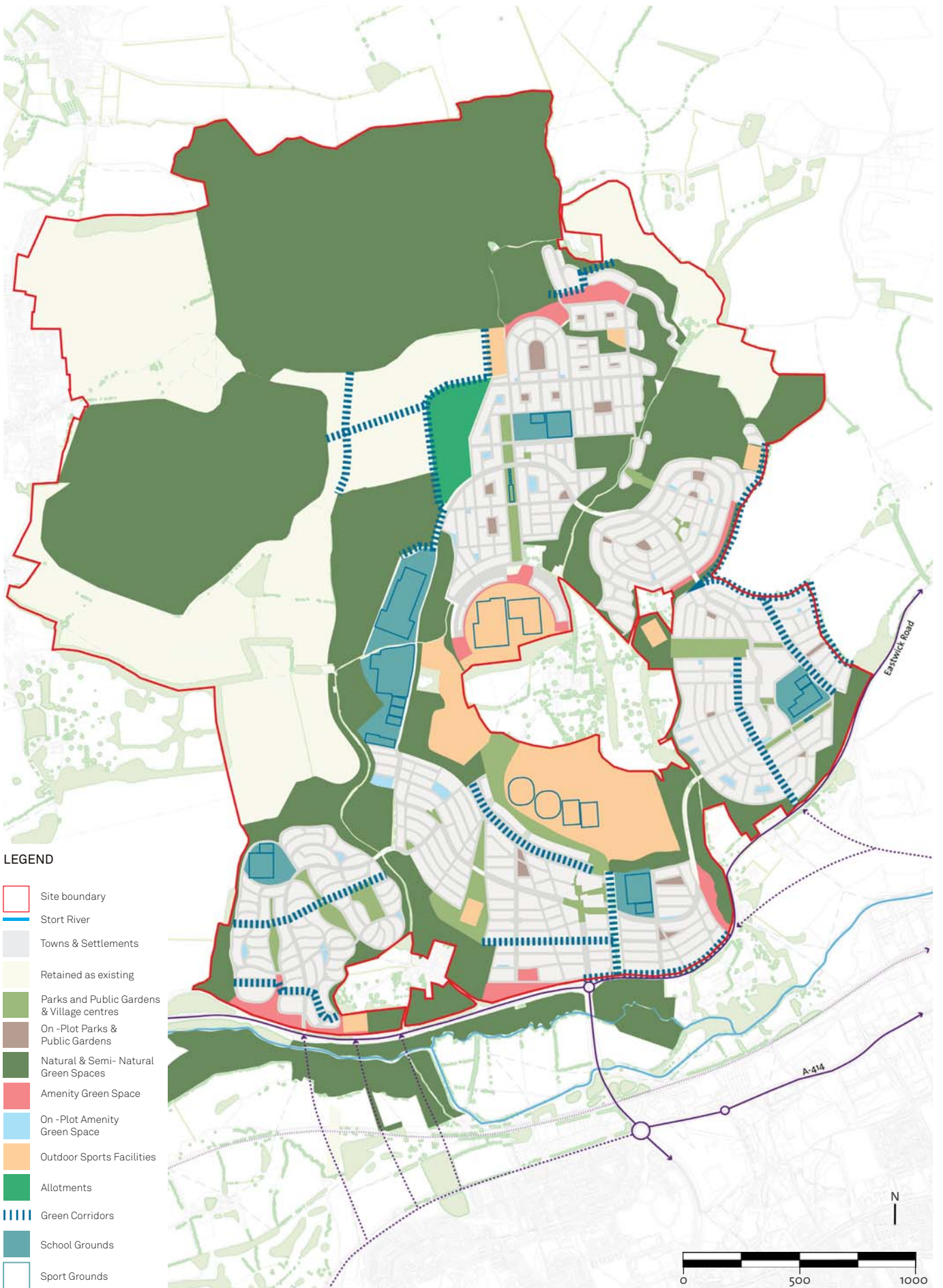
Note 1: Due to the various limitations and constraints of the site, an alternative outdoor sports provision strategy is being proposed to that in the EHDC Local Plan Second Review 2007 for Outdoor Sports Provision. The proposed sports provision is set out in more detail in the Outdoor Sports Provision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

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 <sup>1</sup>	Amenity Green Space	Provision for Children & young People
<b>EHDC Requirement</b>	0.53 Ha/1000 population within 10 min walk (800m)	7.64 Ha/1000 population within 10 min walk (800m)	3.79 Ha/1000 population within 10 min walk (800m)	0.55 Ha/1000 population within 5 min walk (400m)	0.20 Ha/1000 population within 5 min walk (400m)
<b>Village 01 Pop: 4101</b>	2.17 Ha	31.33 Ha	15.54 Ha	2.26 Ha	0.82 Ha
<b>Village 02 Pop: 3993</b>	2.12 Ha	30.51 Ha	15.13 Ha	2.20 Ha	0.80 Ha
<b>Village 03 Pop: 2295</b>	1.22 Ha	17.53 Ha	8.70 Ha	1.26 Ha	0.46 Ha
<b>Village 04 Pop: 4277</b>	2.27 Ha	32.68 Ha	16.21 Ha	2.35 Ha	0.86 Ha
<b>Village 05 Pop: 1654</b>	0.88 Ha	12.64 Ha	6.27 Ha	0.91 Ha	0.33 Ha
<b>Village 06 Pop: 2662</b>	1.41 Ha	20.34 Ha	10.09 Ha	1.46 Ha	0.53 Ha
<b>TOTAL EHDC REQUIREMENT</b>	<b>10.06 Ha</b>	<b>145.02 Ha</b>	<b>71.94 Ha</b>	<b>10.44 Ha</b>	<b>3.80 Ha</b>
<b>TOTAL PROPOSED INCL. AIRFIELD</b>	<b>16.41 Ha</b>	<b>236.51 Ha</b>	<b>63.01 Ha</b>	<b>15.54 Ha</b>	<b>3.64 Ha</b>





**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

## 5. OPEN SPACE AND PUBLIC REALM

### 5.3 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 Park Estate 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 five village centres in Villages 2, 3, 4, 5 & 6.  
Providing a representative space for people meeting in the central and commercial space of their village.

#### 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

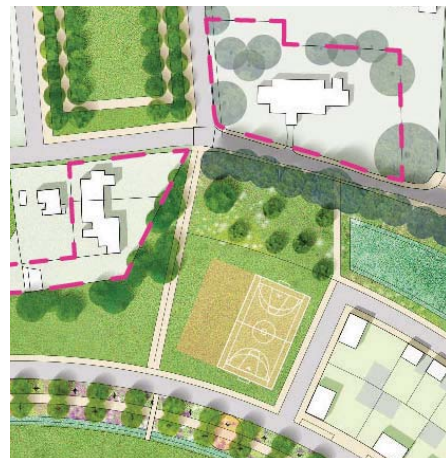
### Green Corridors



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

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## 5. OPEN SPACE AND PUBLIC REALM

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### 5.4 OPEN SPACE PROVISION/ HIERARCHY

The open space character typology 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 Gilston Park Estate.

#### LARGE PUBLIC OPEN SPACES

The overall size and proposed 'multi-village' character of Gilston Park Estate has led to the development of a spatial hierarchy of open space provision ranging from strategic open spaces serving GPE as a whole, plus surrounding communities; through to village greens and squares acting as focal points for each of the six 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 Gilston Park Estate 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.

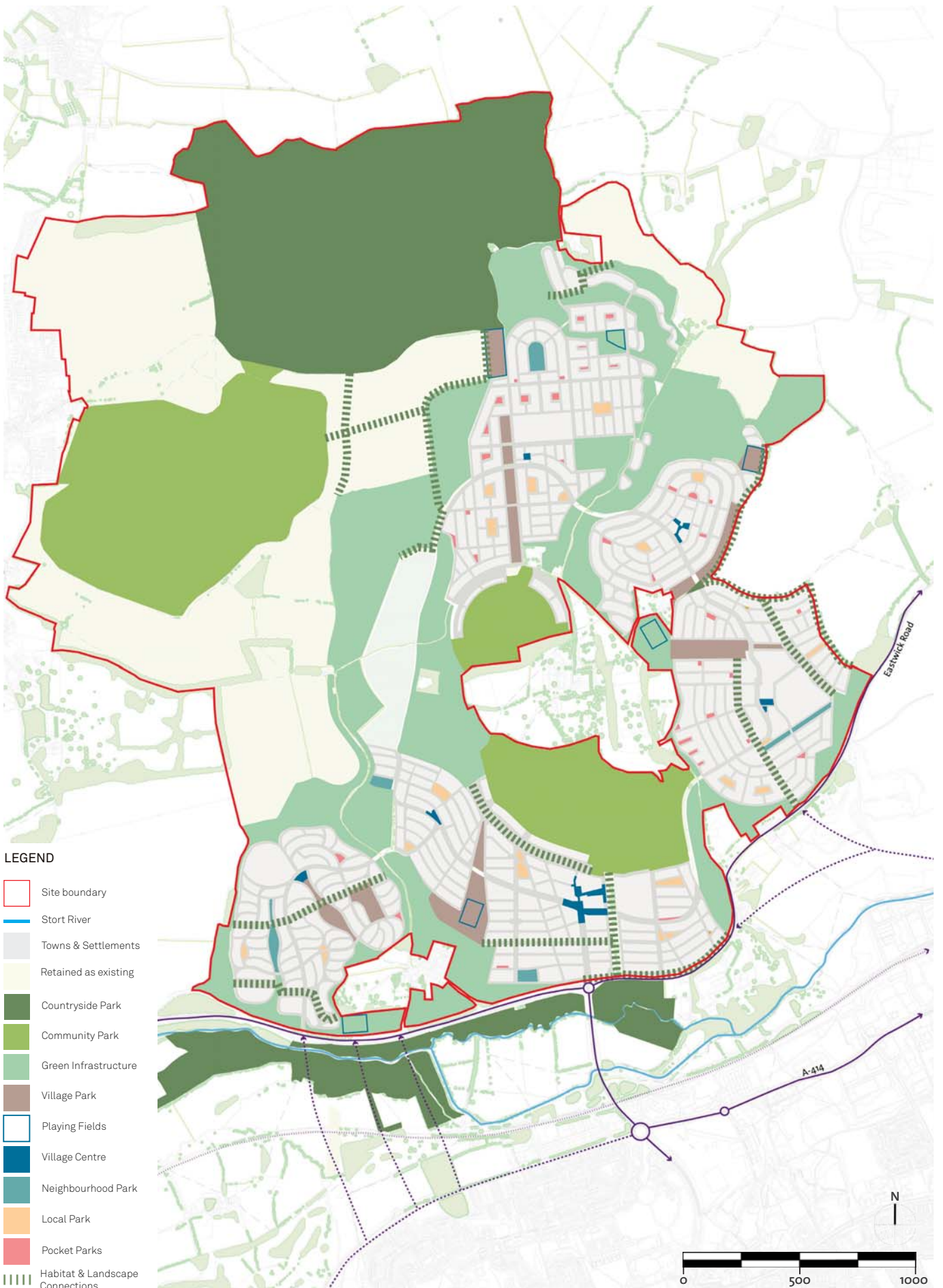
The category of Medium Open Spaces includes a tactical green provision that serves each village according to its size and physical constraints. It will provide the inhabitants of the villages with closer access to attractive, accessible, functional spaces that will form the heart and soul of the emerging 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 and that the overall open space requirements of the EHDC SPD are achieved.



**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

## 5. OPEN SPACE AND PUBLIC REALM

### 5.5 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 Park Estate 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 and where required in order to meet SPD requirements
- 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

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.

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

Large, centrally-located spaces providing sport, play and recreational facilities for Gilston Park Estate 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



## 5. OPEN SPACE AND PUBLIC REALM

### 5.5 OPEN SPACE PROVISION/ HIERARCHY CATEGORIES

#### 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



## 5. OPEN SPACE AND PUBLIC REALM

### 5.6 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.

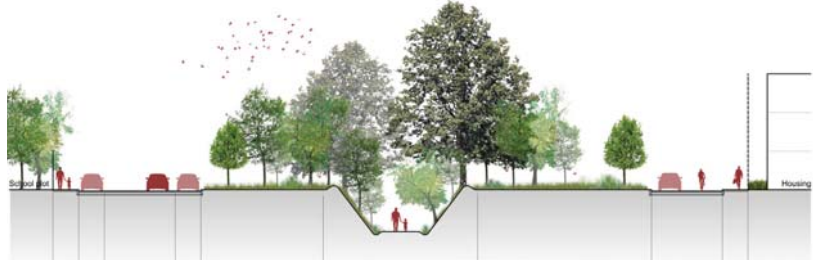
The individual Root Protection Areas of existing trees within the corridor should also be taken account of in defining the extent of the habitat and landscape connection and alignment of adjacent roads, buildings, level changes, etc.

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 keyed off on the opposite strategy plan are:

- 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

#### PROPOSED CONNECTIONS



ENHANCED HOLLOWAY IN VILLAGE 2



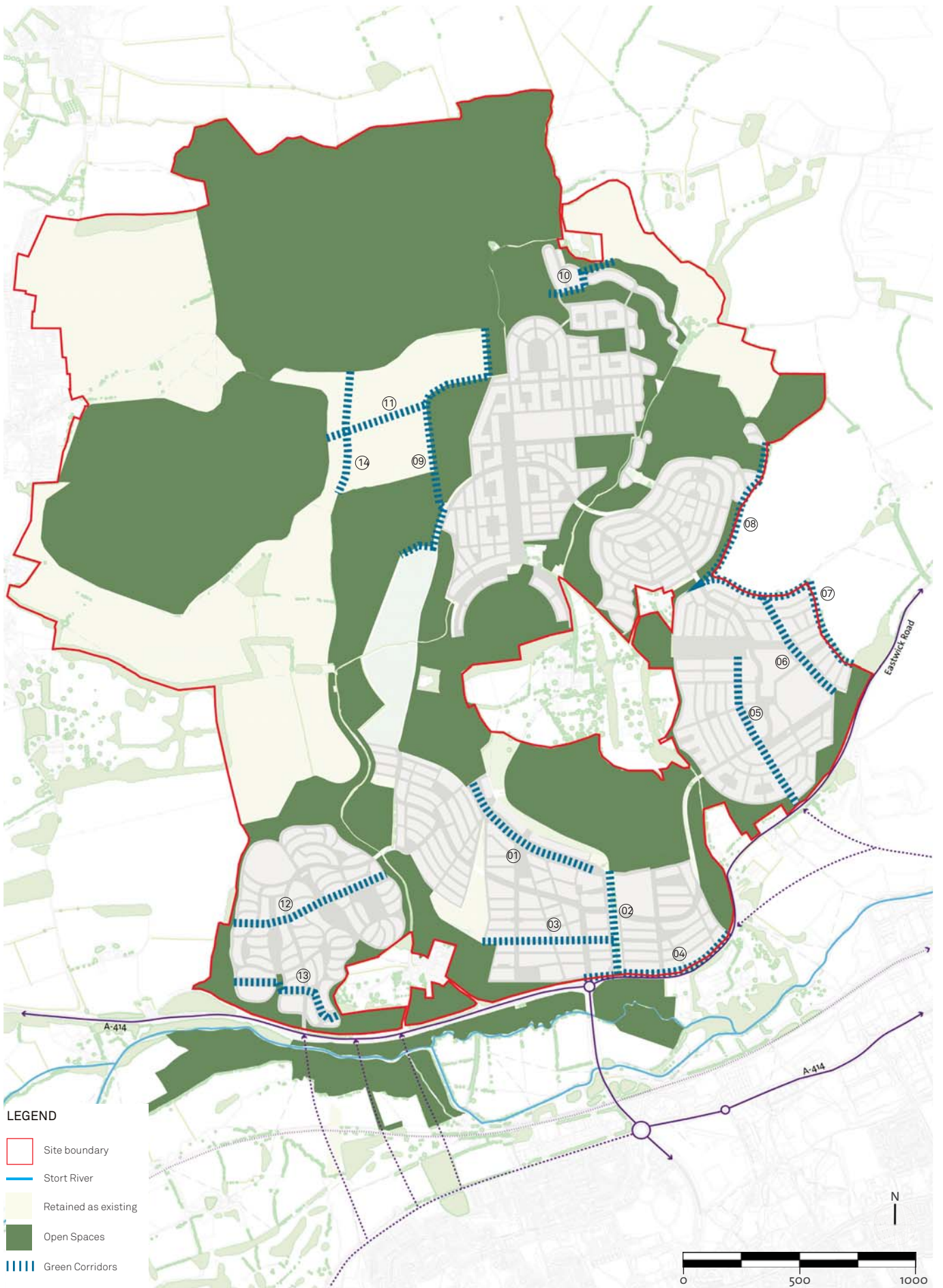
EXISTING HOLLOWAY IN VILLAGE 2



ENHANCED LIME AVENUE IN VILLAGE 1



EXISTING LIME AVENUE IN VILLAGE 1



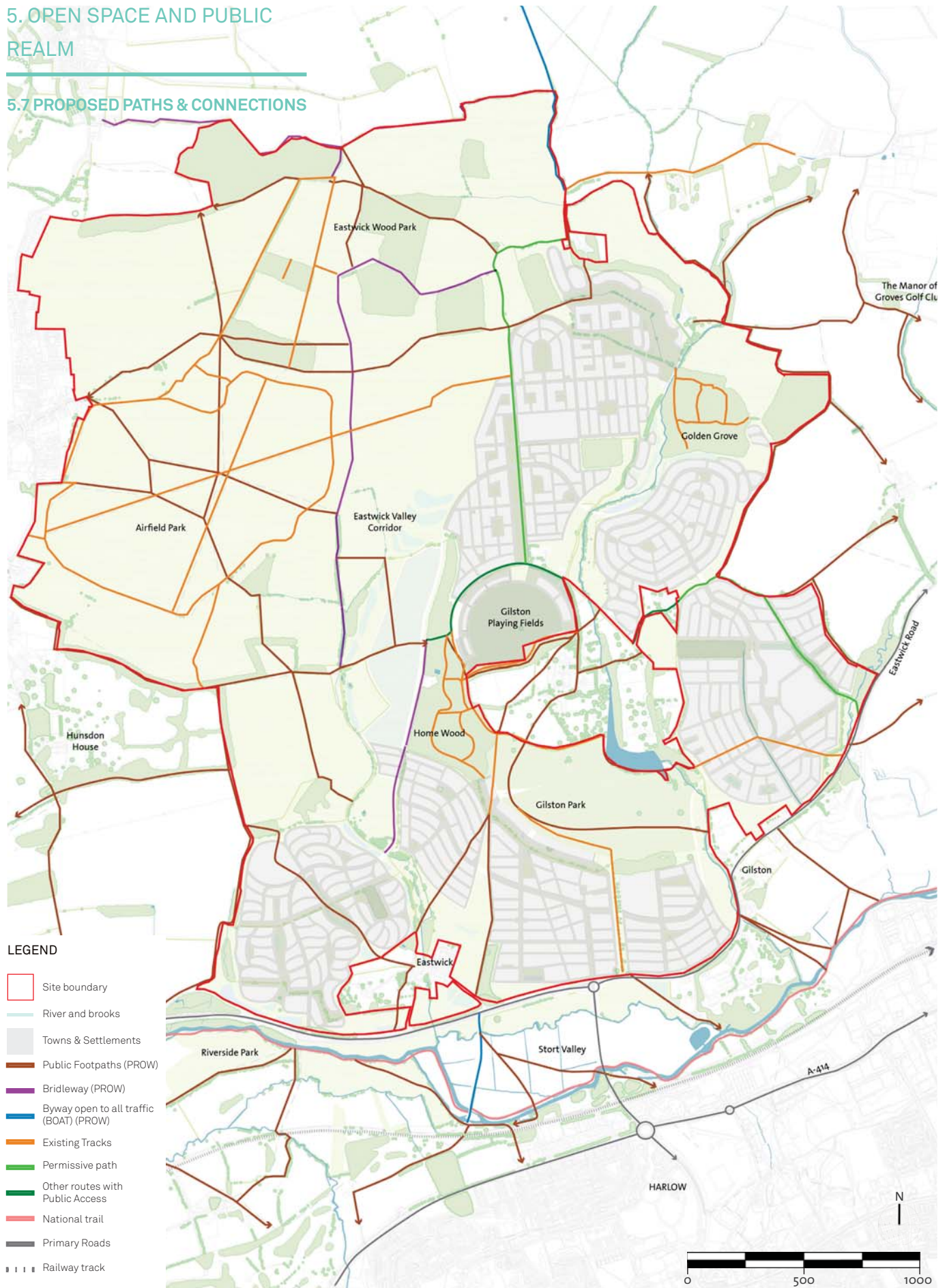
**LEGEND**

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

GREEN CORRIDORS PLAN

# 5. OPEN SPACE AND PUBLIC REALM

## 5.7 PROPOSED PATHS & CONNECTIONS

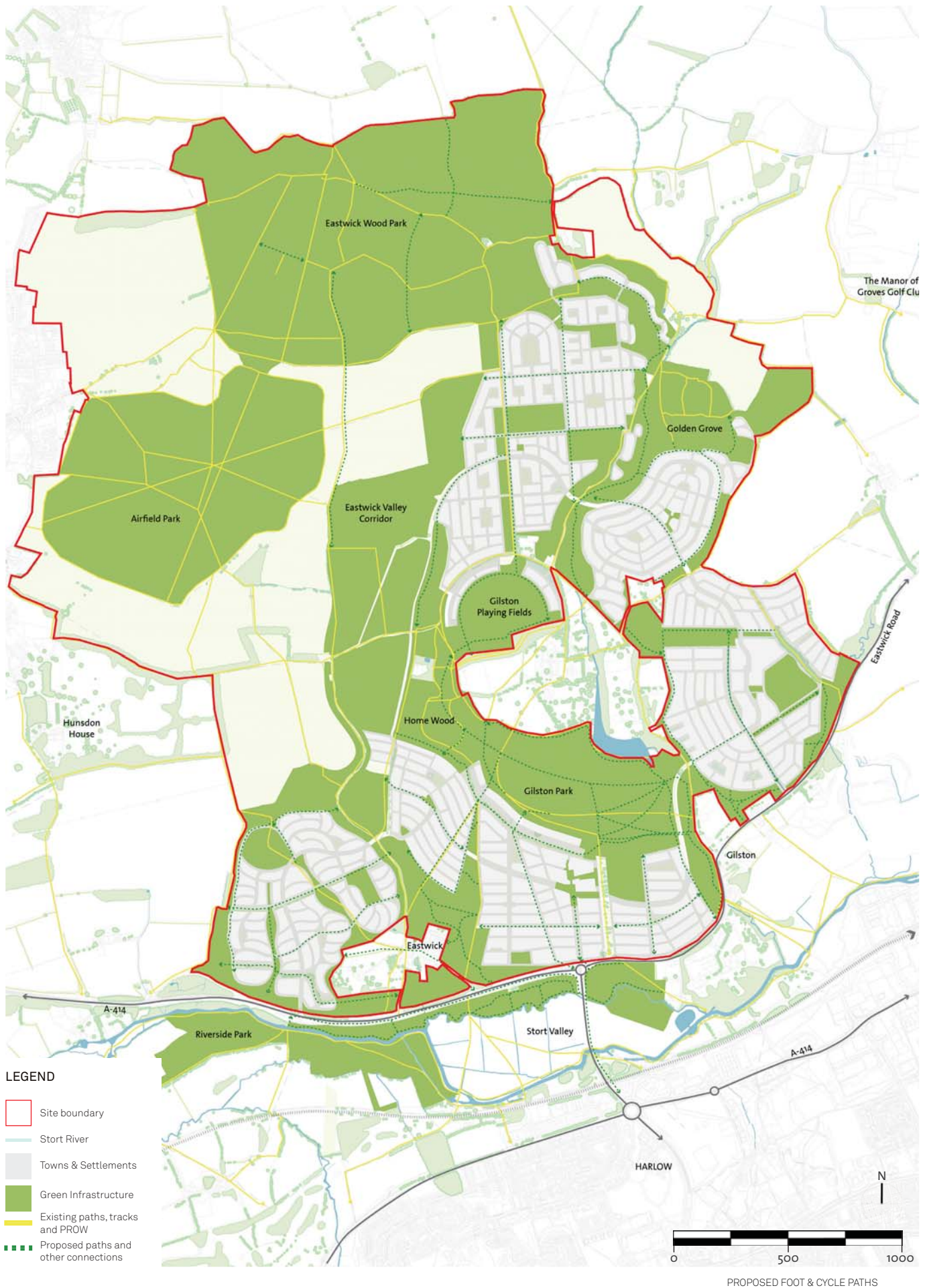


**LEGEND**

- Site boundary
- River and brooks
- Towns & Settlements
- Public Footpaths (PROW)
- Brideway (PROW)
- Byway open to all traffic (BOAT) (PROW)
- Existing Tracks
- Permissive path
- Other routes with Public Access
- National trail
- Primary Roads
- Railway track



EXISTING PATHS & PROW



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## 6. SPORTS & RECREATION

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### 6.1 INTRODUCTION. THE EHDC LOCAL PLAN

The site sports and recreation strategy takes advantage of the large areas of open space created at Gilston Park Estate, 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.

The quantum, type and accessibility of sports facilities across the site respond to the requirements of the East Hertfordshire Open Space, Sport and Recreation Local Plan Second Review 2007.

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 Gilston Park Estate the EHDC SPD the area requirement for outdoor sports & recreation would be approximately 72 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 probably due to the inclusion of area hungry golf courses in the EHDC Local plan definition.

### 6.2 STRATEGY

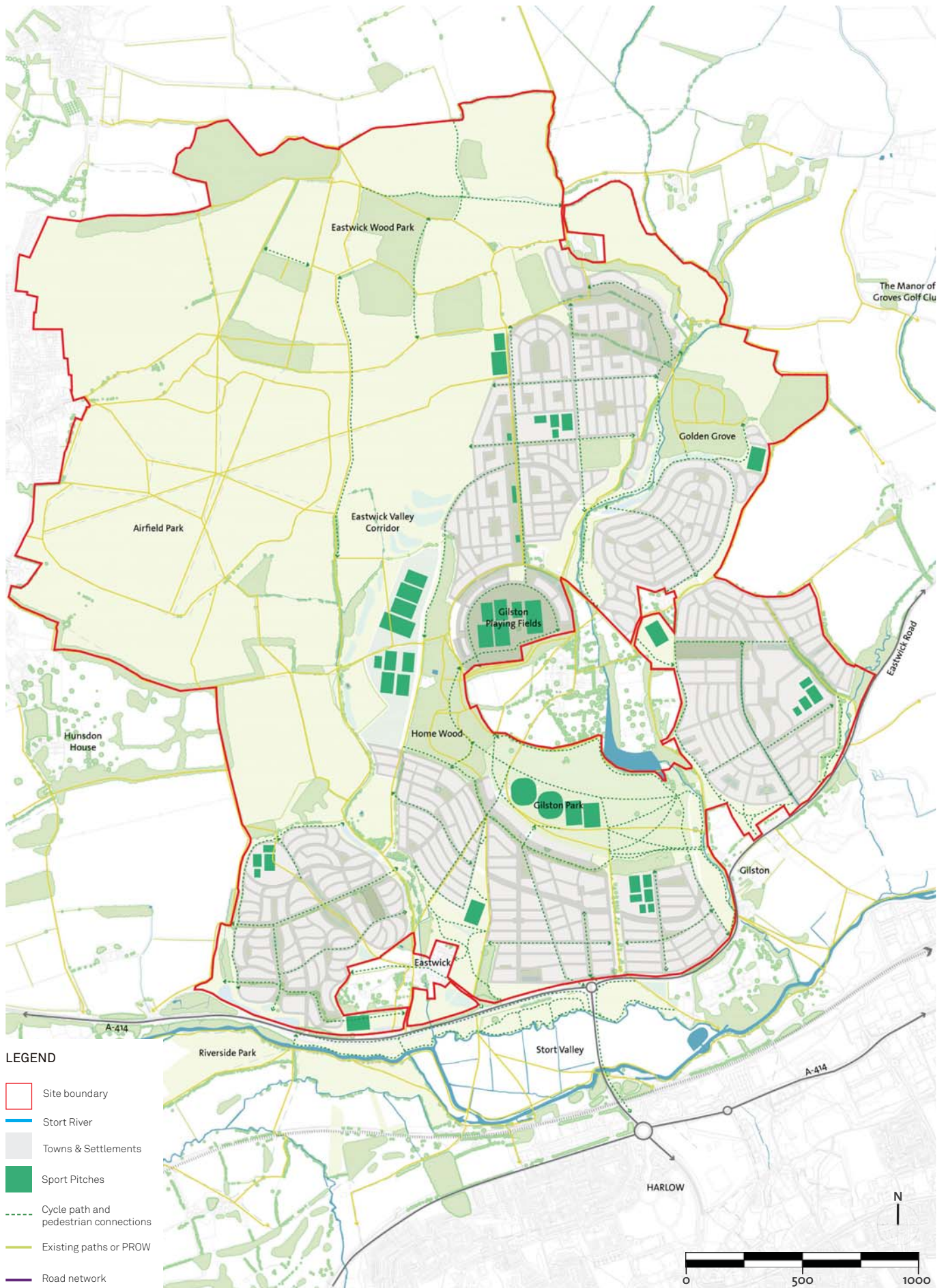
A key objective is to provide adequate and appropriately located sport and recreation facilities in conjunction with the residential development.

It was decided that an appropriate level of sports provision for the Gilston Park Estate would be circa 63 Ha which is divided between 33ha of formal sports provision i.e sports pitches and courts etc. and 30 Ha 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.





SITE WIDE SPORTS PROVISION AND PEDESTRIAN & CYCLE NETWORKS

## 6. SPORTS & RECREATION

### 6.3 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 <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )
Sports Pitches	10000 + 35N	73000	10000 + 35N	62500	10000 + 35N	52000	10000 + 35N	41500	10000 + 35N	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.

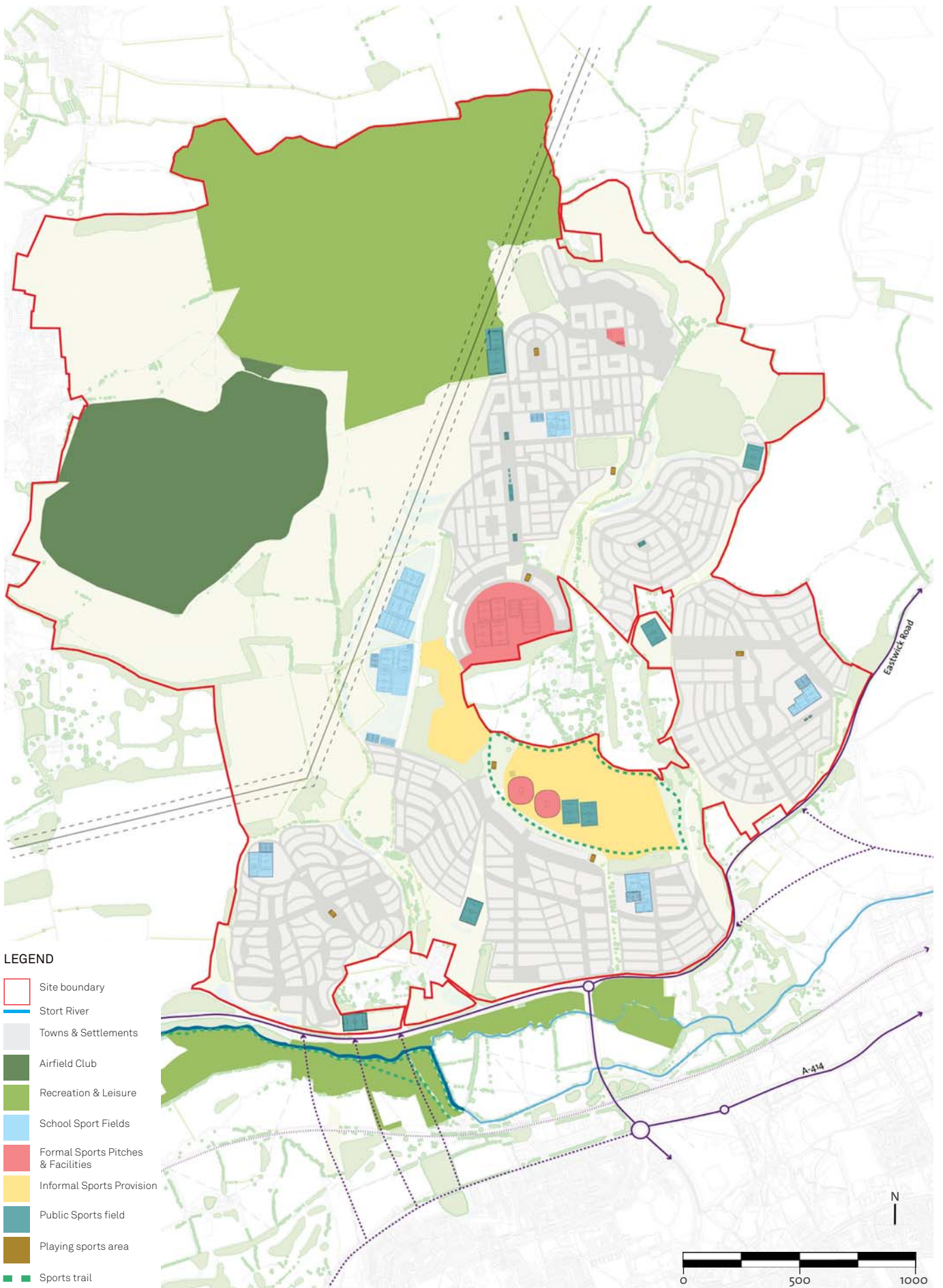
#### Non-Net Site Area:

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

<sup>1</sup> Areas calculations based on Building Bulletin 98: Briefing Framework for Secondary School Projects





**LEGEND**

- Site boundary
- Stort River
- Towns & Settlements
- Airfield Club
- Recreation & Leisure
- School Sport Fields
- Formal Sports Pitches & Facilities
- Informal Sports Provision
- Public Sports field
- Playing sports area
- Sports trail

SPORTS PROVISION TYPOLOGIES PLAN

## 6. SPORTS & RECREATION

### 6.4 TYPOLOGIES

#### RECREATION & LEISURE

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

The Gilston Park Estate 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 at GPE includes school and educational institution playing fields.

Due to the management of the school provision in GPE the facilities will be opening for community use. Both school and community use will be managed by the school and its governing body.

However, 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 Park Estate, 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.



## 6. SPORTS & RECREATION

### 6.5 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.

Due to the onerous quantum and distribution requirements of the EHDC Local Plan Second Review 2007 for Outdoor Sports Provision, and due to the various limitations and constraints of the site, an alternative outdoor sports provision strategy is being proposed to that set out in the EHDC SPD. Instead of providing sports pitches scattered throughout the development to meet the distribution requirements, 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 Park Estate 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

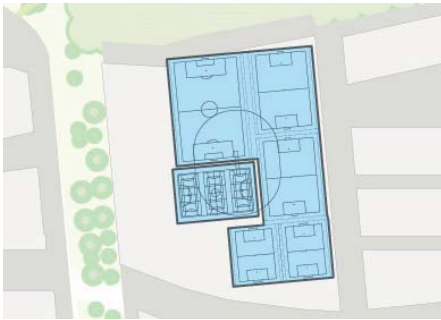
- 1 No. 3-court MUGA
- 1 No. U7 & U8 Football Pitch
- 1 No. U9 & U10 Football Pitch
- 1 No. U11 & U12 Football Pitch
- 1 No. Junior Cricket Pitch
- Cricket Nets
- Rounders Pitches
- Grass Athletics Track
- To be shared-use with community
- All pitches and courts to comply with current Sport England,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



Gilston Playing Fields  
Area: Min 10 Ha

- 1 No. full size Rugby Pitch
- 1 No. junior Rugby Pitch
- 2 No. 018 & 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)



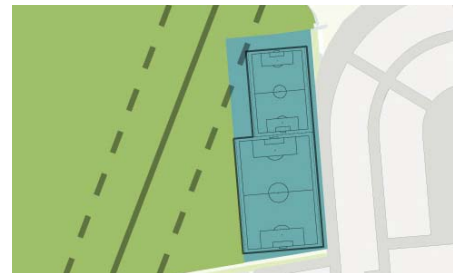
Gilston Park  
Area: Min 25 Ha

- 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



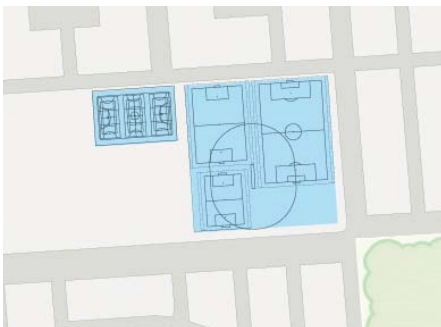
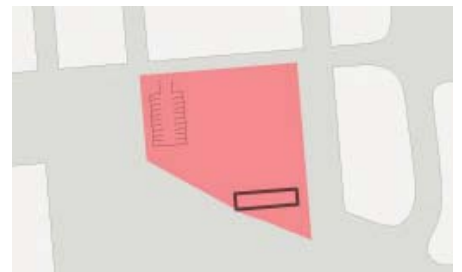
Village Playing Fields  
Area: Min 0.8 Ha per village,  
min 1.2 Ha (Village 4)

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



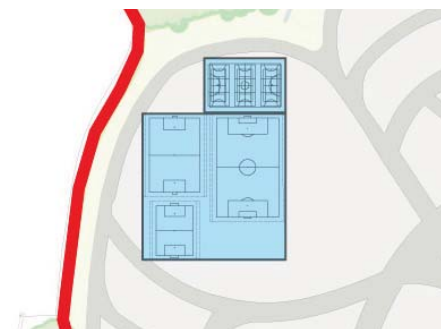
Village 4 Bows Club  
Area: Min 0.5 Ha

- 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 465m<sup>2</sup>

- 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



## 6. SPORTS & RECREATION

### 6.6 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 therefore 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.

Play is a generic term for a variety of activities

that are satisfying to the child, creative for the child and freely chosen by the child. As a free and unfettered activity it is essential for a child's development in promoting, emotional development, physical well being, physical development, social development, citizenship and the appreciation of enjoyment and nature. The EHDC Children and 'Young People's play strategy 2007-2012' includes several pertinent quotations that define the importance of play and which have informed the Gilston Park Estate play strategy.

#### THE IMPORTANCE OF PLAY

The following citations are intrinsic to the strategy for providing play opportunities at Gilston Park Estate.

"The right to play is the child's first claim on the community. Play is nature's training for life. No community can infringe that right without doing deep and enduring harm to the minds and bodies of its citizens."

David Lloyd George, 1926

"Putting adventure back into young people's lives is really important. Society is closing this opportunity down; stifling young people

and controlling where they can and can't go. Young people need to learn how to take risks in a controlled environment so they can be equipped for the challenges that life will bring them. Not giving young people the opportunity to sample adventurous activities will lead to sedentary and unmotivated young people who have no self reliance or ability to deal with what life throws at them."

Simon Carter, Group Leader, 1st Bishops Stortford and Hockerill Scout Group.

"Children's need for good quality play opportunities changes as they grow up, but they need such opportunities throughout childhood in order to reach and maintain their optimum development and well-being."

Children's Act 1989 Guidance and Regulations Volume 2



STREET PLAY



WOODLAND PLAY PARKS



FREE PLAY

## 6.7 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 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 Park Estate 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 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 Park Estate 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

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## 6. SPORTS & RECREATION

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### 6.8 PLAY PROVISION. DESTINATION PLAY

#### TYOLOGY 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. Many users may require public or private transport and access, as for local and neighbourhood provision, will be free of charge.

#### 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 District Council wish 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

## 6. SPORTS & RECREATION

### 6.9 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.

Based on Fields in Trust's Planning and Design for Outdoor Sport and Play typology, a typology of Playing areas has been developed, considering also the following category:

#### 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 100m<sup>2</sup> 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.

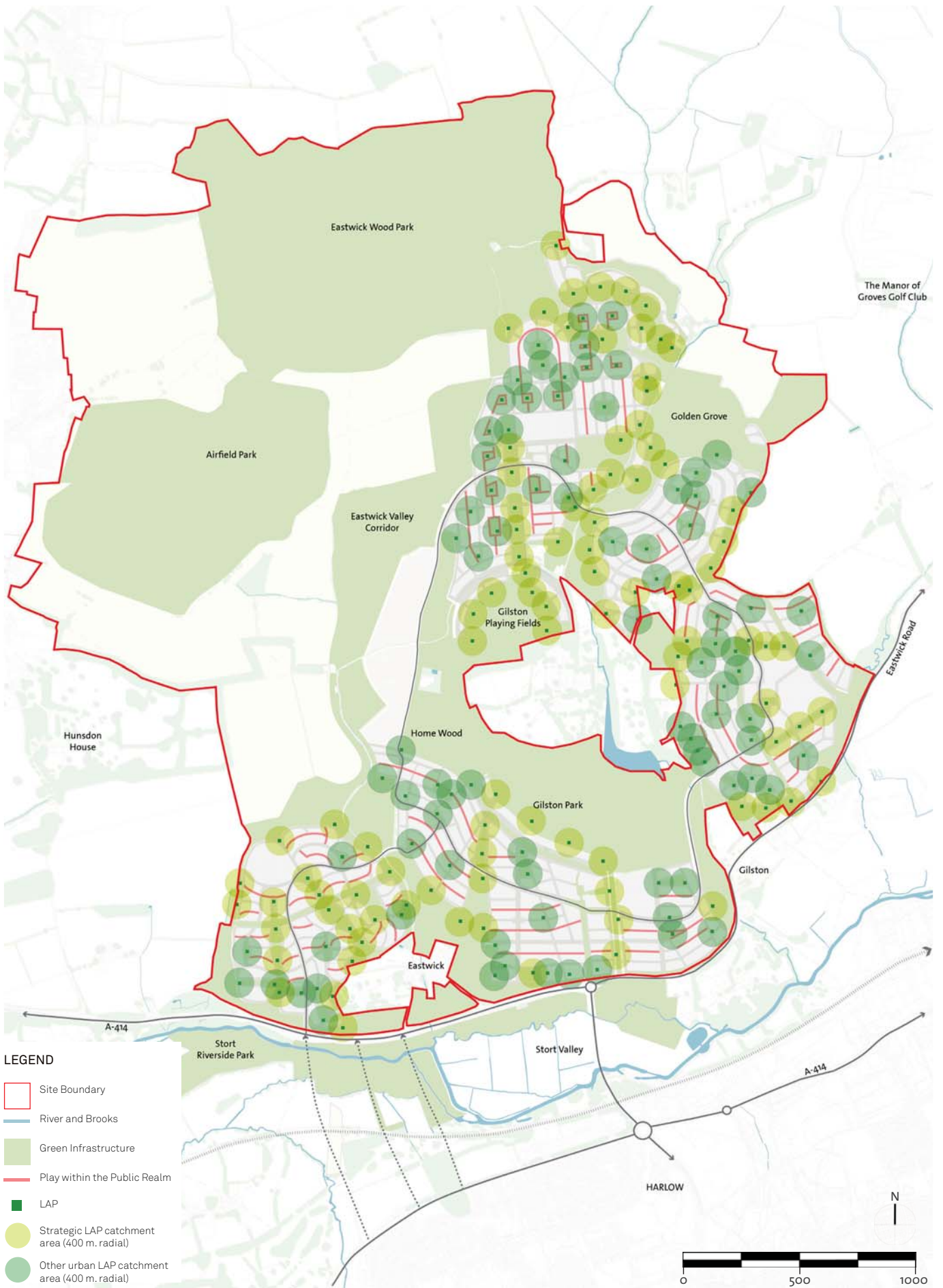
Doorstep Play (LAPs and Play within the Public realm) within Strategic Open Spaces and Secondary Provision:

- Approx 125 No. LAPs

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)





DISTRIBUTION OF LAPS AND PLAY WITHIN THE PUBLIC REALM PLAN

## 6. SPORTS & RECREATION

### 6.10 PLAY PROVISION. LEAP

#### TYOLOGY DESCRIPTION

The Local Equipped Areas for Play (LEAP) will have a minimum area of 400m<sup>2</sup> 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 EHDC Local Plan Second Review 2007 Open Space, Sport and Recreation SPD Requirements are:

Minimum 400m<sup>2</sup>, within 400m (5 min) walk from home (240m radial distance) 400sqm buffer.

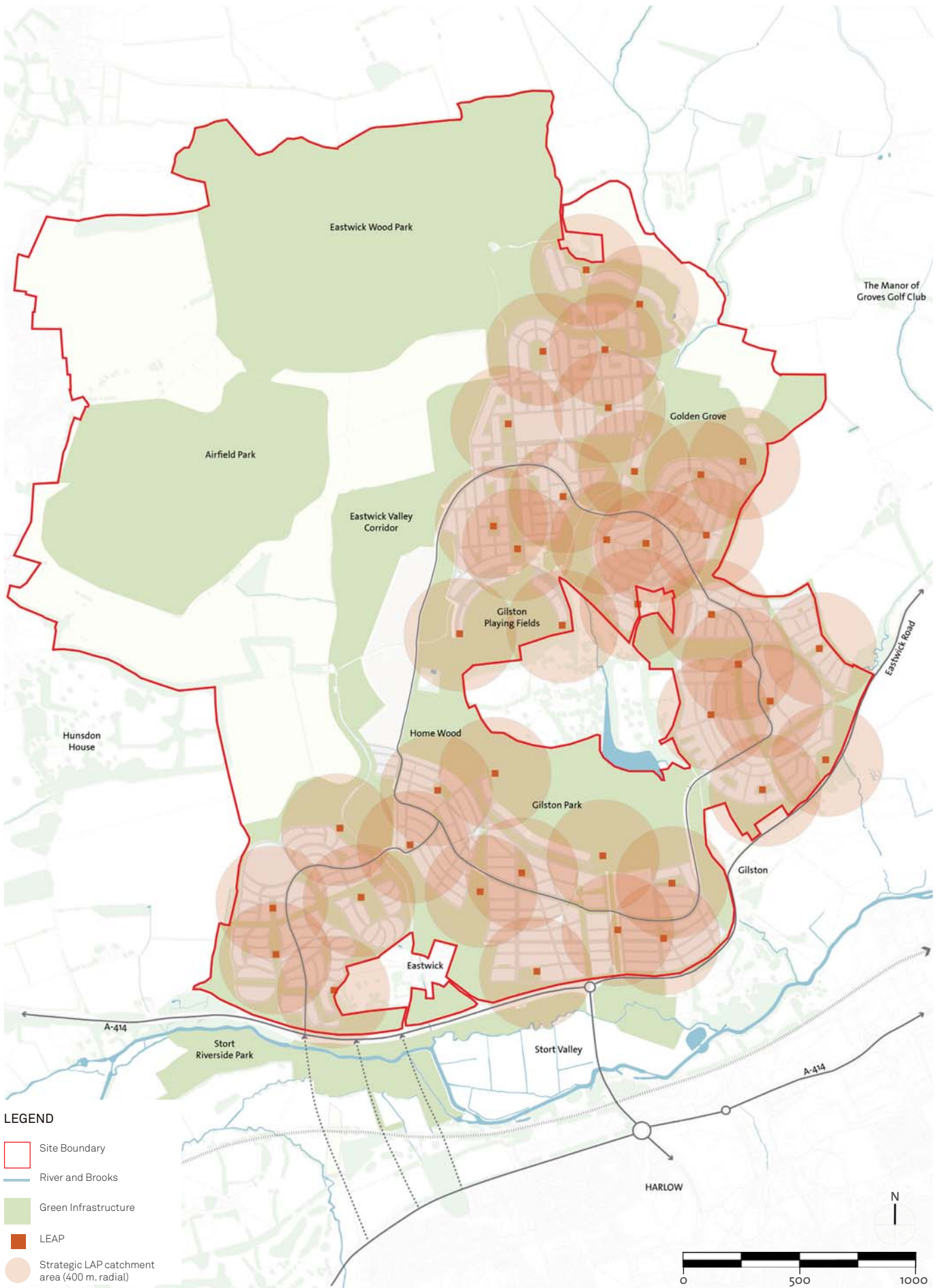
The proposed Local Equipped Areas for Play (LEAP) within Strategic Open Spaces and Secondary Provision are:

- Approx 40 No. LEAPs
- Minimum of 16,000 m<sup>2</sup> (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 LAP catchment area (400 m. radial)

DISTRIBUTION OF LEAPS

## 6. SPORTS & RECREATION

### 6.11 PLAY PROVISION. NEAP

#### TYOLOGY DESCRIPTION

The Neighbourhood Equipped areas for Play (NEAP) will have a minimum area of 1000m<sup>2</sup> each, comprising an area for play equipment & structures, and a hard surfaced area of at least 465m<sup>2</sup> 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

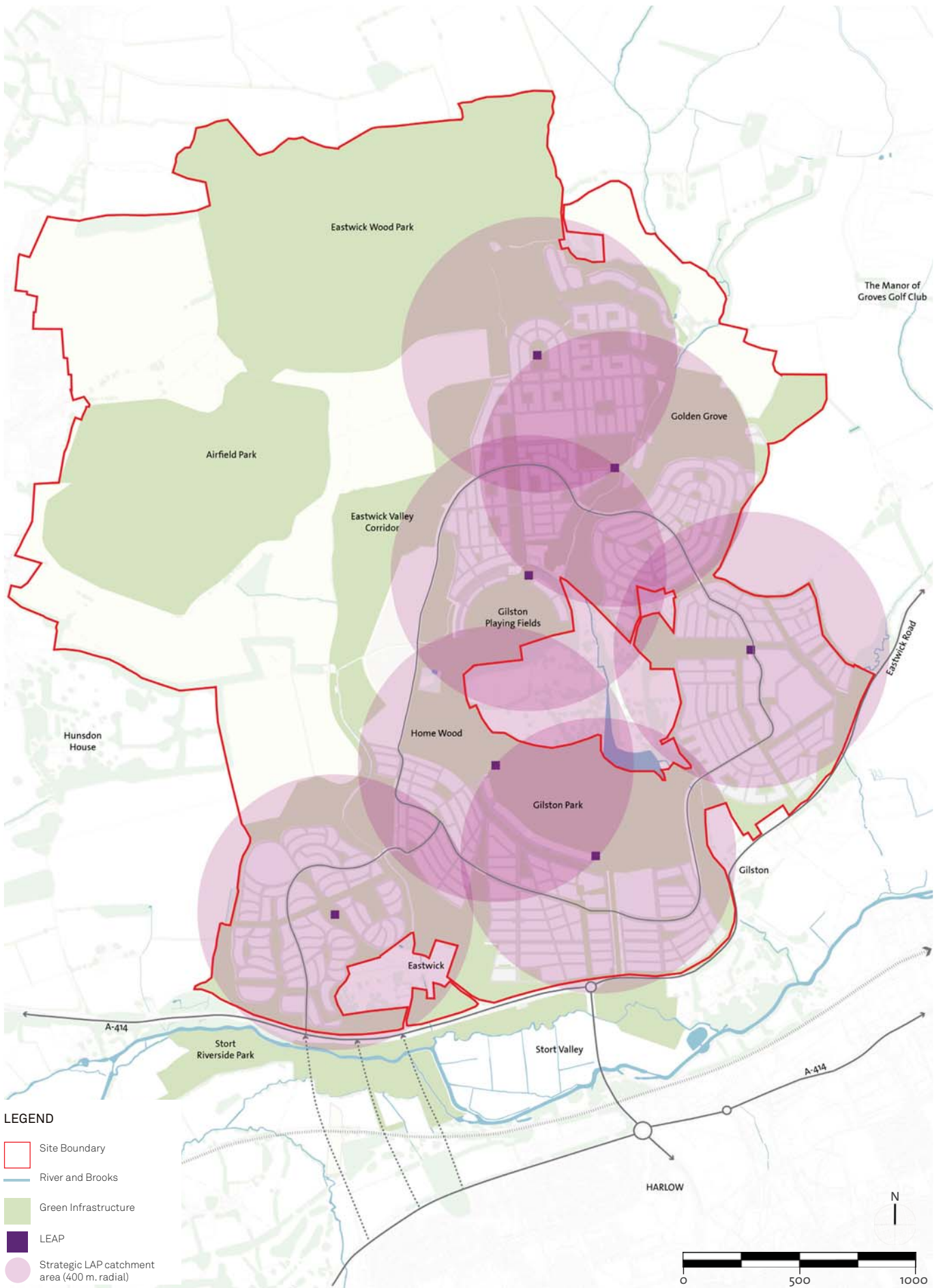
Neighbourhood Equipped Areas for Play (NEAP) within Strategic Open Spaces

- 7 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
- LEAP
- Strategic LEAP catchment area (400 m. radial)

DISTRIBUTION OF LEAPS PLAN

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## 6. SPORTS & RECREATION

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### 6.12 PLAY PROVISION. SCHOOLS

#### TYPOLGY 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 on GPE is articulated with the Green Infrastructure, granting children good access to high-quality outdoor space.







LOCATION OF SCHOOLS PLAN

## 6. SPORTS & RECREATION

### 6.13 ALLOTMENT PROVISION

#### TYOLOGY DESCRIPTION

Allotments are plots of land of about 200-250 m<sup>2</sup>, 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 Park Estate 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.

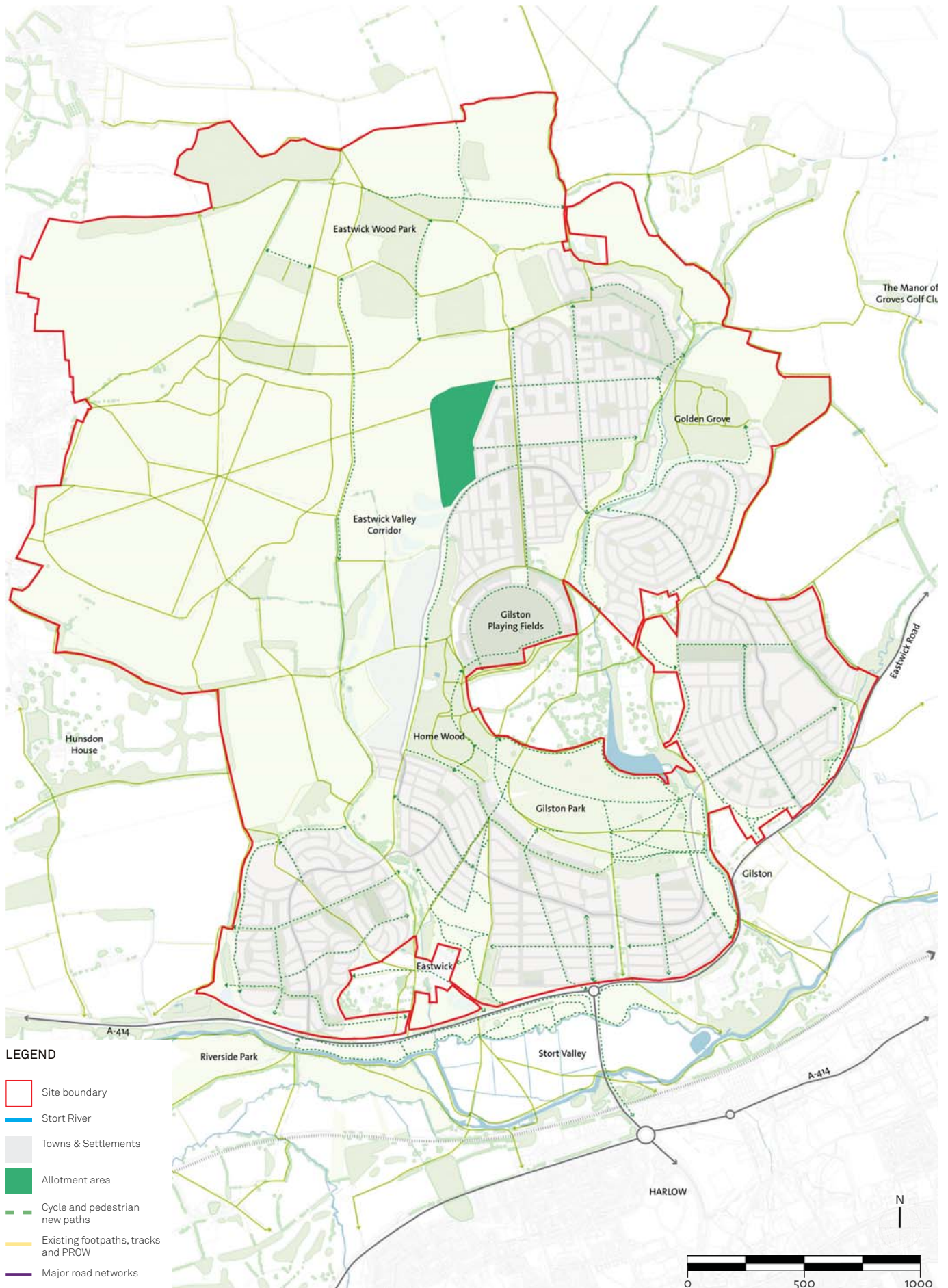
#### PROVISION REQUIREMENTS

The requirements for quantity standards of recreation requirements in new residential developments of Appendix IV of the East Herts Local Plan Second Review 2007, detailed on the PPG17 Open Space Typology, establish the quantity provision based on the population.

The minimum area required for allotments is 0.21 ha per 1000 population, at 4km or 10 minute drive from home. This means a minimum required area of 3,99 Ha.

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





LOCATION OF ALLOTMENTS PLAN



# D PARKS

## 7 Stort Valley Park

- 7.1 Masterplan
- 7.2 Existing Land Classification
- 7.3 Existing Land ownership
- 7.4 Existing activities
- 7.5 Existing plans for the Stort Valley
- 7.6 Stort river restoration: Historical river course precedent
- 7.7 An integrated valley park
- 7.8 Analysis

## 8 Gilston Park

- 8.1 Masterplan
- 8.2 Existing Character
- 8.3 Proposed Character
- 8.4 Analysis

## 9 Gilston Fields

- 9.1 Masterplan
- 9.2 Analysis

## 10 Woodland Park

- 10.1 Masterplan
- 10.2 Existing Character
- 10.3 Proposed Character
- 10.4 Analysis

## 11 Hunsdon Airfield Community Agriculture Park

- 11.1 Masterplan
- 11.2 Existing Character
- 11.2 Proposed Character
- 11.4 Analysis

## 12. Valley Green Corridors

- 12.1 Masterplan
- 12.2 Analysis

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# Overview

One of the aims of GPE 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 four 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 four strategic parks are:

- Stort Valley Park
- Gilston Park and Fields
- Woodland Park
- Hunsdon Airfield Community Agriculture 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.



## 7. STORT VALLEY PARK

### 7.1 MASTERPLAN

#### LEGEND

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



STORT VALLEY LANDSCAPE MASTERPLAN

#### STORT VALLEY PROPOSALS

Covering approximately 40 hectares in total, the Gilston Park Estate 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 Park Estate 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.

#### 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 creates opportunities for circuitous walks for the appreciation of nature. Access between Harlow, the villages of the proposed Gilston Park Estate 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 Park Estate 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 15-20 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.

## 7. STORT VALLEY PARK

### 7.2 EXISTING LAND CLASSIFICATION

The land in Gilston Park Estate 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 Partnership Catchment 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 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

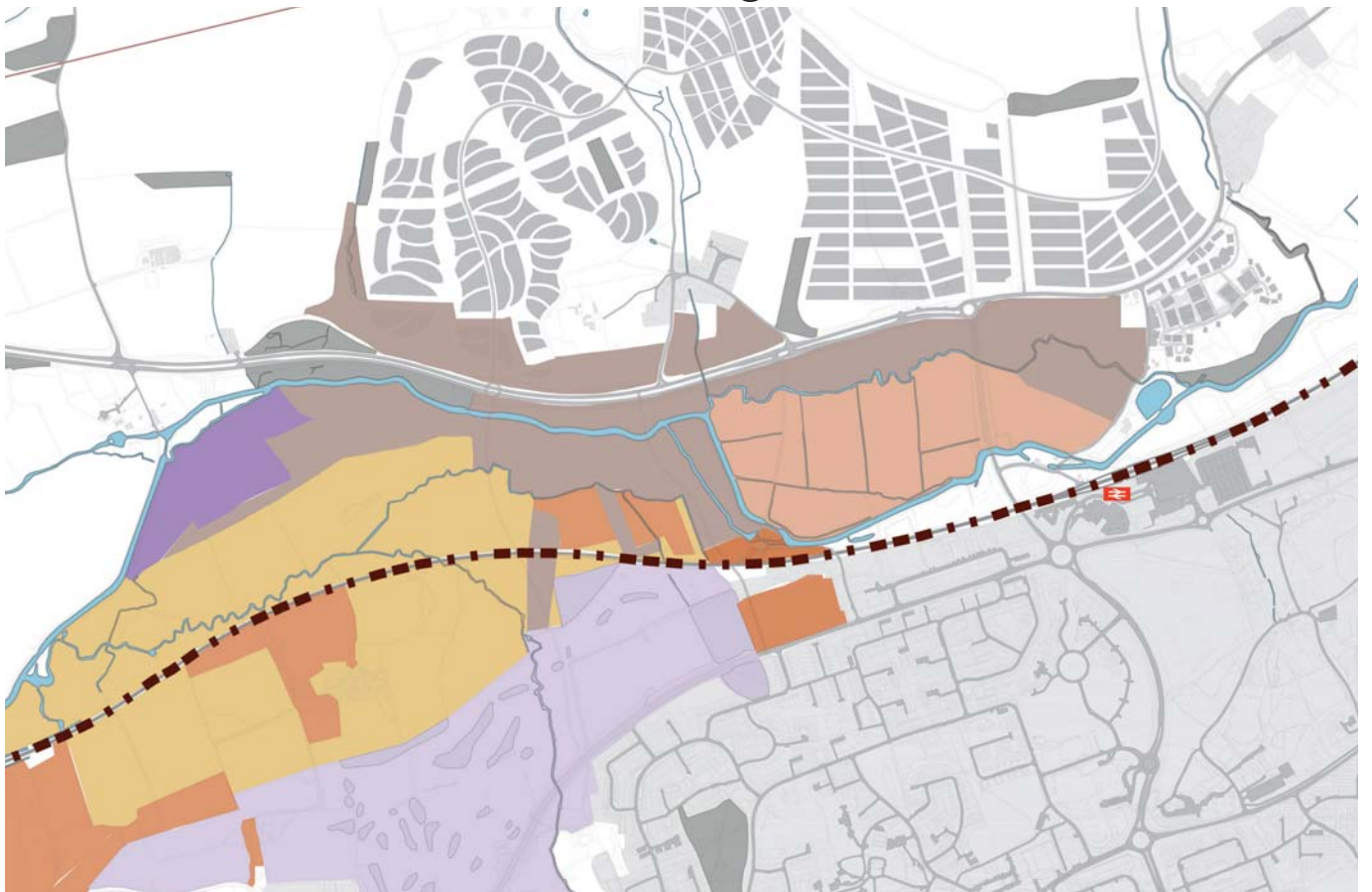
-  Site of Special Scientific Interest (SSSI)
-  Local Wildlife Sites (LWS)
-  County Wildlife Sites (CWS)
-  Local Nature Reserve (LNR)
-  Ancient Woodland

### 7.3 EXISTING LAND OWNERSHIP

Gilston Park Estate 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 Park Estate development.

#### LEGEND

-  Gilston Park Estate
-  Land Restoration Trust
-  David Morris camp
-  Harlow District council
-  Other Land Owners



## 7. STORT VALLEY PARK

### 7.4 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)

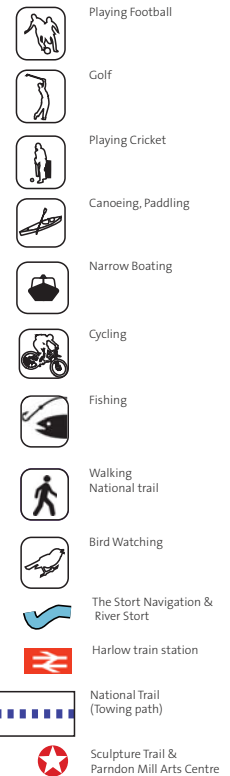
TOWPATHS & FOOTPATHS

- Cycling
- Walking
- Horse riding (in parts)

SPORTS FACILITIES (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)

#### LEGEND



### 7.5 EXISTING PLANS FOR THE STORT VALLEY

The objectives of the proposed Gilston Park Estate 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 Stort River 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 Gilston Park Estate. 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

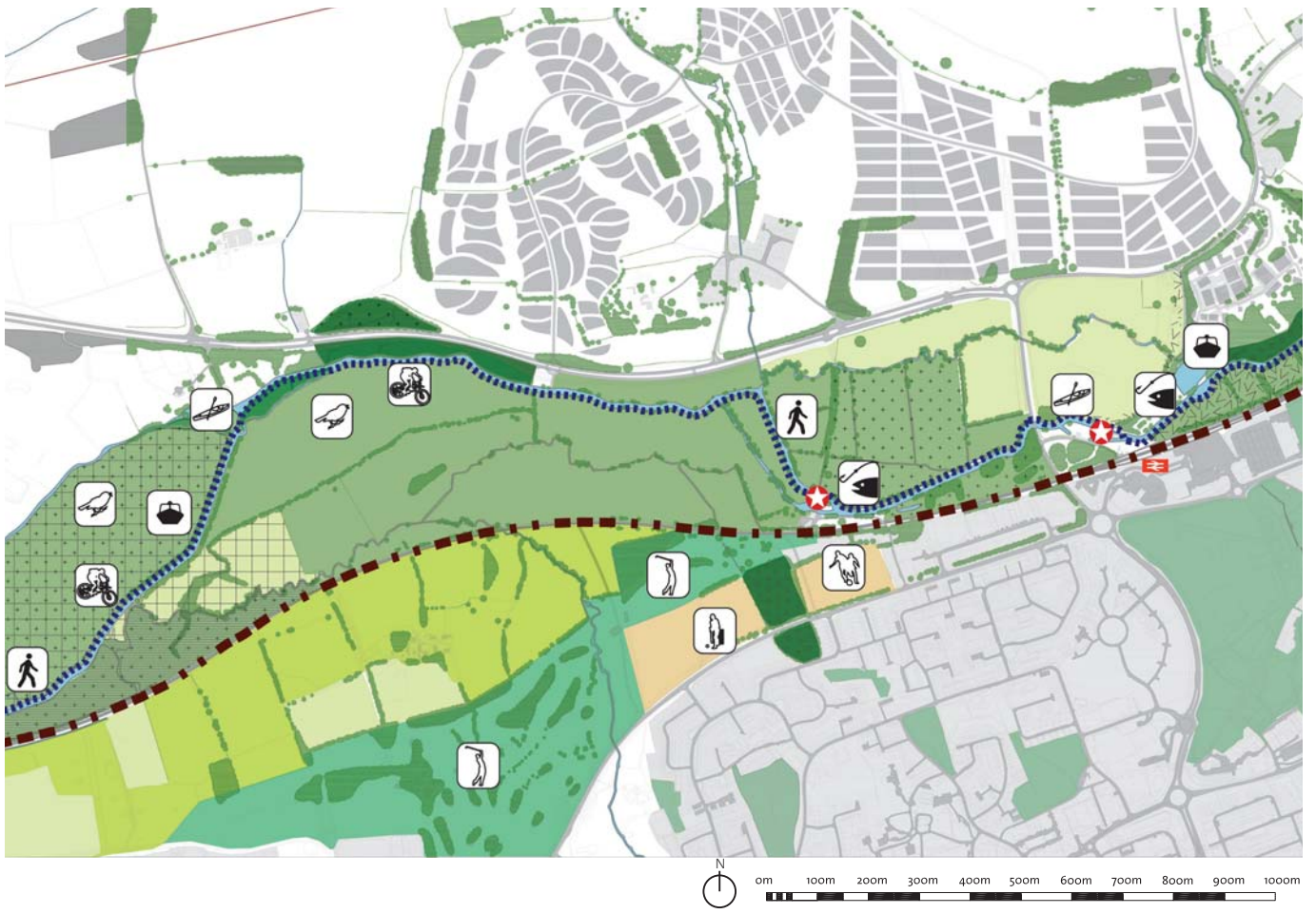
- Create new off-line moorings, provide visitor car park and emergency access point, new floating studios.
- Create new off line moorings and marina located in gravel pits to North.

#### 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.



THE STORT VALLEY PROVIDES OPPORTUNITIES FOR WATERSIDE AND WATERBASED RECREATIONAL ACTIVITIES



EXISTING WATERCOURSES WITHIN THE STORT VALLEY

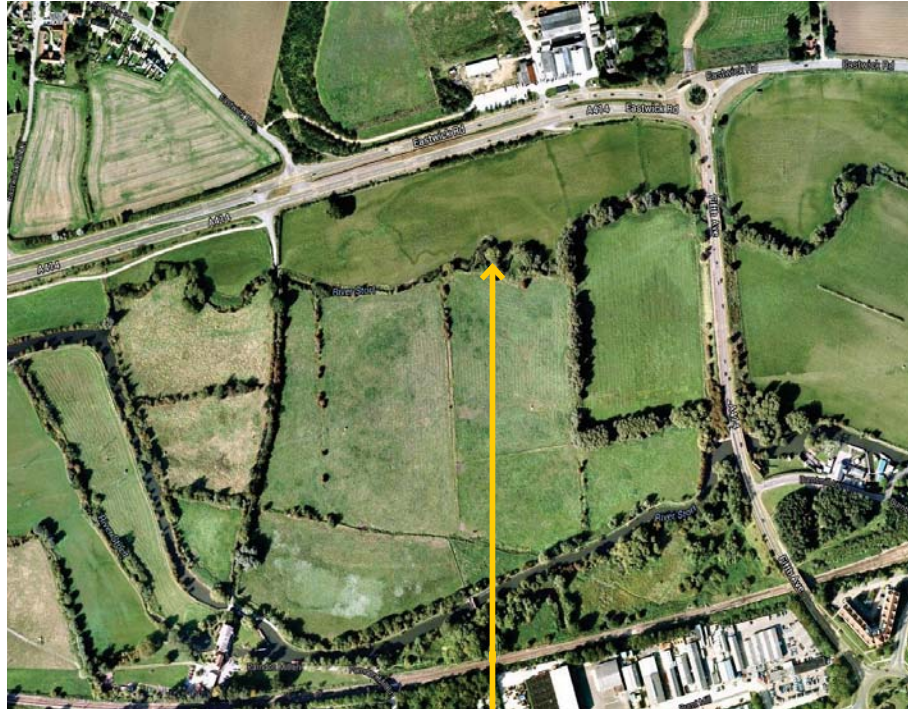
## 7. STORT VALLEY PARK

### 7.6 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 PARTNERSHIP



HISTORICAL MAP OF THE STORT VALLEY 1882-1884

EXISTING SITUATION



PROPOSED SITUATION

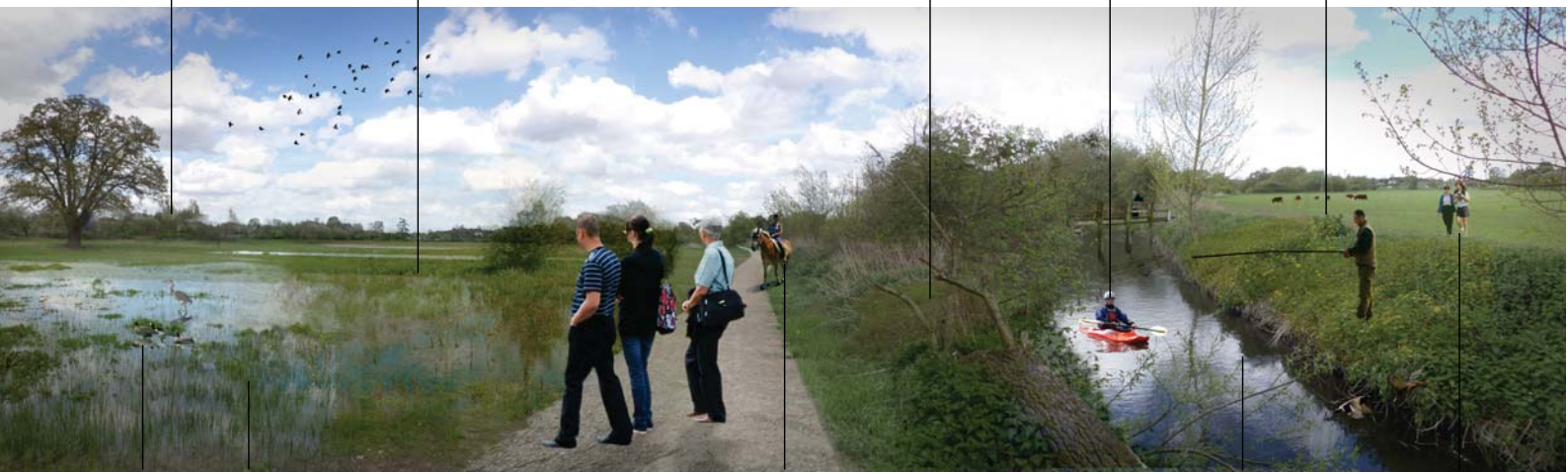
ADDITIONAL PLANTING TO SCREEN A414

NATURAL FLOOD MITIGATION & CONNECTIONS TO GILSTON PARK ESTATE

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

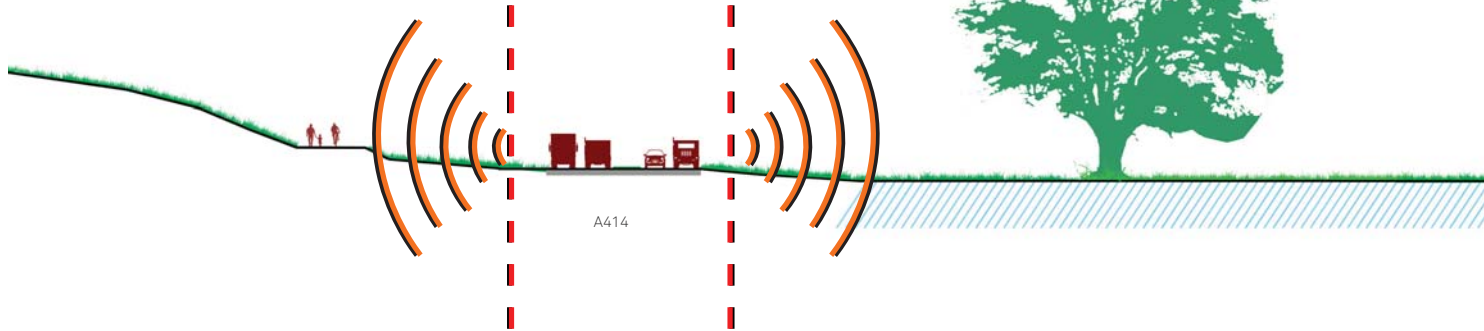
AN INTEGRATED VALLEY PARK AND RIPARIAN HABITAT



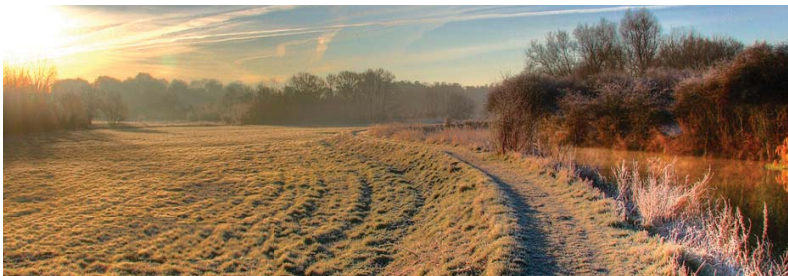
## 7. STORT VALLEY PARK

### 7.7 AN INTEGRATED VALLEY PARK

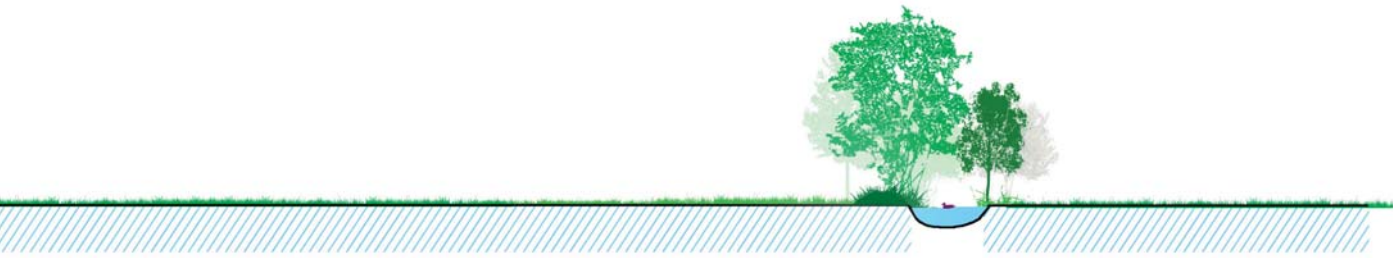
EXISTING



PROPOSED





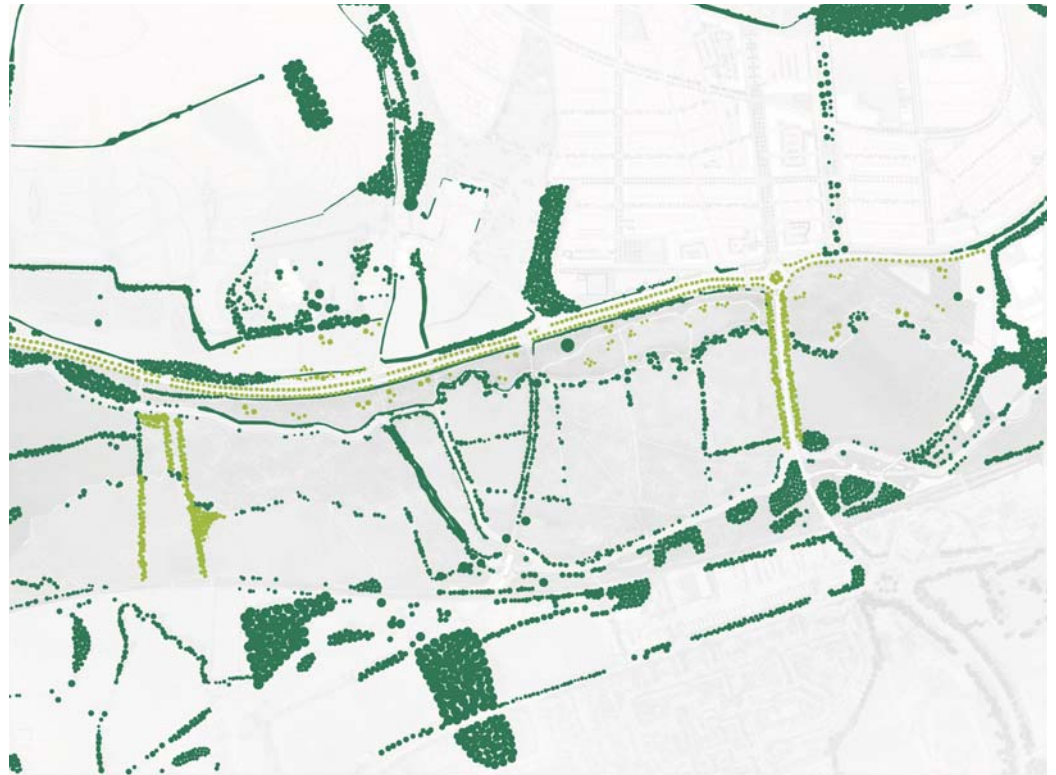


## 7. STORT VALLEY PARK

### 7.8 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 A414 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

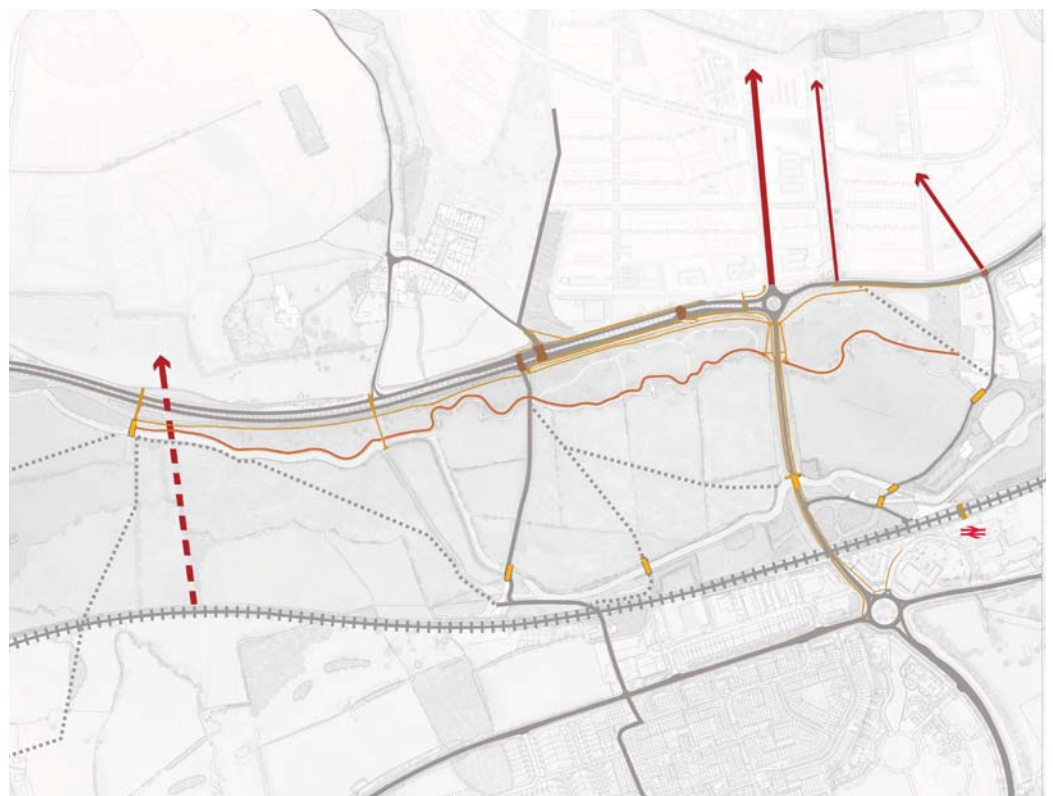
A network of existing public rights of way that include brideways, paths and the national trail of the Stort towpath cross the site. These routes form an important component of the proposed access and pedestrian connectivity network along the valley and between Harlow, Gilston Park Estate and the wider 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
-  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.



## 7. STORT VALLEY PARK

### 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 Park Estate with the Stort Valley to enjoy the natural environment through a range of recreational and sporting activities.



EXISTING AERIAL PHOTO OF THE STORT VALLEY

## 8. GILSTON PARK

### 8.1 MASTERPLAN

#### LEGEND

-  Ownership 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

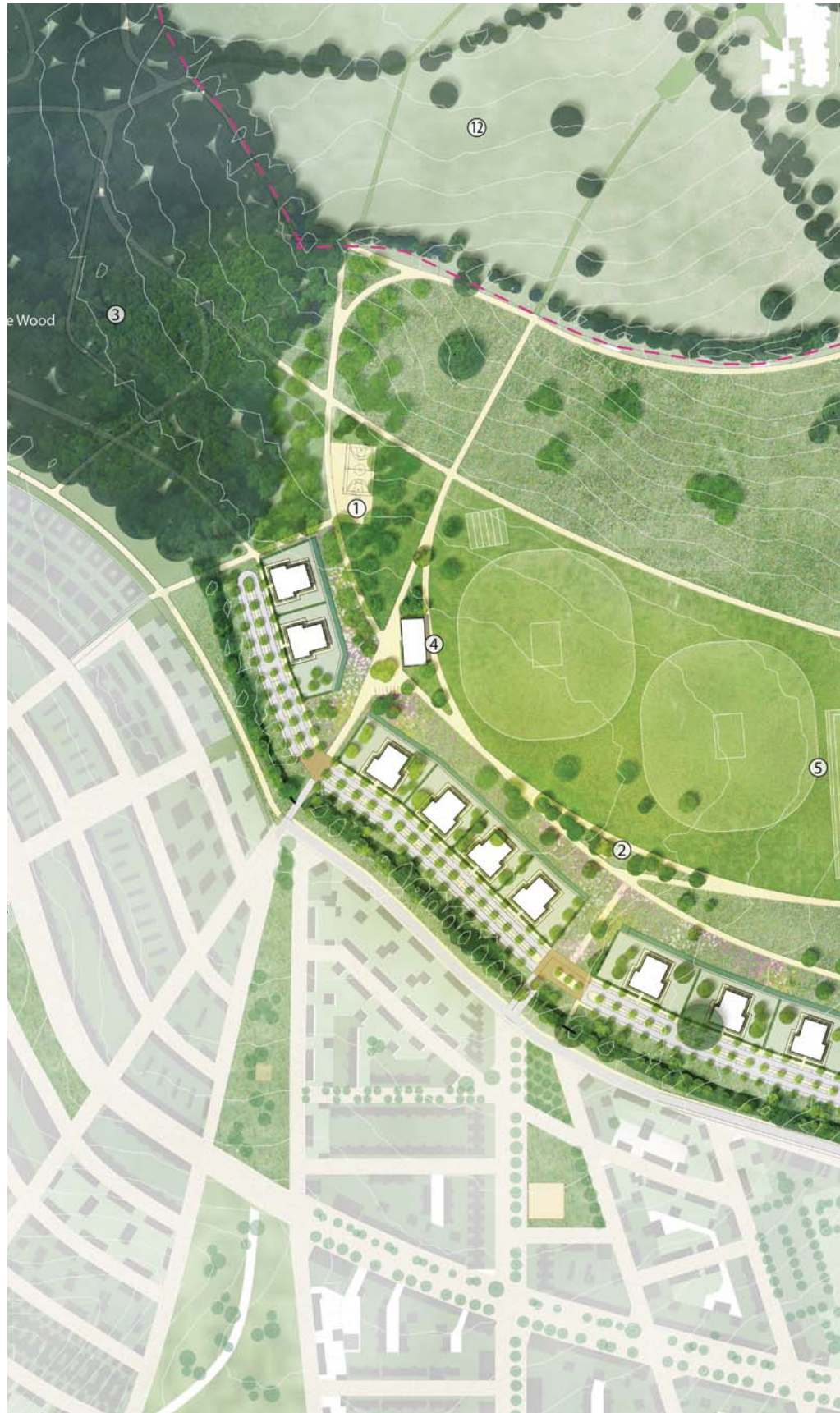
- ① Play area (L.E.A.D and N.E.A.P)
- ② Play area (L.A.P)
- ③ Destinal play area (woodland play)
- ④ Cricket pavillion / club house
- ⑤ Senior cricket and football pitches
- ⑥ Earthwork amphitheatre
- ⑦ Viewpoints across Gilston Lake
- ⑧ Ha-ha property boundary and swale to Grand terrace apartments

#### 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



## 8. GILSTON PARK

### 8.2 EXISTING CHARACTER

#### EXISTING PARK

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



### 8.3 PROPOSED CHARACTER

#### PROPOSED PARK 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

## 8. GILSTON PARK

### 8.4 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 REGIM

- '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
-  Playground 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 Park Estate and the surrounding area.

## 8. GILSTON PARK

### 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

## 9. GILSTON FIELDS

### 9.1 MASTERPLAN

#### LEGEND

- - - Ownership 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

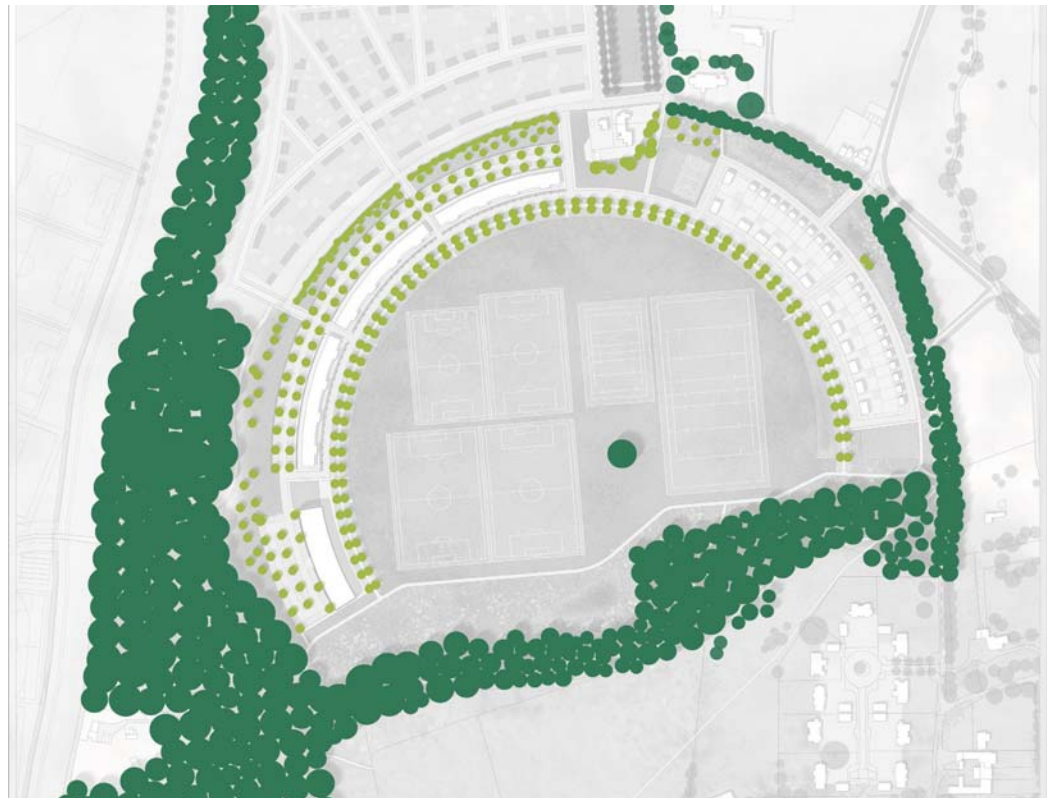
## 9.2 ANALYSIS

### TREES

- Existing Trees
- Proposed Trees

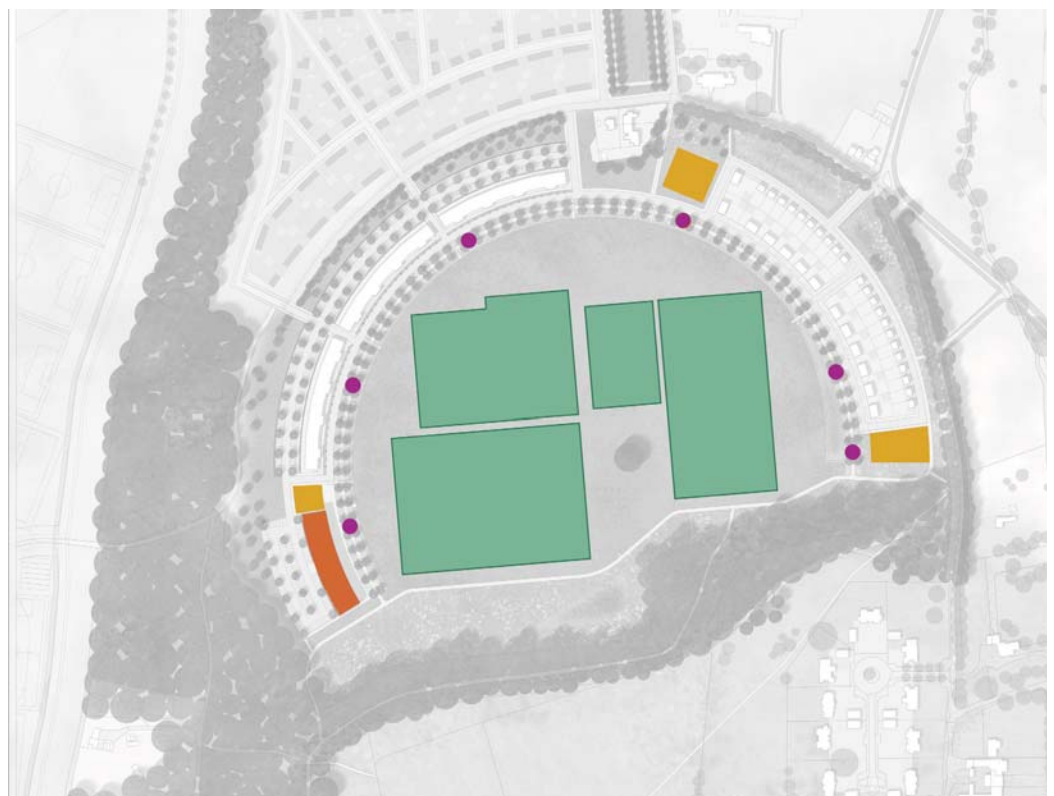
Proposed planting creates a tree lined walk following the line of the crescent.

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



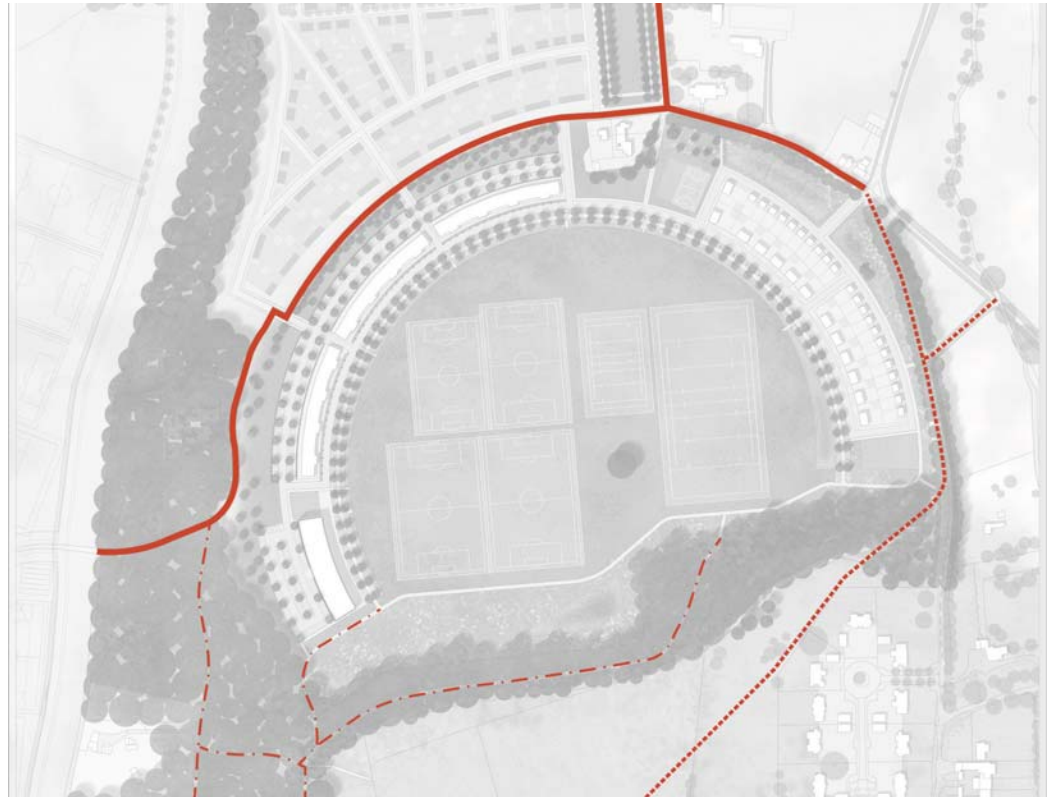
## 9. GILSTON FIELDS

### 9.2 ANALYSIS

#### EXISTING FOOTPATHS AND CONNECTIVITY

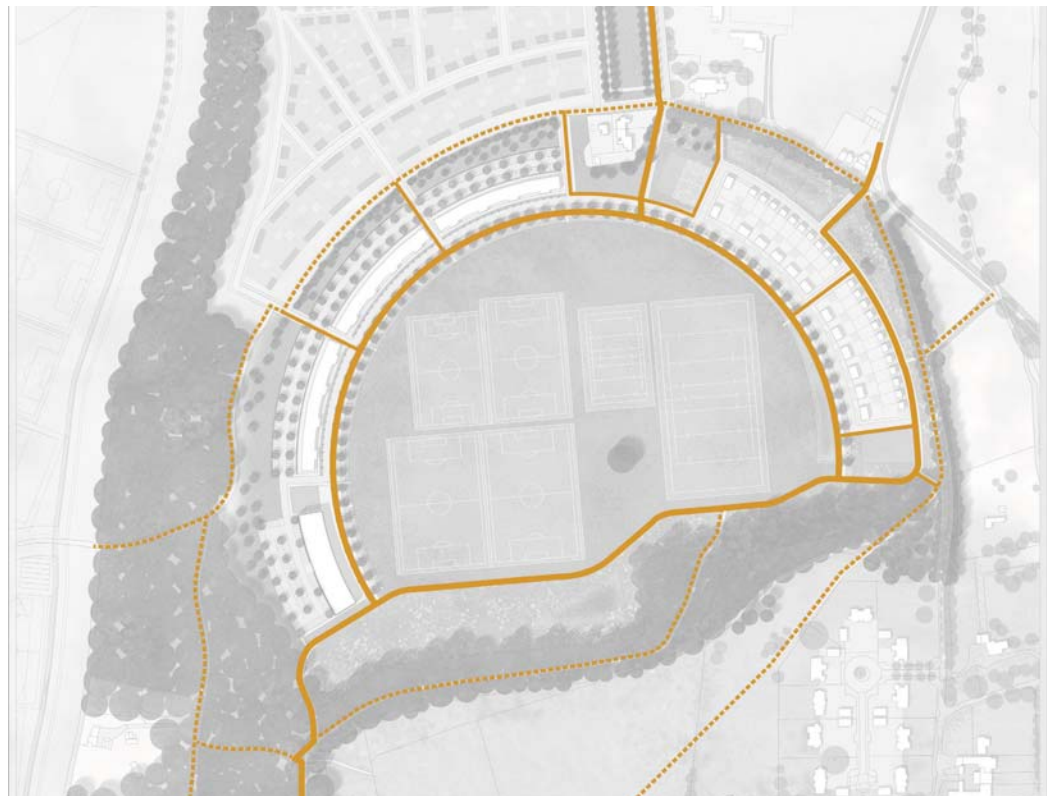
- Bridleway
- Public Footpath
- - - Existing track

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 Park Estate development.



#### PROPOSED FOOTPATHS HIERARCHY AND CONNECTIVITY

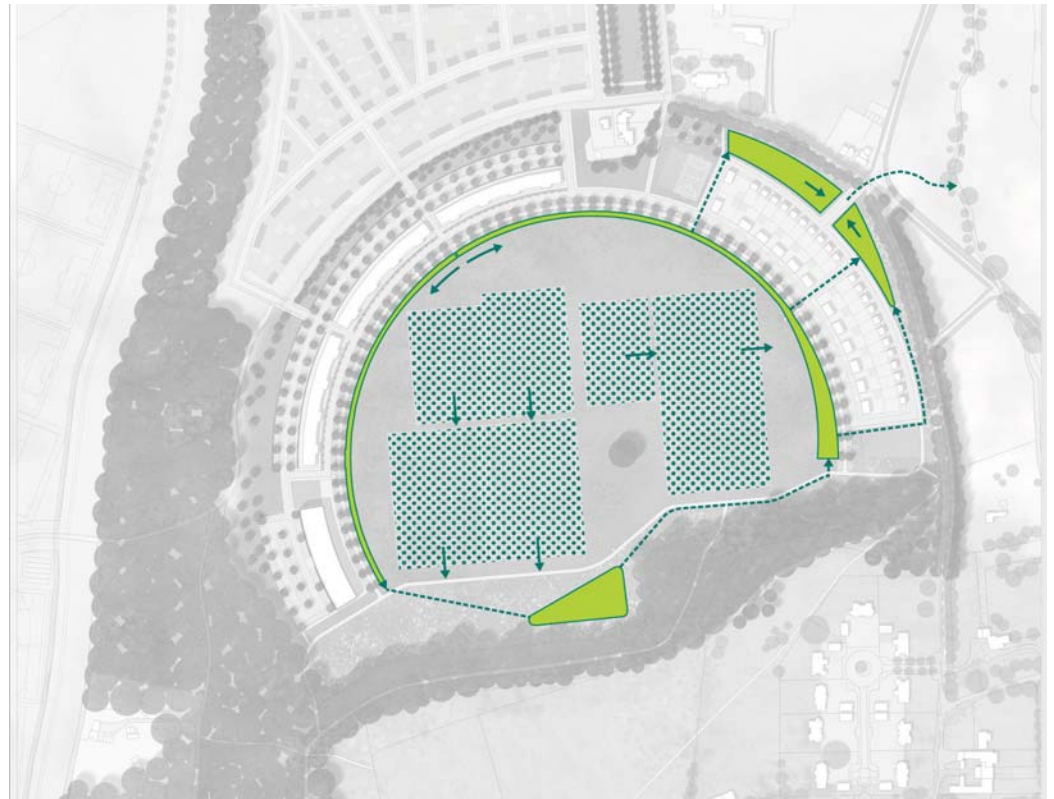
- Primary routes
- - Improved Existing tracks & PROW





SUDS

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



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





EXISTING AERIAL PHOTO OF THE GILSTON FIELDS SITE

# 10. WOODLAND PARK

## 10.1 MASTERPLAN

**Legend:**

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



## 10. WOODLAND PARK

### 10.2 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 medieval 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



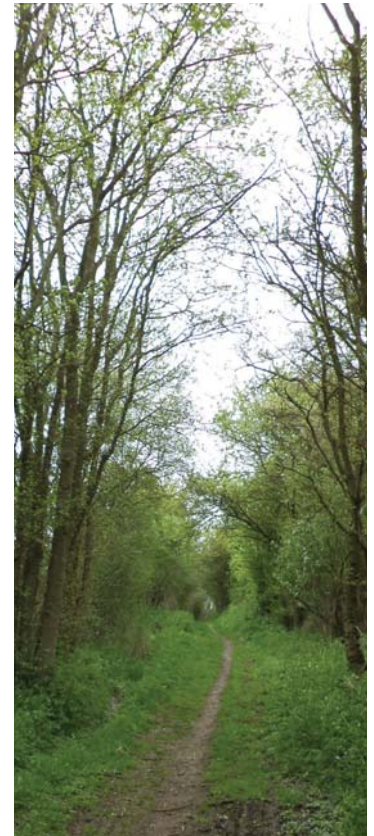
SHELTERED FIELDS BETWEEN BLACK HUT WOOD AND BLACK HUT WOOD ANNEXE



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

### 10.3 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 a 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 and maintain a successful woodland pasture habitat will be written in to the wider estate management plan for Gilston Park Estate.

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 understory 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 Gilston Park Estate. 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



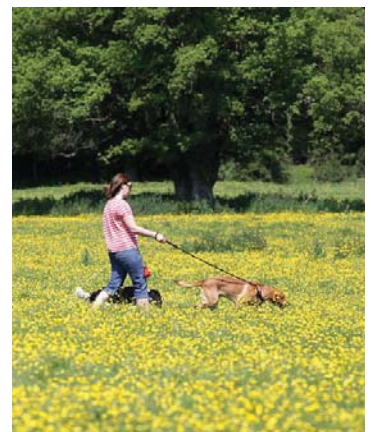
HORSE-RIDING TRAILS



GRASS AREA FOR INFORMAL PLAY



WOODLAND GLADES



SPECIES RICH GRASSLANDS

# 10. WOODLAND PARK

## 10.4 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.















## 10. WOODLAND PARK

### 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

# 11. HUNSDON AIRFIELD COMMUNITY AGRICULTURE PARK

## 11.1 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:**
-  Property ownership 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



# 11. HUNSDON AIRFIELD COMMUNITY AGRICULTURE PARK

## 11.2 EXISTING CHARACTER

### EXISTING CHARACTER AIRFIELD

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

## 11.3 PROPOSED CHARACTER

### PROPOSED AGRICULTURAL 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 Park Estate 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 Lamas meadow system.



AIRFIELD PARK AGRICULTURE REFERENCES

# 11. HUNSDON AIRFIELD COMMUNITY AGRICULTURE PARK

## 11.4 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.



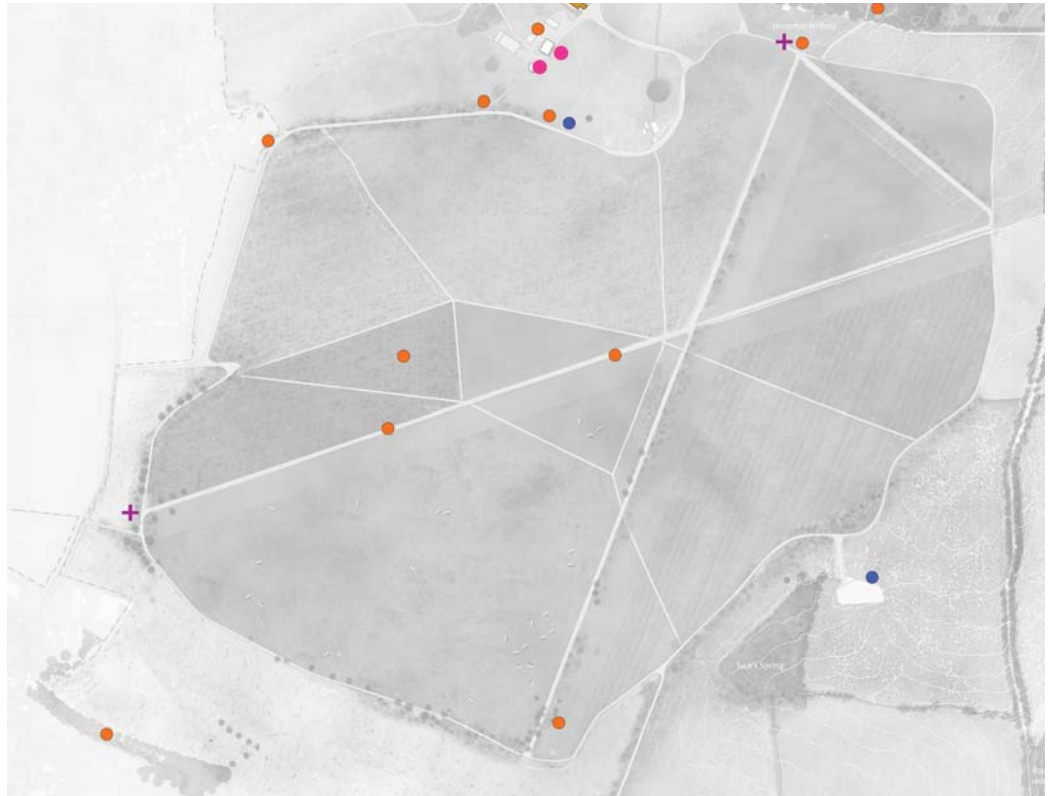
### EXISTING PATH UPGRADE STRATEGY

- 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

## 12. VALLEY GREEN CORRIDORS

### 12.1 MASTERPLAN



EASTWICK VALLEY CORRIDOR & GOULD'S BROOK HABITAT CONNECTIONS



GOLDEN BROOK & FIDDLER'S BROOK RIPARIAN CORRIDOR



## 12.2 ANALYSIS

### Valley Corridors & Landscape & Habitat Connections



The landscape of Gilston Park 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 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 30 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






EXISTING FOOTPATHS AND CONNECTIVITY

- |  |   |
|--|---|
|  Existing Bridleway upgraded            |  Existing path/ track upgraded |
|  Existing road (generally less than 4m) |  Proposed roads                |
|  |  Proposed footpaths            |



SUDS

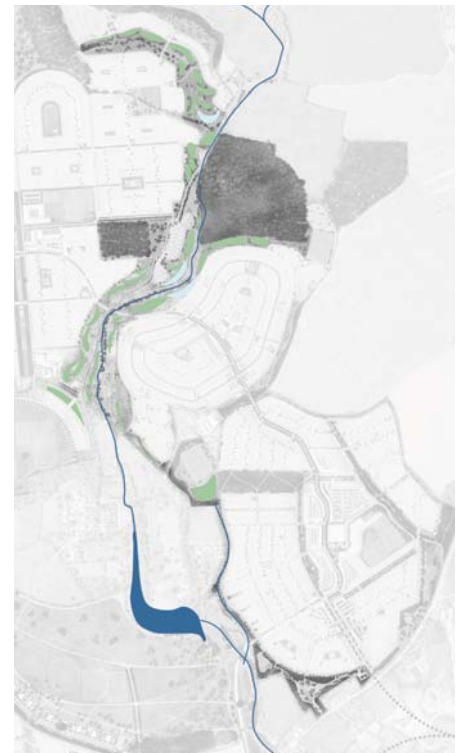
- |  |
|--|
|  Existing Watercourse   |
|  Proposed zones of retention basins & water meadows/wet swale |
|  Dry swale  |

#### 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



EXISTING FOOTPATHS AND CONNECTIVITY



SUDS

#### Fiddler's Brook and Pole Hill Stream Corridors

- 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
- Woodland edge planting providing screening/softening of views from Gilston properties
- Minimum depth 10m
- Optimum depth 40+m, wherever achievable



# E VILLAGES

## 13 Material Strategy

- 13.1 Existing site vernacular materials
- 13.2 Proposed public realm material palette

## 14. Village 1

- 14.1 Landscape masterplan
- 14.2 Existing Landscape character
- 14.3 Proposed Landscape character
- 14.4 Proposed streets & SuDS character
- 14.5 Proposed streets & SuDS sections

## 15. Village 2

- 15.1 Landscape masterplan
- 15.2 Existing Landscape character
- 15.3 Proposed Landscape character
- 15.4 Village 2 key open space provision

## 16. Village 3

- 16.1 Landscape masterplan
- 16.2 Existing Landscape character

- 16.3 Proposed Landscape character
- 16.4 Proposed SuDS character
- 16.5 Proposed Streets & SuDS sections

## 17. Village 4

- 17.1 Landscape masterplan
- 17.2 Existing Landscape character
- 17.3 Proposed Landscape character
- 17.4 Proposed village character
- 17.5 Proposed Streets & SuDS sections

## 18. Village 5

- 18.1 Landscape masterplan
- 18.2 Existing Landscape character
- 18.3 Proposed Landscape character

## 19. Village 6

- 19.1 Landscape masterplan
- 19.2 Existing Landscape character
- 19.3 Proposed Landscape character

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# 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 and address existing site issues and conditions.

To have a 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 been carried out in this area that have allowed to identify strategic assets and objectives and define a clear landscape and open space strategy that will enhance the existing landscape and natural habitats across Gilston Park Estate.



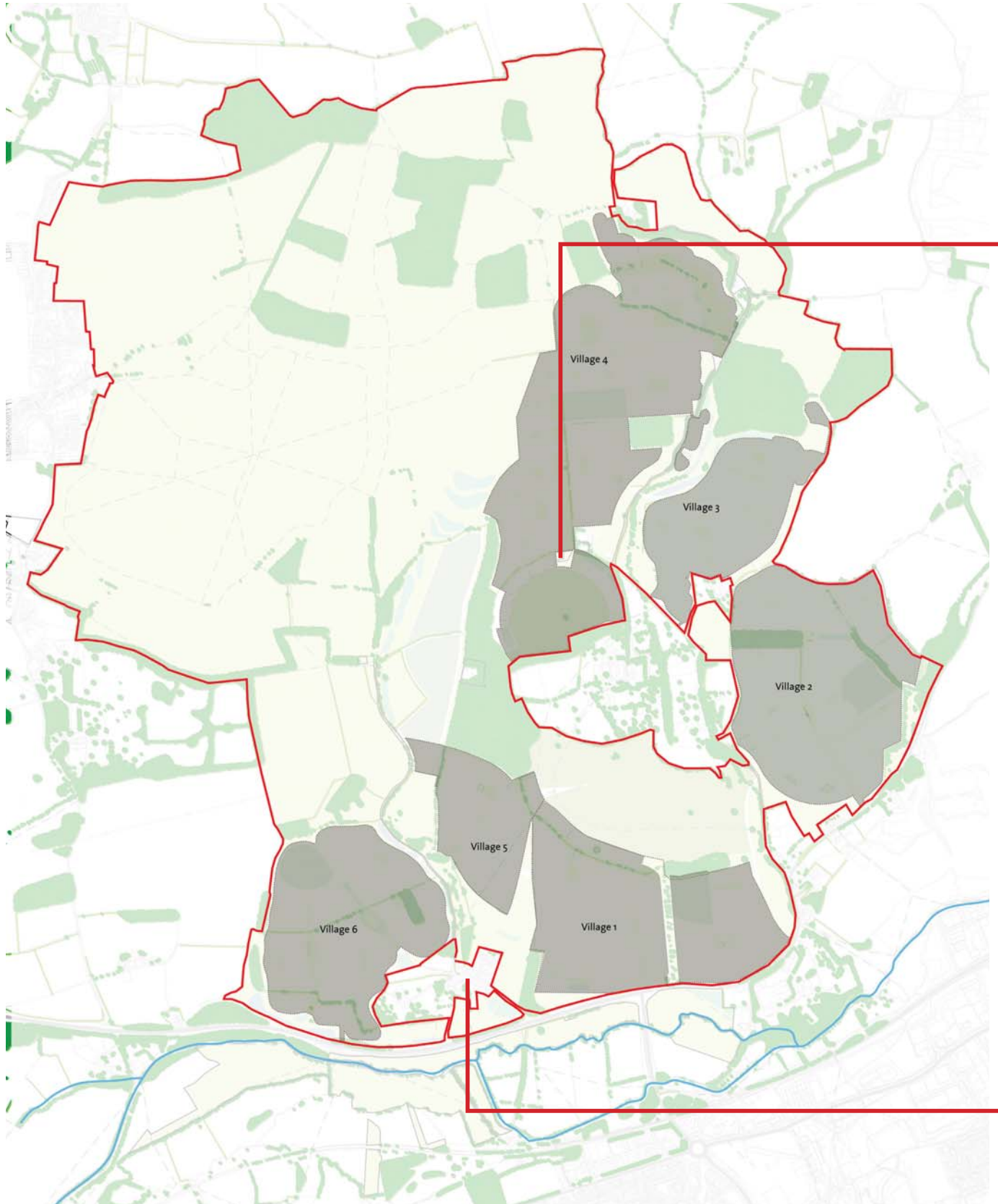
HARLOW TOWN CENTRE

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## 13. MATERIAL STRATEGY

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### 13.1 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

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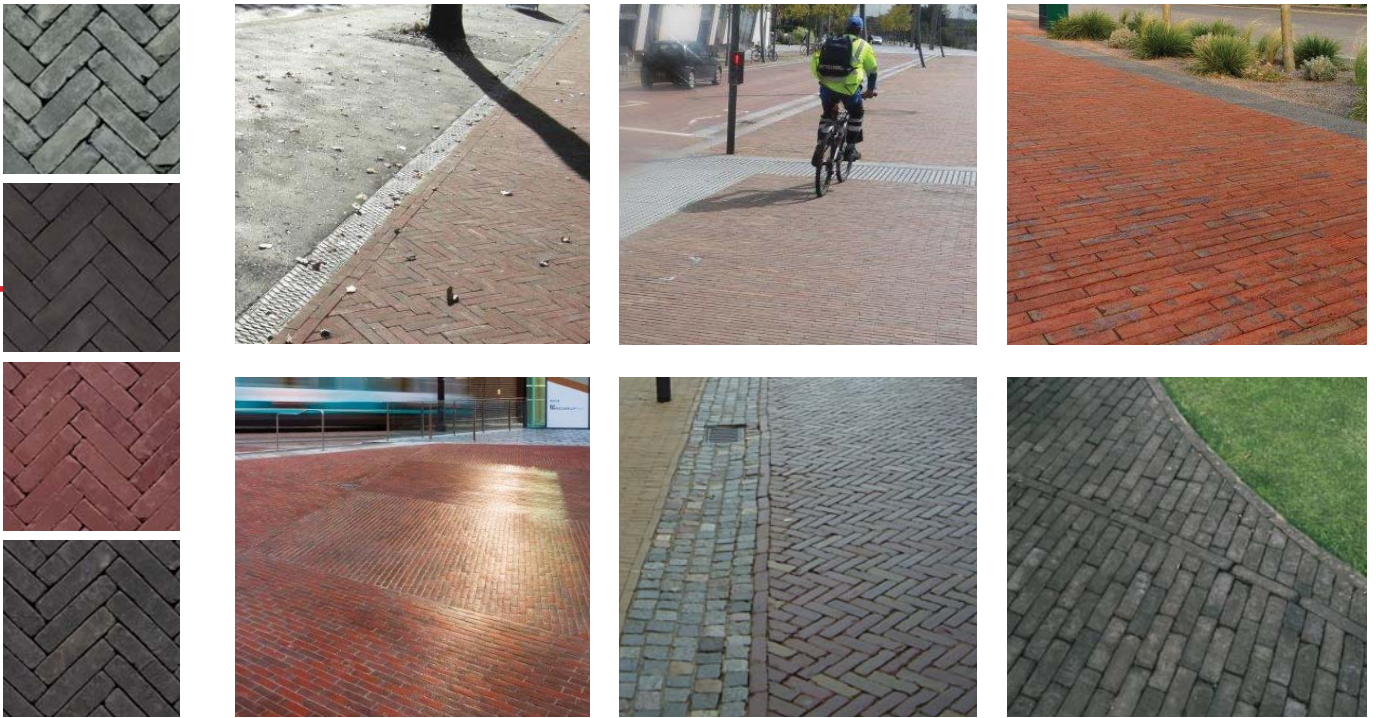
## 13. MATERIAL STRATEGY

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### 13.2 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 Gilston Park Estate 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 4 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 1 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

## 14. VILLAGE 1

### 14.1 LANDSCAPE MASTERPLAN

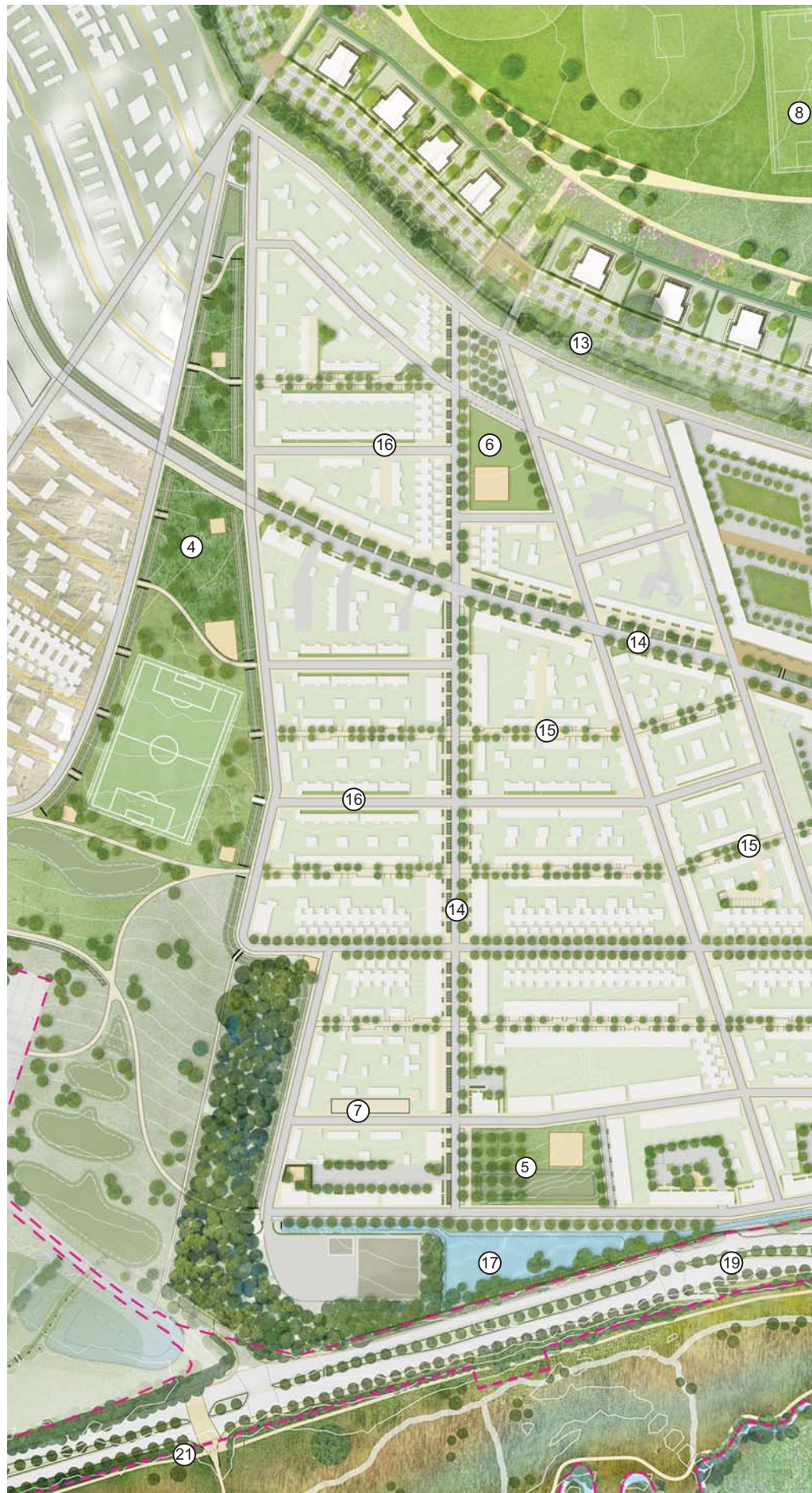
Village 1 is the highest density area of the whole development and forms the gateway to Gilston Park Estate and the open countryside beyond. The development will seek to respond sensitively to its existing landscape setting and historic landscape elements. Residents will benefit from this landscape setting, 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 1 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 1 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. SU DS street
15. Homezone street
16. Secondary street
17. SU DS attenuation basin
18. Stort Riverside Park
19. A414 Dual carriageway
20. Main Site Access & Controlled crossings
21. Proposed pedestrian crossing to Stort Valley



VILLAGE 1 LANDSCAPE MASTERPLAN



## 14. VILLAGE 1

### 14.2 EXISTING LANDSCAPE CHARACTER

#### Characteristics:

The existing village 1 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

### 14.3 PROPOSED LANDSCAPE CHARACTER

#### Characteristics:

The proposed landscape character of village 01 will be inspired by 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

## 14. VILLAGE 1

### 14.4 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 1 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

14.5 PROPOSED STREETS & SUDS SECTIONS



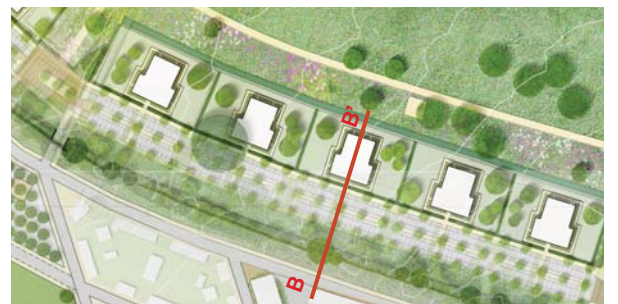
LIME AVENUE SECTION AA'



NORTH EDGE (GILSTON PARK BOUNDARY) SECTION - GRAND TERRACE PARKWAY SECTION BB'



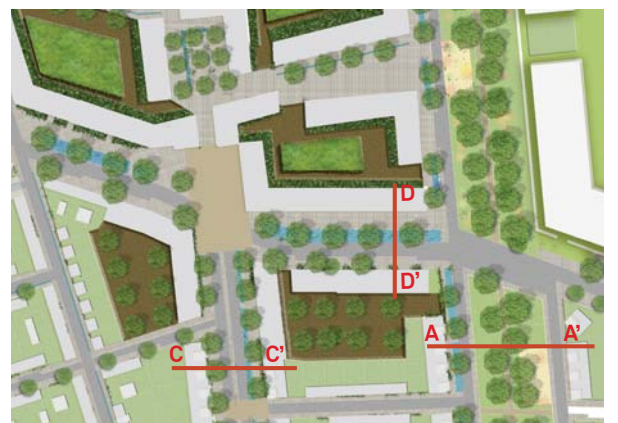
BOULEVARD SECTION CC' SHOWING INTEGRATED REED LINED SUDS CHANNELS



VILLAGE 1 KEY PLAN SHOWING NORTH EDGE GILSTON PARK BOUNDARY



PRIMARY ROAD SECTION DD' SHOWING INTEGRATED REED LINED SUDS CHANNELS



VILLAGE 1 KEY PLAN SHOWING VILLAGE CENTRE

## 15. VILLAGE 2

### 15.1 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 2 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 2 LANDSCAPE MASTERPLAN





## 15. VILLAGE 2

### 15.2 EXISTING LANDSCAPE CHARACTER

#### Characteristics:

The village 2 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 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 2 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



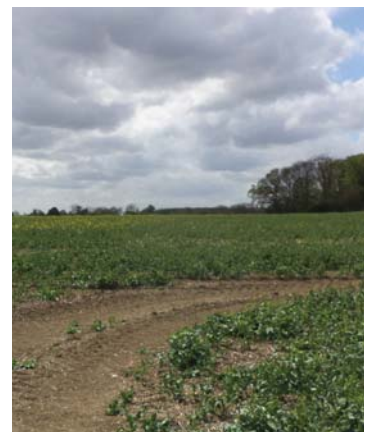
THE HOLLOWAY



RECTORY PLANTATION



THE HOLLOWAY AND POLE HILL STREAM



EXISTING HEDGEROW & RECTORY PLANTATION

## 15.3 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



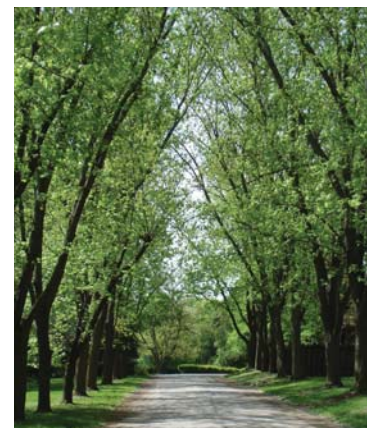
TREE LINED STREETS AND FORMAL HEDGEROWS



HAMPSTEAD GARDEN CITY REFERENCE



RAIN GARDEN SUDS PLANTING



GREEN RING OF AVENUES & BOULEVARDS

## 15. VILLAGE 2

### 15.4 VILLAGE 2 KEY OPEN SPACE PROVISION

#### THE VILLAGE CENTRE

At the heart of the site, the village centre comprises a proposed retail quarter, that includes 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 2 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.

#### THE HOLLOWAY

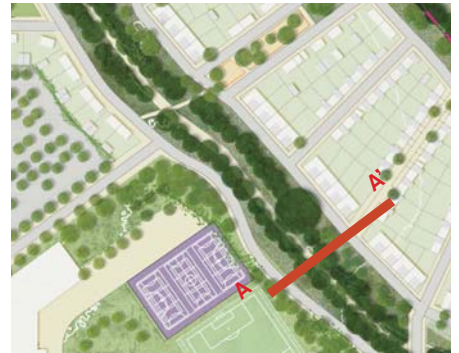
The Holloway will be enhanced and reinforced with buffer planting to continue to be a key habitat linkage and public right of way across the site, whereas the woodland of Rectory plantation will provide an interesting canvas for the introduction of a distinctive village park of woodland character.



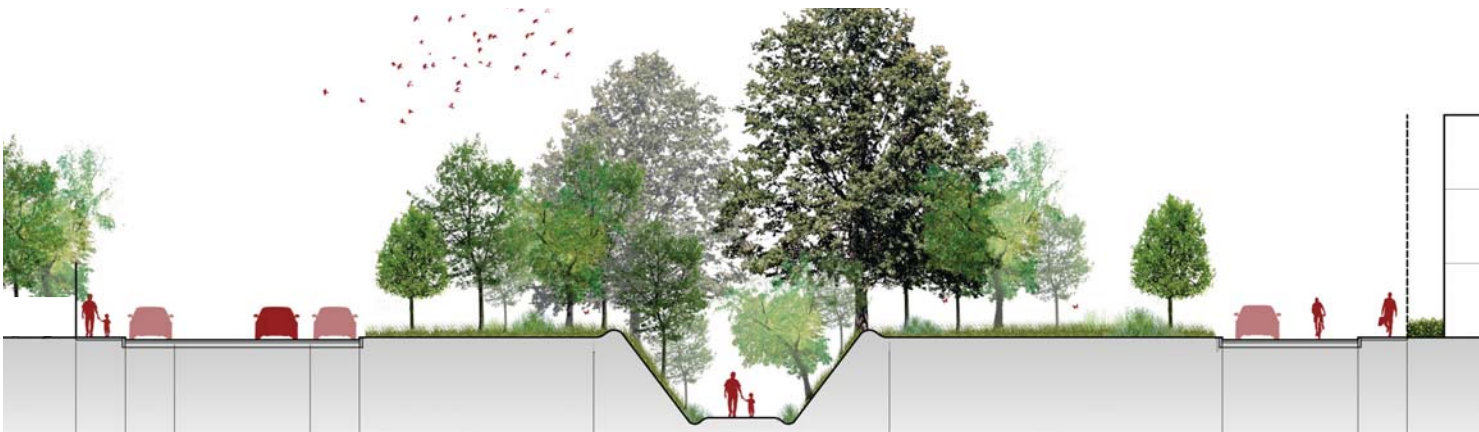
VILLAGE CENTRE AND VILLAGE SQUARE



VILLAGE 02 PRIMARY SCHOOL



THE HOLLOWAY LANDSCAPE CONNECTION



THE HOLLOWAY SECTION-AA

## THE BOULEVARD

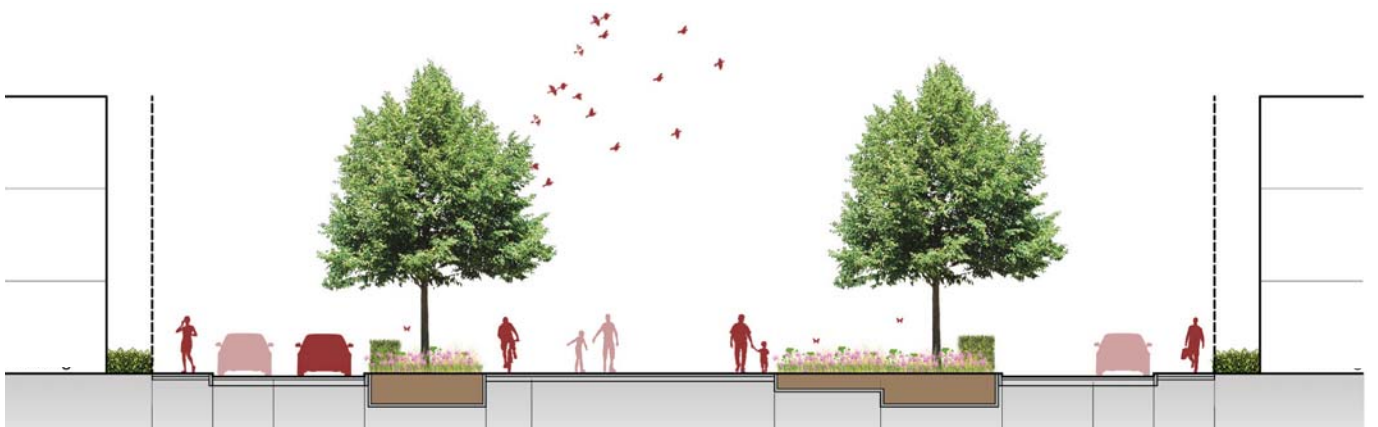
The boulevard forms part of the inner ring of interconnected green infrastructure and landscape spaces at the centre of the development. As one of the more recognisable references to the Garden city model, the tree lined boulevard creates an attractive green spine for residential frontages. Along its length the boulevard comprises of a series of gardens, play areas and boule 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'

## 16. VILLAGE 3

### 16.1 LANDSCAPE MASTERPLAN

Village 3 is located on the NE side of Gilston Park Estate 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 Park Estate 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 3 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 3 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 3 LANDSCAPE MASTERPLAN



## 16. VILLAGE 3

### 16.2 EXISTING LANDSCAPE CHARACTER

#### Characteristics:

Located to the north-east of Gilston Park Estate, the proposed village 3 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



### 16.3 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 3 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 2 & 3 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



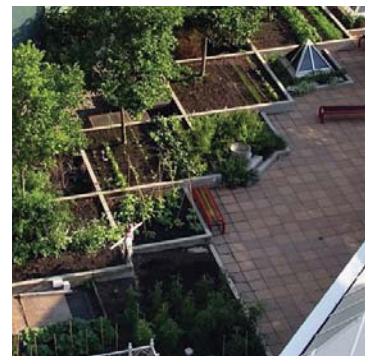
PRODUCTIVE STREETS



PRODUCTIVE STREETS



ORCHARD SQUARES



COMMUNITY GARDEN



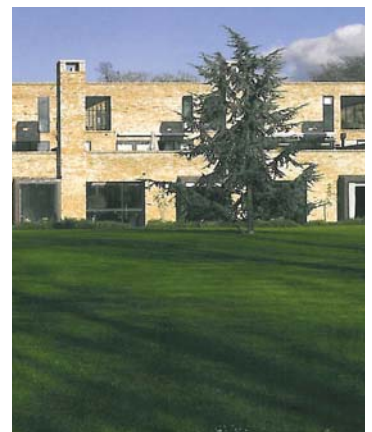
WOODLAND EDGES WITH HAZELS AND COBNUTS



FORAGING GARDENS



COMMUNITY GARDEN



INDIVIDUAL EXOTIC TREE SPECIMENS

## 16. VILLAGE 3

### 16.4 PROPOSED SUDS CHARACTER

#### Characteristics:

In village 3 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



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

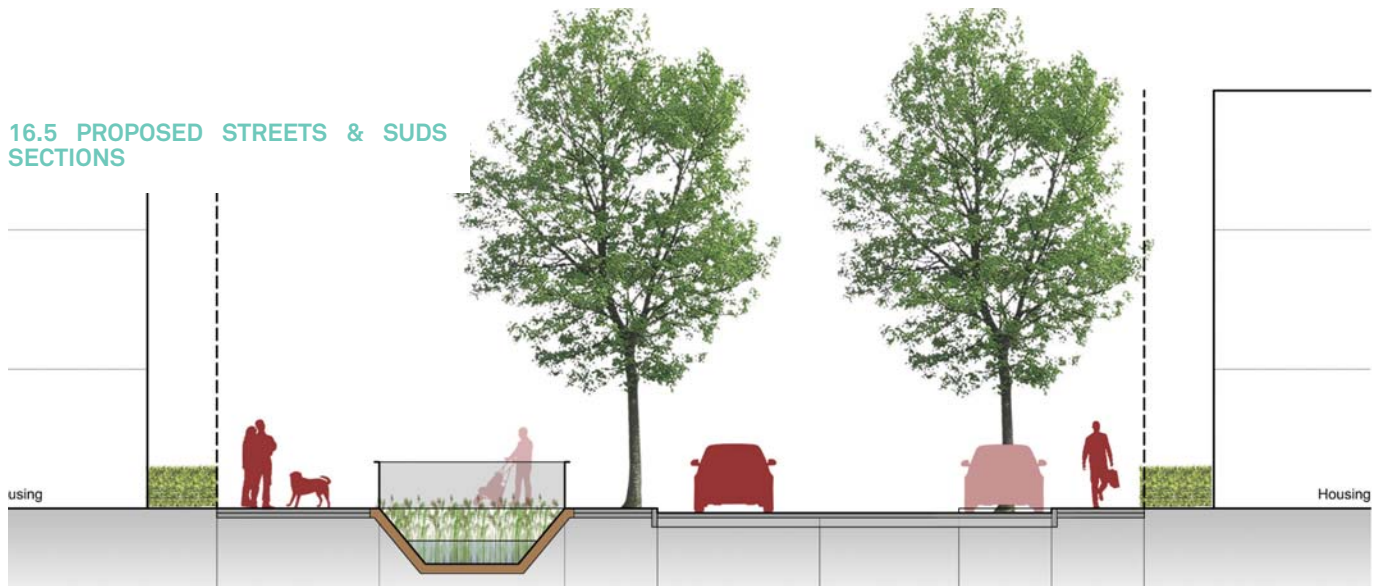


WATERCOURSE WITH DESIGNED CROSSING POINT



PLANTED DITCHES AND SWALES

## 16.5 PROPOSED STREETS & 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 3 KEY PLAN SHOWING HIERARCHY OF STREETS

## 17. VILLAGE 4

### 17.1 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 4 buffer, Allotments & Orchard, Eastwick Valley Corridor, Home Wood and Gibson's Shaw

#### Medium Public Open Spaces:

- Village Park: Village 4 Village Park
- Playing Fields: Village 4 Playing Fields, Playing Fields included in Golden Valley Riparian Corridor Village 4 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 4 LANDSCAPE MASTERPLAN



## 17. VILLAGE 4

### 17.2 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

## 17.3 PROPOSED LANDSCAPE CHARACTER

### Characteristics

The formal layout of village four 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.

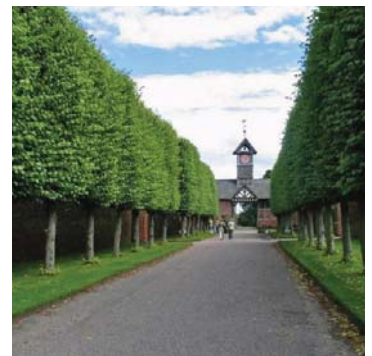
Village four straddles the watershed between the Eastwick/Gould's Brook Valley and golden Brook Valley, run-off water is therefore collected along the grid of streets and conveyed towards sensitively integrated SuDS retention basins and wetland habitats in the two valleys.

The layout of avenues and green streets through village 4 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 4 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

## 17. VILLAGE 4

### 17.4 PROPOSED VILLAGE CHARACTER

#### Characteristics:

A hierarchy of street types in village 4 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.

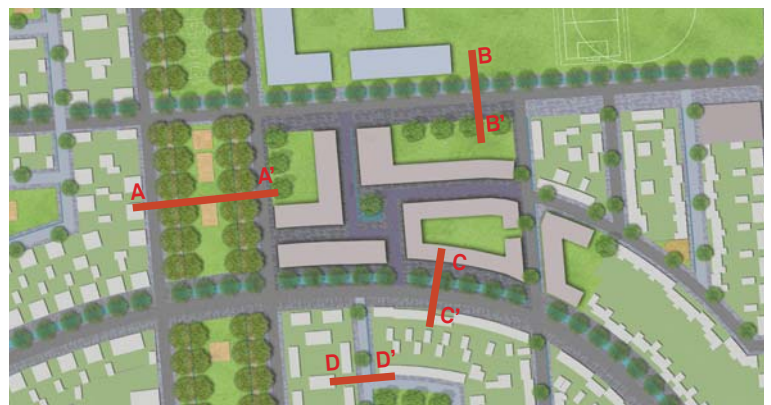
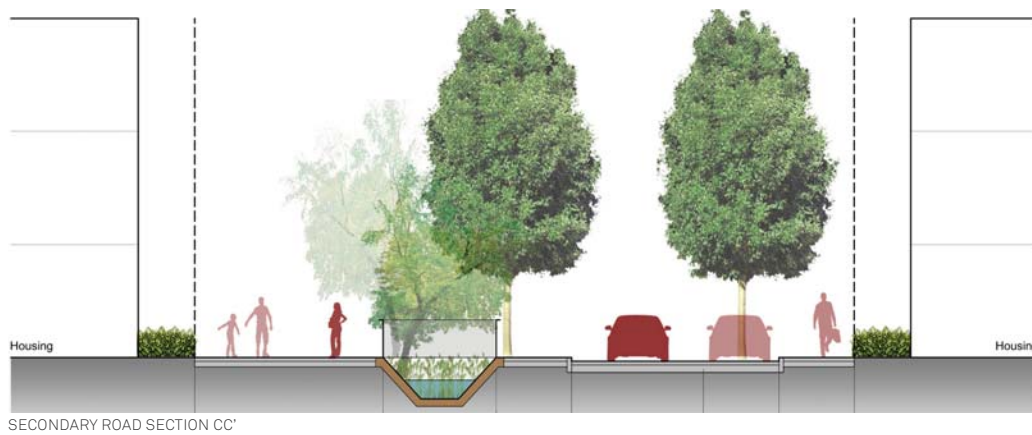
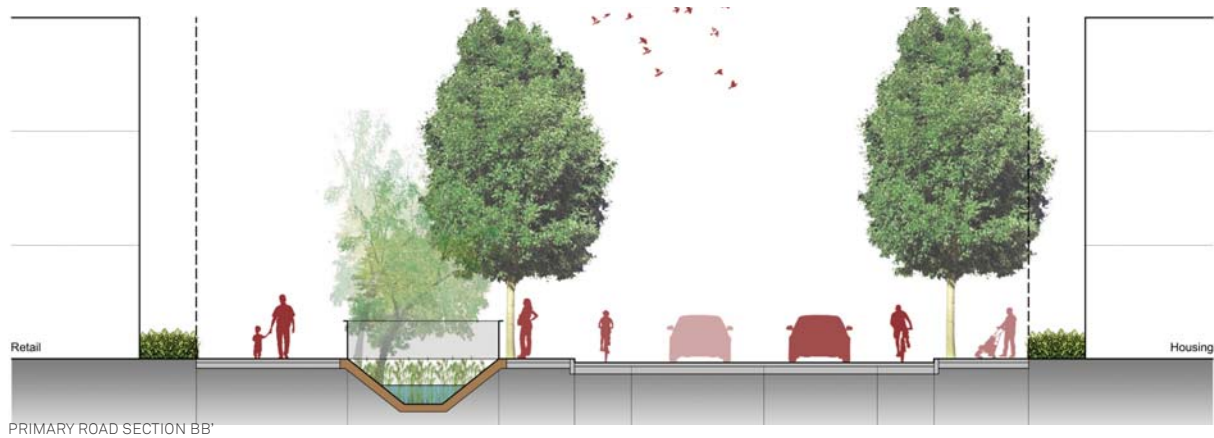
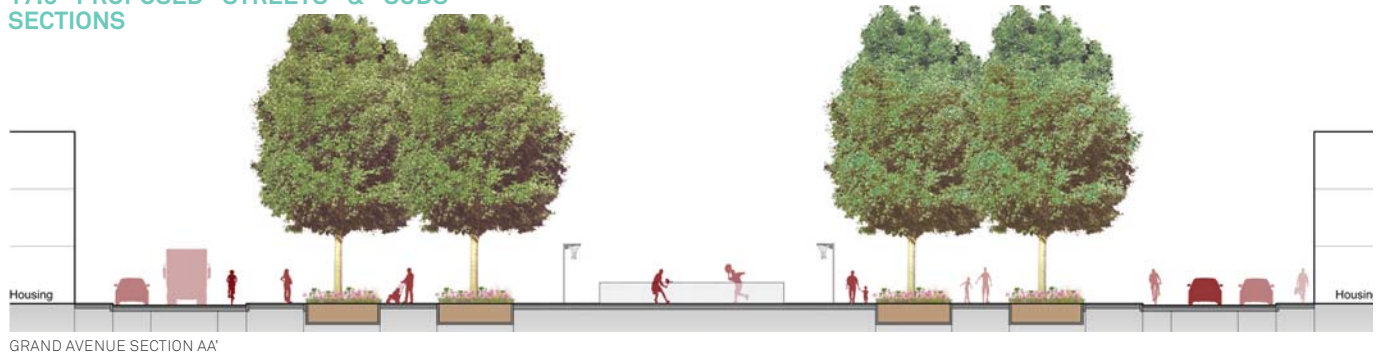
Village four straddles the watershed between the Eastwick/Gould's Brook Valley and golden Brook Valley, run-off water is therefore collected along the grid of streets and conveyed towards sensitively integrated SuDS retention basins and wetland habitats in the two valleys.



SUDS & OPEN SPACE



17.5 PROPOSED STREETS & SUDS SECTIONS



## 18. VILLAGE 5

### 18.1 LANDSCAPE MASTERPLAN

Village 5 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.

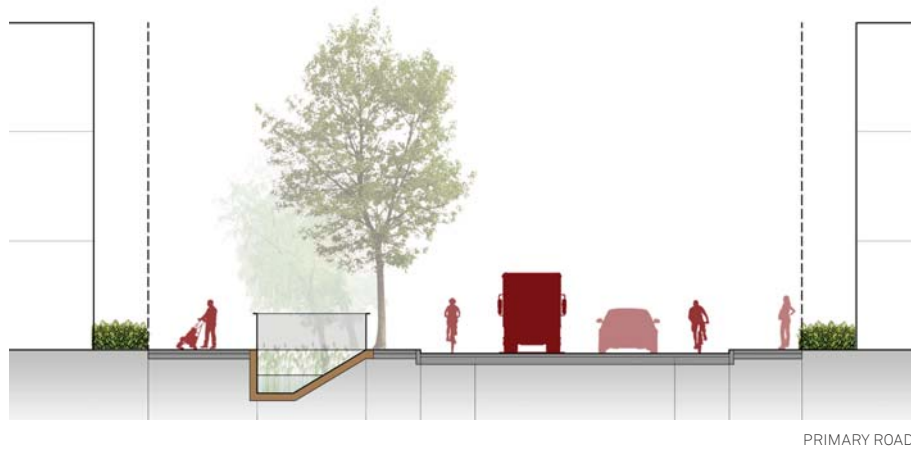
The village benefits from direct pedestrian links to adjacent open spaces such as Gilston Park and Homewood to the north, Eastwick Valley to the west and the Stort Valley riverside park to the south. The village will also be well connected to the secondary school and community sports facilities to the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

Amenity open space and village playing fields are provided in the village 5 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 5 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



#### 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 5 LANDSCAPE MASTERPLAN

## 18. VILLAGE 5

### 18.2 EXISTING LANDSCAPE CHARACTER

#### Characteristics:

The existing landscape character of eastern part of village 5 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 5 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 5 SITE

### 18.3 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.

Stepped green roofs will seek to underline the high density, low rise development and mitigates its impact on the existing village of Eastwick and the valley.



THE PROPOSED CHARACTER OF GREEN ROOFS AND GREEN STREETS

## 19. VILLAGE 6

### 19.1 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 Park Estate 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 6 includes with the following strategic open spaces:

- Large Public Open Spaces:
  - Countryside Park: Stort Riverside Park
  - Community Park: Gilston Park
- Green Infrastructure:
  - Village 6 buffer, Eastwick Valley Corridor,
  - Eastwick Valley buffer
- Medium Public Open Spaces:
  - Village Park: Village 6 Linear Park (East), Village
  - 6 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 6 LANDSCAPE MASTERPLAN



## 19. VILLAGE 6

### 19.2 EXISTING LANDSCAPE CHARACTER

#### Characteristics:

The existing site of village 6 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 BOTOLPH'S CHURCH



VIEWS FROM EASTWICK VALLEY



EXISTING HEDGEROWS ABOVE EASTWICK VILLAGE

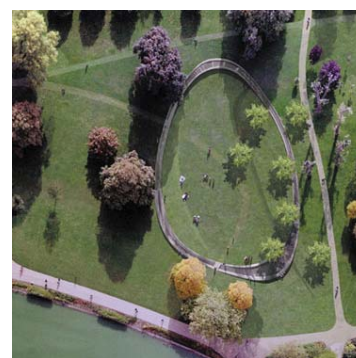


### 19.3 PROPOSED LANDSCAPE CHARACTER

#### 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



# F APPENDICES

## 20 Planning Policy review

20.1 Open Space & Landscape Policy

20.2 National Planning Policy

20.3 National guidance

20.4 Hertfordshire and East Hertfordshire District Council Policies

20.5 Harlow Council Policy documents

20.6 Green Infrastructure Policy

20.7. Habitat & Ecology nature conservation Legislation & Policy

## 21. Open Space Quantum Summary

21.1 EHDC Local Plan Recreation spaces requirements (PPG17 Typologies)

21.2 EHDC Local Plan sports and recreation spaces requirements

21.3 Proposed open space provision

## 20. PLANNING POLICY REVIEW

### 20.1 OPEN SPACE & LANDSCAPE POLICY

In preparing the Landscape and Open Space Strategy for Gilston Park Estate, Grant Associates have reviewed current international, national, regional and local planning policy and guidance, relating to Green Infrastructure, open space provision, play, sport & recreation, residential amenity space and accessibility.

There is a substantial volume of planning policy that is relevant to the Gilston Park Estate. Therefore, this section of the Planning Policy Summary does not cover all available documents, and is intended as a summary of those most pertinent to the scheme and the development of the landscape masterplan.

In particular, we have reviewed the following:

#### 20.1.1 NATIONAL POLICY AND GUIDANCE

- National Planning Policy Framework, March 2012
- Regional Spatial Strategy for the East of England, May 2008
- 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 (to research)
- Green Space Strategies: A Good Practice Guide, 2006 (CABE)
- Developing Accessible Play Space: A Good Practice Guide, 2003 (ODPM, now DCLG)

#### 20.1.2 HERTFORDSHIRE AND EAST HERTFORDSHIRE POLICY AND GUIDANCE

(For Green Infrastructure policy refer to Green Infrastructure policy & guidance below)

- 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

#### 20.1.3 HARLOW DISTRICT COUNCIL POLICY AND GUIDANCE

(For Green Infrastructure policy refer to Green Infrastructure policy & guidance below)

- 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

#### 20.1.4 HABITAT & ECOLOGY NATURE CONSERVATION LEGISLATION & POLICY

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

#### 20.1.5 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

#### 20.1.6 GREEN INFRASTRUCTURE: SUPPLEMENTARY PLANNING DOCUMENTS (SPD) AND 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 March, LUC 2011
- Harlow Green Infrastructure study, LUC 2013

#### 20.1.7 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

## 20.2 NATIONAL PLANNING POLICY

### 20.2.1. NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets out to provide a simple framework within which local people and planning authorities can develop local and neighbourhood plans that reflect the needs and priorities of their communities. It largely supersedes the previous system of Planning Policy Statements (PPS) and Planning Policy Guidance (PPG).

The NPPF has a presumption in favour of sustainable development, and recognises the importance of the natural and historic environment to the well-being of people and their communities. The implementation of the NPPF is supported by the National Planning Policy Guidance.

Clauses 109 – 125 of the NPPF cover the conservation and enhancement of the natural environment. Clause 109 recognises that “the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing both new and existing development from contributing to or being put

at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability;

- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

Other clauses include the requirement to plan for biodiversity at a landscape-scale across local authority boundaries; the promotion of the preservation, restoration and recreation of priority habitats and ecological networks; the protection of better quality agricultural land from development; and, positive planning for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

### 20.2.2: REGIONAL SPATIAL STRATEGY FOR THE EAST OF ENGLAND, MAY 2008

The East of England Plan provided Regional level planning policy applicable to the proposals was abolished by the Secretary of State on January 2013.

It included guidance on a regional scale on a number of planning issues, and places an emphasis on the achieving sustainable, healthy communities:

“New housing developments should incorporate safe, healthy environments which encourage walking, cycling and informal play.”

The East of England Plan sets out a number of objectives, including the following particularly relevant to landscape, green infrastructure and the provision of public open space:

- Ensuring the protection and enhancement of the region's landscape environmental assets, including the built and historic environment, landscape and water
- Re-using previously developed land and seeking environmental as well as development gains from the use of previously undeveloped land
- Protecting, and where appropriate, enhancing biodiversity through the protection of habitats and species and creating new habitats thought development
- Providing a network of accessible multi-functional green space

Although revoked, the evidence base that was collected to underpin the East of England Plan remains a consideration.

## 20.3 NATIONAL GUIDANCE

### 20.3.1 FIELDS IN TRUST (FIT) PLANNING AND DESIGN FOR OUTDOOR SPORT AND PLAY, 2008

Formerly the Six Acre Standard, Planning and Design for Outdoor Sport and Play is a new edition that provides guidance on FIT's widely-endorsed policy on the minimum standards for play and recreation space.

The original standard was set down as a minimum and local authorities were encouraged to set down their own play standards based on an assessment of local demographics, population trends, existing provision and landscape context e.g. EHDC Sport & Recreation SPD, September 2009. PPG17 also advocated that

local standards should be developed instead of applying a local standard.

The current guidance recognises that a more flexible approach to play through less formal play spaces, free play, and door step play is possible, however the original six acre standard is still relevant where it recommends a spatial hierarchy and is often used as a benchmark standard. This is therefore largely relevant to the overall play strategy at Gilston Park Estate, especially for the distribution of larger play spaces.

Designated play is divided into three categories as follows:

- LAPS- Local Area for Play

These play areas are specifically for young children to play close to where they live. They should be designed to cater for children up to 6 years of age and be within a walking time of 1 minute distance, 100m from home and provide an activity zone a minimum of 100m<sup>2</sup> in area.

- LEAPS-Local Equipped Area for Play

These play areas are designated for children of early school age, ages 4-8 and should be within 5 minutes walk of the home distance 400m. It should contain at least 5 items of play equipment in an activity zone at least 400m<sup>2</sup>.

- NEAPS-Neighbourhood Equipped Area for Play

These play and recreation spaces cater for older children over 8 years of age, within 15 minutes walking distance of the home, distance 1000m. It should provide a minimum of 8 types of play equipment based on an activity zone of at least 1000m<sup>2</sup>.

### 20.3.2: SPORT ENGLAND EAST OF ENGLAND PLAN

The regional plans for sport interpret the Framework for Sport in England (2004), setting targets for delivery in different areas.

The East of England Plan aims to use the land use planning system to maximize investment into sport and recreation, and hence on facilities

and the maintenance of facilities.

It also suggests the possibility of using s106 obligations, "making sure that every opportunity is taken to secure direct investment into sport and active recreation in new developments"

### 20.3.3 GREEN SPACE STRATEGIES: A GOOD PRACTICE GUIDE, 2006 (CABE)

The Commission for Architecture and the Built Environment (CABE) was an executive non-departmental public body of the UK government, established in 1999. It was funded by both the Department for Culture, Media and Sport and the Department for Communities and Local Government. It was merged into the Design Council on 1 April 2011.

In the introduction, CABE states that "green space is a vital part of the public realm. Attractive, safe and accessible parks and green spaces contribute positive social, economic and environmental benefits, improving public health, well-being and quality of life." The value of public open space to the well-being of a community and its residents, and the Government's commitment to protecting and improving these spaces, is made clear in planning policy and its accompanying PPSs and PPGs. Local Planning Authorities are responsible for developing open space strategies for their areas; setting out the vision and detail of the design, provision and enhancement of the open spaces and recreational facilities in their care.

A Green Space Strategy is defined by CABE as "an authority's vision for using its green space and the goals it wants to achieve, plus the resources, methods and time needed to meet these goals." A Green Space Strategy may combine with other documents, e.g. a Civic Space or Public Realm Strategy to form an Open Space Strategy, and could also comprise a number of 'sub-strategies' such as a Play Strategy, a Sports Strategy, an Allotment Strategy or a Tree and Woodland Strategy.

CABE's document sets out to provide guidance to authorities on developing green space

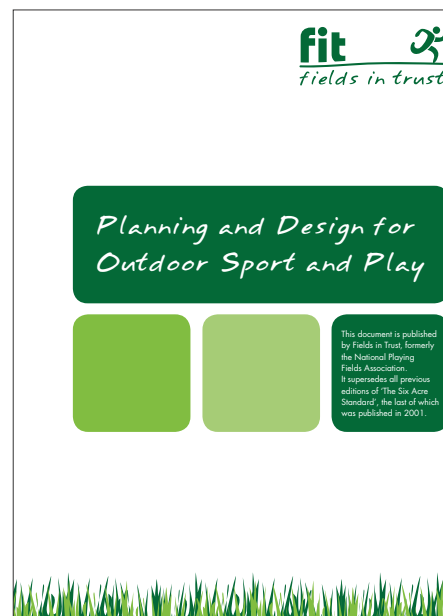
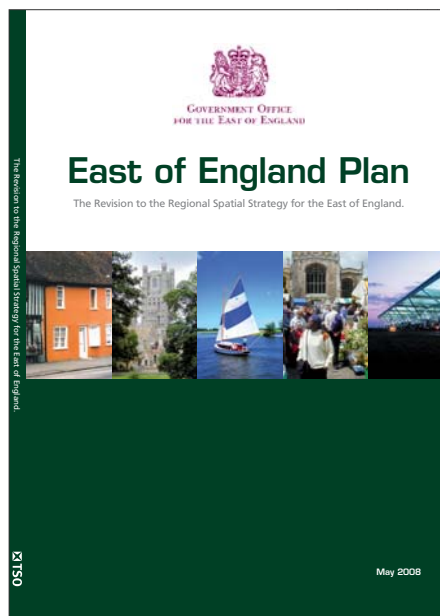
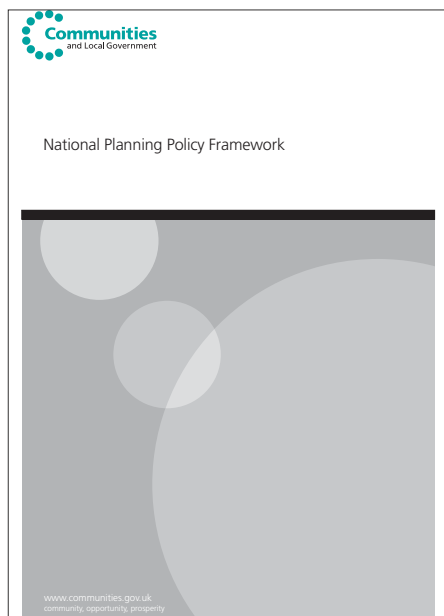
strategies, including making an assessment of existing provision as well as demand for new and improved green space. Although primarily aimed at local authorities, the document could also provide useful guidance for anyone involved in the planning, design and maintenance of green spaces.

The guidance builds upon the principles of PPG17: Planning for Open Space, Sport and Recreation and explores the aims and objectives of a Green Space Strategy; the reasons for preparing such a strategy; and the processes involved in drawing up such a document. A number of key aims and objectives are listed and the guidance recognises that a Green Space Strategy needs to be practical and deliverable with clearly measurable targets and outcomes.

### 20.3.4 DEVELOPING ACCESSIBLE PLAY SPACE: A GOOD PRACTICE GUIDE, 2003 (ODPM, NOW DCLG)

Published in 2003, this document recognises that outdoor play has developmental and therapeutic benefits for all children, and sets out to provide good practice guidance on how the interests of disabled children can be considered in the planning and design of accessible and socially inclusive public play spaces.

The document covers a range of aspects relating to the design of accessible play spaces, including both social issues and technical and physical issues; from understanding the issues and getting started on a project through to more technical aspects such as equipment, safety and DDA implications. A second section also provides guidance on wider issues such as funding, community involvement and forming creating partnerships with other interested parties.



## 20. PLANNING POLICY REVIEW

### 20.4 HERTFORDSHIRE AND EAST HERTFORDSHIRE DISTRICT COUNCIL POLICIES

For Green Infrastructure policy documents, refer to the Green Infrastructure section 1.6.

#### 20.4.1: EHDC LOCAL PLAN SECOND REVIEW 2007

A key objective of the Local Plan Second Review 2007 is that all residents of East Herts have access to appropriate amounts of open space, sport and recreational facilities.

Policy LRC3 sets out the role of planning obligations in provision of open space, sport and recreational facilities, and refers to Appendix IV of the Local Plan, which summarises the "recreation requirements in new residential developments" as a set of quantitative, qualitative and accessibility standards. They are locally devised standards, based on an assessment of provision within the District carried out in 2005, and reflect the PPG17 typology of public open spaces. A summary of those standards is included below, and further information regarding their implementation is covered by EHDC's Open Space, Sport and Recreation SPD.

The Proposals Map associated with the Local Plan Second Review 2007 suggests that the following landscape-related Policies particularly relate to the site itself, as well as the more general Policies set out within the Local Plan document:

- GBC1: Green Belt
- GBC2: Rural Area Beyond Green Belt
- BH1, BH2 & BH3: Areas of Archaeological Significance, Scheduled Monuments
- ENV14: Wildlife Sites

#### Open Space Typologies

Parks & Gardens Includes urban parks, formal gardens and country parks.

- Informal recreation
- Community events
- Biodiversity

Natural & Semi-natural Greenspaces includes publicly accessible woodlands, urban forestry, scrub, grasslands (e.g. commons and meadows), wetlands, open and running water.

- Wildlife conservation
- Biodiversity
- Environmental education and awareness

Amenity Greenspace: Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens.

- Informal activities close to home or work
- Enhancement of the appearance of residential or other areas

Provision for Children & Young People:

Areas designed primarily for play and social interaction involving children and young people.

- Equipped play areas

- Ball courts
- Outdoor basketball hoop areas
- Skateboard areas
- Teenage shelters and 'hangouts'

Outdoor Sports Facilities: Natural or artificial surfaces either publicly or privately owned used for sport and recreation. Includes school playing fields.

- Outdoor sports pitches
- Cricket grounds
- Tennis and bowls
- Golf courses
- Athletics
- Playing fields (including school playing fields)
- Water sports

Allotments: Opportunities for those people who wish to do so to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. May also include urban farms.

- Growing vegetables and other root crops
- NB: Does not include private gardens

Cemeteries & Churchyards: Cemeteries and churchyards including disused churchyards and other burial grounds.

- Quiet contemplation
- Wildlife conservation
- Promotion of biodiversity

Green Corridors includes towpaths along canals and riverbanks, cycle ways, rights of way and disused railway links.

- Walking, cycling or horse riding
- Leisure purposes or travel
- Opportunities for wildlife migration
- Lee Valley Regional Park

#### 20.4.2: EHDC DISTRICT PLAN DRAFT POLICIES

The document sets out where the authority thinks homes and related infrastructure could go to 2031. The Gilston area is identified as a broad location for development and it is suggested to be capable of allocating a development of 3,000 to 5,000 homes.

Policy GA1 Land in the Gilston Area explains the provisions and issues expected to be addressed by the Development Plan Document and site wide masterplan in addition to the requirements of Policy DPS4 (Broad Locations for Development).

#### 20.4.3: EVERYONE MATTERS – A SUSTAINABLE COMMUNITY STRATEGY FOR EAST HERTS APRIL 2009 - 2024

The vision of the East Herts Local Strategy Partnership is:

"to create a thriving, fair and inclusive East Herts that safeguards and enhances our unique mix of rural and urban communities, where people choose to live, work and visit because:

- It is safe, green, clean and well connected
- Everyone matters and can take part in decisions that affect their lives

- There are sustainable economic and social opportunities that improve the quality of life for all"

The Sustainable Community Strategy includes 8 themes, including Health, Wellbeing & Play, which sets the overall strategic context for the EHDC Open Space, Sport & Recreation SPD, 2009 (see below), and all strategies and policies produced by East Herts Council.

#### 20.4.4: EHDC LOCAL PLAN SECOND REVIEW 2007 OPEN SPACE, SPORT AND RECREATION SPD, SEPTEMBER 2009

The Open Space, Sport and Recreation

SPD sets out the Council's approach to the provision of open space, sport and recreation in conjunction with new residential development, and aims to provide additional guidance to developers in terms of how the corresponding Local Plan Policies, in particular LRC3, should be implemented, including the following:

- Provision standards
- Areas identified as being in quantitative or qualitative deficit
- Council's objectives relating to provision of open space
- Guidance on indoor and multiple-use sports facilities
- Types of facilities expected at different scales of development
- Design objectives for new facilities
- Assessment of quantitative deficit by location
- Details of national standards, e.g. FIT

In addition to the quantitative, qualitative and accessibility standards set out in the SPD and adopted in the Local Plan, the SPD describes a series of objections for the construction and design of open spaces for sport & recreation:

- Incorporating/enhancing biodiversity
- Adaptable
- Multiple Users
- Sustainable
- Environmentally beneficial
- Cost effective
- Integrated
- Socially beneficial
- Fit for purpose

The SPD states that "all residential developments will be expected to make provision for open space on-site," and for a development of over 600 dwellings, expects on-site provision for all of the open space typologies, including Natural & Semi-natural Green Spaces and Cemeteries & Burial Grounds if the site circumstances indicate they are required.

- Clause 4.8 within the SPD's objectives for the construction and design of open spaces for sport & recreation states that play spaces "should conform to the Fields in Trust standards for play areas." These requirements are summarised in Section 1.4.9 below.

#### 20.4.5: EHDC PARKS AND OPEN SPACES STRATEGY 2007 - 2012

The Parks and Open Spaces Strategy forms the policy framework under which the Parks Management Plans for individual sites are to be

developed and consulted upon. The Strategy sets out in detail the vision and objectives for EHDC's parks and open spaces within the framework of their Cultural Strategy, and reflects the Council's Corporate Objectives, the 'East Herts Together' Community Strategy (2003) and the Policies of the Local Plan Second Review (April 2007).

The Strategy also aims to encourage the provision of good quality parks and green spaces that are managed in a responsible, environmentally sustainable and effective way, with the vision:

"Together with our partners we want to protect and preserve our parks and green space while at the same time developing them in a sustainable way that meets the needs of the 21st century – balancing out environmental, social and economic considerations."

#### 20.4.6: EHDC CHILDREN AND YOUNG PEOPLE'S PLAY STRATEGY 2007 - 2012

The Children and Young People's Play Strategy forms another element of the EHDC's Cultural Strategy, and is also linked to the East Herts Children and Young People's Service Plan, the East Herts Youth Strategy and the East Herts Action Plan for Early Years Development and Childcare 2006/2007.

The main purpose of the Play Strategy is to address the findings of consultation with children and young people and other stakeholders and to put in place solutions that address barriers to play that have been identified. In March 2007, the East Herts Play Partnership was established with the overall vision of improving "the overall quality of all children and young people's lives in East Hertfordshire by providing challenging, varied and accessible opportunities to play, have fun and meet up with friends," and a Children and Young People's Play Strategy Action Plan has been agreed for 2007 – 2012, which sets out a number of key priorities, as follows:

- Fun outdoor adventure to meet the needs of

older children and teens (11 to age 16) for some element of risk taking and excitement.

- More safe places to relax and meet up with friends
- Wide and varied choices of places to go and things to do
- Shaped by the children and young people who use them, based on their needs and ideas
- Provided by working better together with partners, including voluntary and community groups

The Play Strategy recognises that the right to play is enshrined for all children and young people up to age 18 in the United Nations Convention on the Rights of the Child, Article 31, and also recognises the updated Children's Play Council's Charter for Children's Play, 2006, endorsing the 10 key principles, as follows:

- All children need to play and have a right to play. Children of all ages should be able to play freely and confidently on their own and with other children
- Parents and other carers should respect and value their children's play and try to maximise their opportunities for safe and stimulating play within and outside their home.
- All children should have equal access to play opportunities and services.
- All children should be able to play safely outdoors wherever they live, in cities and in the countryside. Older children should be able to get around safely on their own.
- Central and local government and voluntary organisations should think creatively and strategically about children and their play needs.
- All children should have access to a range of good quality early years, play and out-of-school services, such as play centres, holiday play schemes, adventure play grounds, after-school clubs, playgroups, toy-libraries and play buses.
- All schools should support and facilitate children's play. Play and learning are not separate; play is part of learning and learning is part of play. Learning through play supports and enriches learning through formal

education.

- Play opportunities should challenge and stimulate children's abilities but not threaten their survival or well-being.
- Hospital admissions, visits to a doctor, or a stay in temporary accommodation are some of the situations where children are in strange surroundings, perhaps experiencing fear, pain, anxiety and discomfort. They should be provided with play opportunities led by staff and volunteers who understand their special needs.
- All playwork education and training should be flexible, adaptable, reflective of existing good practice in playwork and should involve significant fieldwork practice component.

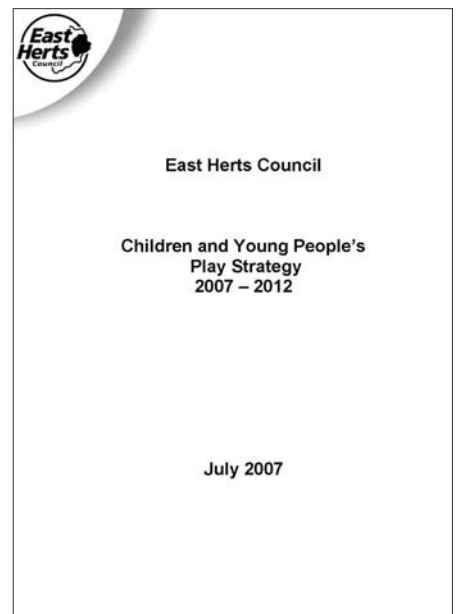
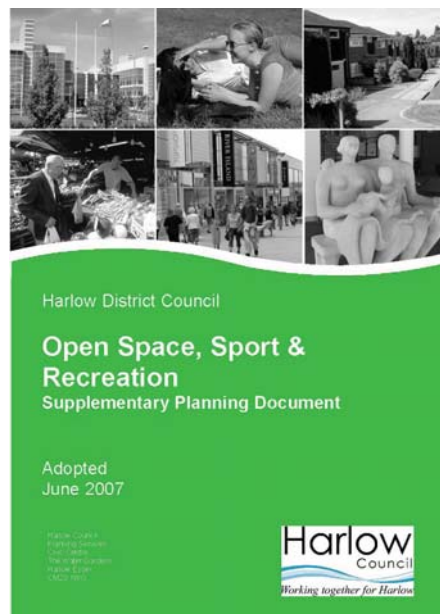
In order to deliver the vision and strategic priorities and the issues raised by the consultation process, the Council is to adopt a series of local Play Policy Statements: Promoting and Extending Informal Play in the Natural Environment

- Design
- Inclusive Play Provision
- Safety and Managing Risk
- Accessibility and Local Quantity Standards
- Quality Standards and Training/Development
- Consultation and Mediation
- Working in Partnership/Community Capacity Building
- Creating New Play Areas

Based on a household survey, the Council has adopted a Local Accessibility Standard of a 5 minute walk (800m) from residential areas in all urban areas. This differs from the accessibility standards set out in both Appendix IV of the Local Plan Second Review 2007 and the Open Space, Sport and Recreation SPD, and also appears to contain a numerical error, as in other documents, a 5 minute walk equates to a distance of 400m.

#### 20.4.7: EHDC LANDSCAPE CHARACTER ASSESSMENT SPD, 2007

The purpose of this document is to identify



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the distinct landscapes within the East Hertfordshire area by describing their key characteristics and natural, historical and cultural features. The document provides a structured evaluation of these landscapes, a landscape strategy and guidelines for conserving and enhancing the character of each character area. Also, it provides a framework for assessing planning applications and other landscape planning, regulation, conservation and management activities in East Hertfordshire for the benefit of the district and landscape as a whole.

The Gilston Park Estate falls within the character areas 81 Stanstead to Pishiobry Parklands, 82 River Stort, 83 Hunsdon Plateau.

- Character area 81 Stanstead to Pishiobry Meads is described as Parkland and arable farmland on gently undulating south facing slope interrupted by the Stort tributary valleys. The Cultural pattern is described as overriding the topographical landscape. The veteran trees of Gilston Park and moats are specifically noted. The strength of character is recorded as moderate to be Improved and conserved.
- Character area 82 The River Stort character is described as an enclosed landscape, focused on the Stort navigation with its locks and more natural original watercourse. The strength of character is recorded as moderate to be Improved and conserved.
- Character area 83 Hunsdon Plateau is described as large scale open arable farmland on flat upland plateau with smaller fields and woodland to the west of Hunsdon. The distinctive features include the former WWII airfield, the overhead power lines and historic links to the River Stort. The strength of character is recorded as moderate to be Improved and conserved.
- The existing landscape character of the site will be important consideration for the successful integration of the development, and the visual and sensory perception of it from the surrounding area.

### 20.4.8: EHDC HISTORIC PARKS AND GARDENS SPD, 2007

The purpose of this document is to preserve and enhance the special historic character of the District's parks and gardens. This is to help ensure that development does not undermine their historic integrity as well as provide long term management for these important sites.

Gilston Park House and Park are listed as Locally Important sites as are the properties adjacent to the site of Hunsdon and Hunsdonbury. Before any development, restoration or conservation is undertaken on a historic park or garden, regard should be had to the comprehensive assessment of the site.

The implications of the proposed development are considered in full in the accompanying reports by LP Archaeology.

### 20.4.9: EHDC VEHICLE PARKING PROVISION AT NEW DEVELOPMENT SPD, 2008

### 20.4.10: MEETING SUSTAINABLE DRAINAGE IN HERTFORDSHIRE, HERTS INTERIM SUDS POLICY STATEMENT NOVEMBER 2012 AND SUDS ADOPTION POLICY 2013

The primary purpose of this document is to set out how the council will evaluate drainage schemes in accordance with the Flood and Water Management Act 2010. Proposed drainage systems will have to meet new National Standards for design, construction and maintenance of SuDS.

A SuDS Adoption Body (SAB) will be established in each unitary and County Council. The Water companies, Environment Agency (EA), Internal Drainage Boards (IDB) Canal & Rivers Trust (CRT) and Highways Authorities will all be statutory consultees of the SAB. The Act requires the SAB to adopt and maintain approved SuDS that serve more than one property or alternatively agree maintenance by others subject to a binding management plan and maintenance agreement.

It is anticipated that the SAB will be formed and be the relevant authority for the approval of the SuDS strategy and details for adoption.

## 20.5 HARLOW COUNCIL POLICY DOCUMENTS

For Green Infrastructure policy documents, refer to the Green Infrastructure section 2.6

### 20.5.1: HARLOW COUNCIL ADOPTED REPLACEMENT LOCAL PLAN 2006

A small part of the southern extent of the site located in the Stort Valley falls within the jurisdiction of Harlow council and is covered by policies in the Adopted Replacement Local Plan 2006. The relevant policies are:

- NE10 Accessible Natural Greenspaces
- NE11 Trees and Hedgerows
- NE13 Water Environment
- NE15 Biodiversity and Nature Conservation
- NE17 Wildlife Sites
- NE18 Wildlife Sites
- NE19 Protected Wildlife Verges
- NE20 Protected and Rare Species

### 20.5.2 CHILDREN AND YOUNG PEOPLE'S PLAY STRATEGY 2007 – 2012 HARLOW COUNCIL OPEN SPACE, SPORT & RECREATION SPD, JUNE 2007

### 20.5.3 PUBLIC ART

The Harlow Council Green Infrastructure SPD evidence base documents include the aim of developing the sculpture trail and public art works in the Stort Valley area. This would build on the existing artwork trail and be a component part of the Stort Valley improvements.

## 20.6 GREEN INFRASTRUCTURE POLICY

### 20.6.1 THE 'GREEN ARC' IS A STRATEGIC INITIATIVE, LUC 2002

The 'Green Arc' is a strategic initiative aimed at significantly improving the environment and accessibility of the Green Belt open space and countryside around the north and east of London and in the southern parts of Hertfordshire and Essex. The concept was originally conceived in 2002 by officers of the then Corporation of London, the Forestry

Commission, the Woodland Trust, Thames Chase Community Forest and the Countryside Agency. The recommendations within this report have informed Green Infrastructure policy and been incorporated into the East Hertfordshire Green Infrastructure plan also undertaken by LUC.

The aim was to build on the success of the existing initiatives already operating in the area, such as Epping Forest, Hainault Forest, Thames Chase and the Lee Valley Regional Park and bring significant improvements to the area and to guide and shape new development.

### 20.6.2 GREEN INFRASTRUCTURE STRATEGY FOR THE HARLOW AREA, CBA 2005

This study was commissioned by the ODPM, supported by a steering group comprising representatives from national, regional and local organisations and was prepared by Chris Blandford Associates. It is an important guidance document for developing a sustainable built environment. The plan provides a strategic framework for the implementation of a connected and multi-functional network of green spaces and links within the countryside within and around Harlow.

The Green Infrastructure Plan provides an exciting vision and a strategic framework for integrated environmental planning across 310 sq.km, centred on Harlow. The proposed green infrastructure network emerged through analysis of multiple layers of up to date data on ecological, historical, landscape and recreational assets. Gaps and opportunities in the ecological and recreational networks within their landscape setting were identified, and importantly the Green Infrastructure Plan recognised that the land resource can accommodate a range of issues.

The Green Infrastructure strategy for the Harlow area sets out a manifesto of objectives that are very relevant to the Gilston Park Estate proposals for a sustainable community integrated into the wider landscape north of Harlow.

The vision for green infrastructure in the Harlow Area is of an attractive, distinctive, accessible, diverse and multi-functional network of green spaces and links, landscapes, biodiversity and heritage assets in and around Harlow that seeks to meet the social, economic and environmental needs of all communities. It will do this by promoting:

- The protection and enhancement of key ecological habitats and species
- New high quality urban edge landscapes of distinction creating an improved image and sense of place for urban fringe landscapes, gateways, transport corridors and other approaches to Harlow and other key towns;
- Health and fitness through provision of opportunities for community involvement in exercise, sport and active recreation;
- Improvements in air, water and soil quality and more sustainable drainage and flood mitigation;
- The protection, re-creation and rehabilitation of landscapes and habitats damaged or lost by development or land management practices;



- The potential of archaeological, historical and cultural heritage features to contribute to local identity and sense of place;
- High quality places to live and visit, and providing an attractive environment to businesses and inward investment;
- Opportunities for farmers, foresters and other land managers to diversify into the
- Production of energy crops, organic food produce and the management of woodlands, water meadows and grasslands as publicly accessible green spaces.
- The Green Infrastructure Network will be protected, enhanced and, where appropriate, extended through public and private sector investment in new green infrastructure at all scales. It will be widely recognised and valued by local communities, and offer opportunities for education, skills development and learning. The Network will connect urban and rural settlements and the countryside, and provide a spatial planning framework to guide sustainable development in the Harlow Area. The Green Infrastructure Network will raise expectations of better designed, higher quality, more environmentally sustainable and distinctive new development that enhances and sustains local character in and around Harlow'

The Green Infrastructure strategy for the Harlow area also puts forward suggested proposals for the land currently covered by the Gilston Park Estate masterplan:

- One of the reports key recommendations is the 'creation of a new strategic park in the Stort Valley, as an extension to the Lee Valley Regional Park'. The plan suggests that the proposals would 'enable the creation of a new and substantial green space asset for the Harlow area.'
- The importance of the Stort Valley within the Gilston Park Estate site is recognised for its contribution to the Harlow GIP in providing an important wildlife corridor through the wider Harlow Area and for the buffer it creates between Harlow and the countryside to the north.

- The strategy states that the River Stort as a vital corridor to be retained and enhanced as a rich resource for wildlife linking from Hatfield Forest to the River Lee Valley is recognised. In particular, it calls for a review of the management of grassland and wetland habitats along the river and its tributaries. Alternative cutting, grazing, drainage are to be considered to enhance natural habitats and restore flood meadows. Link habitats are prescribed to reinforce biodiversity potential adjacent to the river along its entire length but especially in the areas north of Harlow by creating a mosaic of wetland habitats along the river corridor including reed beds, wet woodland (willow and alder carr), marsh and wet grassland to encourage species diversity and respond to the objective of the Biodiversity Action Plan for the creation of a 'necklace of wetland habitats'
- Fiddlers Brook, one of the Stort tributary streams towards the east of the Gilston Park Estate is described as a potential new habitat linkage area for the enhancement of grassland, wetland, reed beds and aquatic vegetation linking to River Stort -reedbeds to provide further habitat for water vole, waterfowl and invertebrates such as dragonflies.
- Greenways are proposed across the Gilston Park Estate to improve the network of access to the countryside. These are largely based on existing public footpaths, bridleways and designated 'quiet lanes'
- Gilston Park is highlighted for its historic contribution and general prescriptions for the enhancement of new verges, woodland, scrub are described as well as a suggested species rich wildflower link verge from Gilston Park to the woodlands at the north of the site such as Blackhut wood and Eastwick Wood
- Specific Habitat creation areas are also described such as The Grove – Creation of arable field margins, grassland. It is suggested that Arable field margins and beetle banks could be created to extend green links across the arable landscape. At Channock's farm it is recommended that link ponds with scrub habitat would offer diverse habitat for amphibians.

### 20.6.3 STORT VALLEY FEASIBILITY STUDY, CBA & THE LANDSCAPE PARTNERSHIP 2007

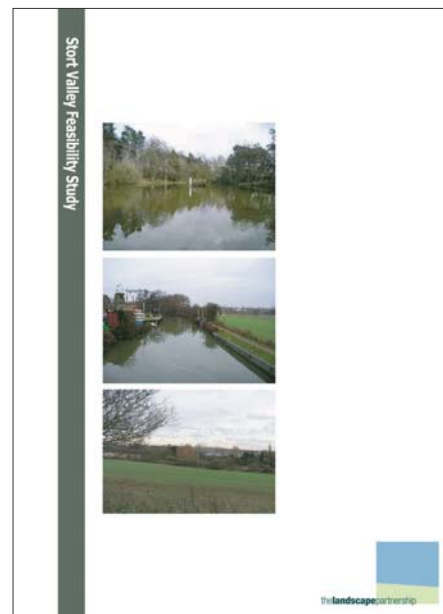
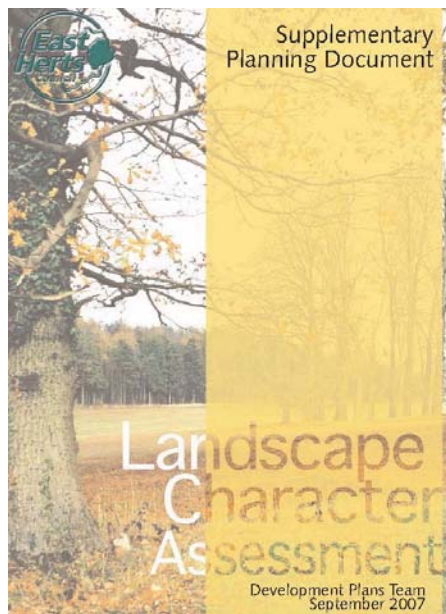
This vision for the Stort Valley is based on the recommendations of the Harlow Green Infrastructure Plan 2005. Harlow District Council commissioned this study on behalf of the stakeholders represented on the Stort Valley Steering Group. The Stort Valley, upstream from its confluence with the River Lea in Hertfordshire, has been identified as an area of key importance to the environmental infrastructure of the greater Harlow area, both in terms of its existing valuable assets, and also for the opportunities it offers for the multifunctional use of land close to large centres of population.

The Harlow Area Green Infrastructure Plan (GIP) -November 2005 has, as one of its key recommendations, the 'creation of a new strategic park in the Stort Valley, as an extension to the Lee Valley Regional Park'.

The plan suggests that the proposals would 'enable the creation of a new and substantial green space asset for the Harlow area.

The key themes investigated by the study are:

- Determine whether the Stort Valley can retain its natural landscape character, and at the same time have capacity for integrating a range of other uses.
- Consider the feasibility of conserving and enhancing landscape, biodiversity and the historic environment (safeguarding landscape character types and grazing regimes via appropriate land management, protect and enhance local BAP habitats and species and respect the historic environment).
- Explore the broad principles of achieving greater public access, both in terms of increased provision and outreach to the local community, with associated benefits for social inclusion and economic regeneration, respecting the ecology, landscape character, the historic environment and the rural



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economy of the area.

The vision described for the Stort Valley is to protect the integrity of the Stort valley, whilst optimising the areas multifunctional landscape value through:

- Providing appropriate opportunities for recreation, considering both existing and potential user groups to encourage social inclusion.
- Conserving the working natural character of the valley, with a commitment to landowner involvement.
- Facilitating habitat creation, enhancement and restoration and encouraging access to Biodiversity.
- Ensuring proactive green belt policies for recreation, nature conservation, public access and farming.
- Protecting and enhancing water quality.
- Provide broad guidance that would help to inform a future Local Development
- Document(LDD) to ensure that any future development is integrated sensitively and respects the key characteristics of the Stort Valley
- Improving public access to the Stort Valley where appropriate, particularly from the deprived wards.

### 20.6.4 EAST HERTFORDSHIRE GREEN INFRASTRUCTURE PLAN, LUC, MARCH 2011

Green infrastructure planning and delivery completes Hertfordshire's consideration of sustainable land use and landscape planning, expressed in 'Green Infrastructure in Hertfordshire: A Framework'. It helps bridge the gap between strategic planning and site design and management, providing messages to inform spatial land planning and development management decisions.

This is a high level Green Infrastructure Plan, which identifies further work which will be needed in future to deliver green infrastructure as follows:

- Provide an overview of existing green infrastructure assets within the District;
- Sets out an assessment of the ability of green infrastructure to provide multiple environmental and social and in some cases economic functions;
- Considers opportunities for enhancement and creation of green infrastructure;
- Outlines a series of potential projects to deliver multiple functions and benefits, and
- Provides advice on taking green infrastructure proposals forward through spatial planning and practical delivery.

The following proposals included in this document are directly relevant to the Gilston Park Estate site:

Recognising and valuing the rural landscapes in and around the Stort Valley and encouraging sustainable management of aspects of the habitat mosaic e.g. grassland and ancient woodland plus enhanced woodland and wet woodland linkage

- Enhanced pedestrian access and habitat links from the Stort Valley and Harlow to local GI sites of interest (Rivers Nursery Site, Lee Valley and river network) plus wider farmland

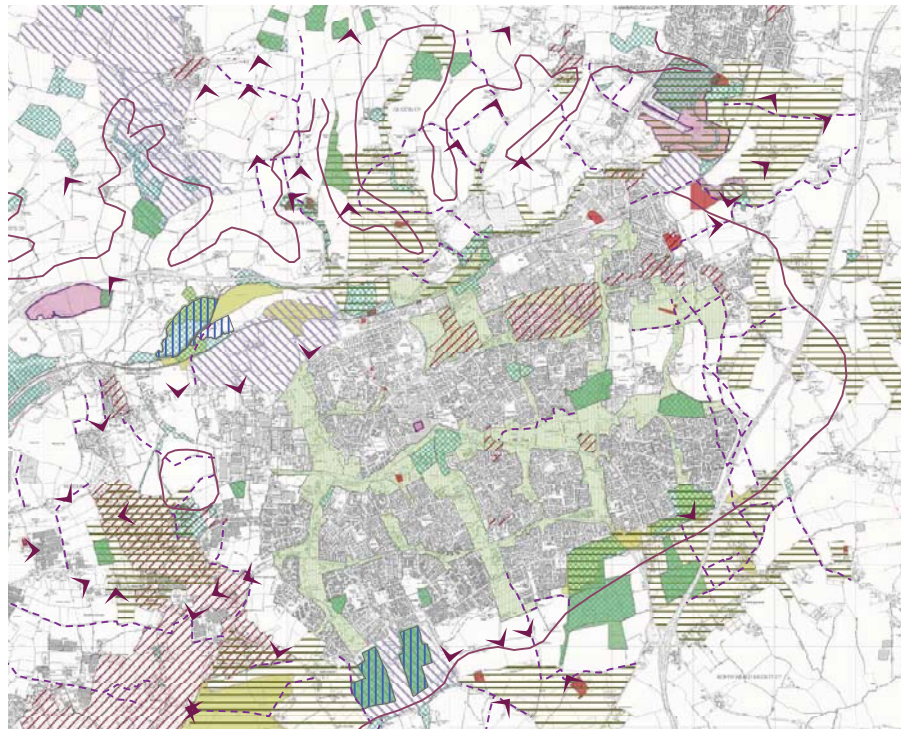


Figure 02D

#### Key Green Infrastructure Assets In and Around Harlow

KEY	
	Key Designated Assets
	Ancient Woodland
	Site of Special Scientific Interest (SSSI)
	County Wildlife Site
	Local Landscape Designation
	Conservation Area
	Scheduled Monuments
	Registered Historic Park & Gardens
	Registered Common Land
	Green Wedge
	Other Key Assets
	Stort Valley and Harlow to local GI sites of interest
	Key Historic Landscapes
	Key Paths
	Visually Significant Slopes
	Key Views

0 0.2 0.4 0.8 1.2 1.6 Kilometers

**Stort Valley Feasibility Study**

Scale: 1:35,000  
Date: March 2007  
Drawn: GP Checked: LS

N  
W E  
S

STORT VALLEY FEASIBILITY STUDY (THE LANDSCAPE PARTNERSHIP APRIL 2007)

### EAST HERTS GREEN INFRASTRUCTURE PLAN (LUC MARCH 2011)

#### LOCAL AUTHORITY : EAST HERTS

#### PROJECT : 2. Stort Valley and Countryside links

: £££

#### RURAL WILDSPACE - Brief description / snapshot of the project :



- Recognising and valuing the rural landscapes in and around the Stort Valley and encouraging sustainable management of aspects of the habitat mosaic e.g. grassland and ancient woodland plus enhanced woodland and wet woodland linkage
- Enhanced pedestrian access and habitat links from the Stort Valley and Harlow to local GI sites of interest (Rivers Nursery Site, Lee Valley and river network) plus wider farmland landscape
- Selective landscape management which enhances legibility and permeability (balanced with nature conservation interests) and improved signage/interpretation which could extend to links from Harlow and Ware to Harlow and Sawbridgeworth (and outlying rural villages e.g. Gilston)
- Reinforcement of the green back drop to Harlow and Sawbridgeworth, where conserving Gilston Park's woodland and Pishiobury Park could enhance the rural character of the area
- Creation of a series of local walking links to nearby towns which could include a sculpture trail to recognise the rich cultural heritage of the area, e.g. connections between Henry Moore at Perry Green and 'parallel' modernist landscapes of Harlow New Town



#### FUNCTIONS MET :



PLANS / POLICIES / PROGRAMMES WHICH THE PROJECT CAN HELP DELIVER : Enhancing grassland and ancient woodland across the District will help support a number of important UK Biodiversity Action Plan (BAP) habitats and will help reinstate habitats such as broadleaf woodland at Gilston Park. Re-generation of the ancient woodland and enhancement access links with the aspirations for the Stort Valley, improved access and the creation of new routes, with circular walks and cultural trails will contribute to functionality of the Gilston Park making it more available to local and visiting users, contributing to the aims of the ROVIP. Projects links to and complements Harlow GI Plan and Stort Valley Plan while it also helps meet ANG requirements.

ISSUES ASSOCIATED WITH DELIVERY : Land ownership and HLS uptake are key issues, while possible changes in land (e.g. access v grassing) use will require further consultation with land owners and user groups. A co-ordinated approach to the access, landscape enhancement and ancient woodland improvement projects will be important requiring EHDC and landowners to work together with Natural England (NE) and HMWT. Need for liaison with Woodland Trust, Farm and Wildlife Advisory Group (FWAG) and Eastwick and Gilston Parish Council. Environmental Stewardship will enable delivery at a landscape scale. Also need for liaison with local friends groups e.g. Rivers Nursery Site

DELIVERY PARTNERS AND MONITORING MECHANISMS : Natural England (through HLS/ELS agreements, to encourage habitat restoration and capital payment for access, Forestry Commission, Farming and Wildlife Advisory Group, Herts and Middlesex Wildlife Trust, local Parishes, East Herts Council, Countryside Management Scheme, Sustrans and the Local Access Forum. Monitoring mechanisms could be through both species and visitor/user surveys and through take-up of relevant grant schemes such as HLS/HLF. Heritage sculpture trail has potential as an HLF project (also links with Henry Moore Foundation at Perry Green).

WHAT HAPPENS NEXT? PRIORITY / RANKING : Need for early landowner liaison to embed GI thinking in agri-environment schemes and with relevant partners such as NE, EA, HMWT and Woodland Trust. Smaller projects and those which could be delivered through HLS and HLF (given reduced match funding requirements) are high priority. Larger schemes and enhancements will require co-ordinated working with HMWT, NE and landowners under a coherent plan to deliver through initiatives such as the ELS, HLS and HLF.

landscape.

- Selective landscape management which enhances legibility and permeability (balanced with nature conservation interests) and improved signage/interpretation which could extend to links from Hertford and Ware to Harlow and Sawbridgeworth (and outlying rural villages e.g. Gilston)
- Reinforcement of the green back drop to Harlow and Sawbridgeworth, where conserving Gilston Park's woodland and Pishiobury Park could enhance the rural character of the area
- Creation of a series of local walking links to nearby towns which could include a sculpture trail to recognise the rich cultural heritage of the area,
- Enhancing grassland and ancient woodland across the District will help support a number of important UK Biodiversity Action Plan (BAP) habitats and will help reinstate habitats such as broadleaf woodland at Gilston Park.
- Regeneration of the ancient woodland and enhancement access links with the aspirations for the Stort Valley.
- Improved access and the creation of new routes, with circular walks and cultural trails will contribute to functionality of the Gilston Park making it more available to local and visiting users, contributing to the aims of the ROWIP (Rights of Way Improvement plans statutory guidance). Projects links to and complements Harlow GI Plan and Stort Valley Plan while it also helps to meet ANG requirements.

### 20.6.5 HARLOW GREEN INFRASTRUCTURE AND OPEN SPACE STUDY, LUC 2013

The aims of this study were to:

- Update and consolidate Harlow's data on the location and type of open space in the District;
- Undertake extensive consultation with residents and user groups in the District, to determine perceptions of Harlow's open spaces and priorities for the future;
- Undertake a comprehensive audit to determine the quality, quantity and value

- of Harlow's open spaces, excluding outdoor sports provision, which is covered by the 2009 Harlow Playing Pitch Strategy;
- Determine and apply locally-derived open space provision standards for Harlow;
- Consider the policy context for Harlow's open spaces, and make policy recommendations to inform the Council's Local Plan;
- Review Harlow's green infrastructure network and update data and GI priorities for the District.

The study will provide evidence for HDC to:

- Support planning policies and proposals for open space, sport and recreation for inclusion in the new Local Plan and to assist in the revision of the Green Space Strategy;
- Deliver networks of accessible, high quality open spaces and sport and recreation facilities which meet the needs of residents and visitors, are fit for purpose and economically and environmentally sustainable;
- Strike a balance between new provision and/or the enhancement of existing provision;
- Provide clarity for developers and land owners in relation to the requirements for the provision of open space to be included in the Community Infrastructure Levy;
- Reassess the wider GI network and priorities for Harlow.

Key to the Gilston Park site are the following proposals:

- The Stort Valley is identified as a strategic/significant GI asset targeted as an area for enhanced riverine environment, informal recreation, natural play, spaces for discovering and accessing nature. The area of the Stort Valley within Gilston Park estate is also illustrated as an area for wetland enhancement.
- Gilston Park is identified as a strategic/significant GI asset and a historic landscape for the conservation of and connectivity of historic fabric.
- Scope for improved access across the Stort Valley and across the Gilston Park Estate site

to give connectivity to countryside north of Harlow is identified.

- Similarly a 'Harlow Gateway' is identified on the Harlow district boundary south of Eastwick village.

### 20.6.7 THE STORT VALLEY WATERSPACE STRATEGY, LATHAMS FOR HARLOW RENAISSANCE 2010

This study covers a 5 mile section of the River Stort Navigation, skirting the Northern edge of Harlow from Roydon Mill in the West to Harlow Mill in the East.

The primary objective is to create a sustainable vision for the River Stort Navigation, supporting the aims and aspirations of Harlow Renaissance, British Waterways and other key stakeholders. The Strategy will contribute to and inform Harlow District Council's emerging Local Development Framework and fit with the new branding initiative - 'Harlow...see something different.' The following concepts are based upon creating destinations and celebrating Gateways to the water. In order to realise the potential of the River Stort it is suggested that key themes are explored :

1. Infrastructure, Access & Connectivity
2. Image, Brand & Identity
3. Ecology, Landscape & Conservation
4. Leisure, Health & Well-being
5. Education, Skills & Training

A wide range of water-based uses and activities including floating accommodation, galleries, classrooms, community boats, floating markets, performance spaces, historic craft, water taxis and trip boats (possibly electric launches), etc. are considered.

A re-brand and upgrade of the River Stort should include new wayfinding and information panels and a palette of complementary waterside furniture from litter bins to mooring bollards.

Key projects described within the immediate vicinity and on the Gilston Park Estate site.



## 20. PLANNING POLICY REVIEW

These include:

- Parndon Mill – Potential for floating hotel, craft fairs, galleries, boat trips, artists in residence, skills & training. Explore area to the North as possible moorings.
- Parndon Moat Marsh & Maymeads Marsh – educational links, interpretation, boardwalks, ecological area, trim trails.
- Harlow Town Station – improve pedestrian links to the North, potential for water taxi, cycle store/rental, café and lift.
- Burnt Mill – potential for fitness and well being centre, create links to outdoor learning centre.
- International Quality Pedestrian Bridge – reconnect river to Town park and beyond. Create new cycle routes and links to sculpture trail.

### 20.6.8 RIVER STORT CATCHMENT MANAGEMENT PLAN, STORT RIVER PARTNERSHIP

The Stort Catchment Partnership is a group of people and organisations who are working to improve the River Stort and the Stort Navigation for people and for wildlife. The partnership was formed in 2012 and includes a wide range of organisations, from local community groups and charities to councils and government agencies.

The partnership is being 'hosted' by Herts and Middlesex Wildlife Trust, who brought the partnership together. Their role is to organize and co-ordinate the many different members of the partnership, and drive the Catchment Plan forward beyond December 2012.

The objectives for the River Stort were developed during a workshop held in Autumn 2012. People and organisations with a stake or an interest in the river were asked to suggest their ideas about what the aims of the Catchment Management Plan should be. The aims of the Stort Catchment Plan are:

- Water Flow: Maintain sufficient flow to support a healthy river ecosystem.
- Water Quality: Achieve water quality that is good enough to support a healthy aquatic ecology.
- Habitats & Wildlife: Maintain and enhance the river's natural habitats and wildlife.
- People: Increase people's awareness, appreciation, education and involvement.

The Gilston Park Estate site fall within the identified project area of Hunsdon Mead to Harlow. The project entails the restoration of 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.

### 20.7. HABITAT & ECOLOGY NATURE CONSERVATION LEGISLATION & POLICY

There is a raft of key wildlife legislation, planning policy and guidance and biodiversity conservation objectives aimed at safeguarding and enhancing the countryside and natural

environment as well as protecting flora and fauna. This is all extremely pertinent to the Gilston Park Estate due to its green field nature. A thorough understanding of the nature conservation legislation and policy is key to ensure that the development both respects the site ecology constraints and responds to the opportunity for habitat creation.

The aims and objectives of these acts, policies and documents are described in full by EPR Consultants in the accompanying Ecology Reports and summarised as follows:

#### 20.7.1 KEY WILDLIFE LEGISLATION

- Conservation of Habitats and species regulations 2010 (as amended)
- The Habitat Regulations provide for the designation of both Special Protection Areas (SPA) and Special Areas of Conservation (SAC) and also prohibit the deliberate capture, killing or disturbance of European Protected Species (EPS)
- The Water Environment (water Framework Directive) (England and Wales) Regulations 2003.

The Purpose of this directive is to establish a framework for the protection of inland surface waters (rivers & lakes) and groundwater (as well as estuaries and coastal waters).

- Wildlife & countryside Act 1981. This is the principle mechanism for the legislative protection of wildlife in Great Britain
- Countryside Rights of Way Act 2000 (CROW) Many of the provisions are incorporated into the amendments of the Wildlife & Country Act. The most relevant changes provided by the CROW Act include the added protection given to SSSI and other sites for nature conservation. Importantly, under the Act it became a criminal offence to 'recklessly disturb' Schedule 1 nesting birds and species protected under the Schedule 5 of the Wildlife and Countryside Act.
- The Natural Environment and Rural Communities Act (NERC Act) 2006. The NERC Act was intended to raise the profile of biodiversity amongst all public authorities and to make biodiversity an integral part of policy and the decision making process. The NERC Act also improved wildlife protection by amending the Wildlife and Country Act 1981.

Of particular relevance to the Green Infrastructure proposals at Gilton Park Estate are:

- Section 40 (S40) of the Act places a 'Biodiversity Duty' on all public bodies to have regard to the conservation of biodiversity when carrying out their normal functions. This includes giving consideration for the restoration and enhancement of species and habitats.
- Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

The conservation of these habitats and species can be a material consideration in development control decisions and so developers are advised to take reasonable measures to avoid or mitigate impacts to prevent their net loss

and to enhance them where possible.

#### 20.7.2 SITES FOR THE CONSERVATION OF NATURE

Several designated sites exist within and adjacent to the project site boundary, these include SSSI, SAC, LNR and Local wildlife sites. These form part of a hierarchy of nature sites based on the level of statutory protection and administrative level of importance.

Statutory Sites: International & European Important sites

- Ramsar sites
- Special Areas of Conservation (SAC)
- Special Protection Areas (SPA)

Statutory Sites: Nationally important sites

- Site of Special Scientific Interest SSSI
- National Nature Reserve (NNRs)
- Local Nature reserves (LNRs)

Non-statutory Sites: Local Wildlife Sites

These sites are not legally protected but are given some protection through the planning system:

- County Wildlife Sites (CWS)
- Sites of Importance for Nature Conservation (SINC)
- Sites of Nature Conservation Importance (SNCI)

#### 20.7.3 SPECIES PROTECTION

The species in the following list are protected by law in England. It is essential to determine the presence or likely absence of legally protected species and the extent that they may be affected by the development so that harm is avoided, licensing and mitigation measures are put in place.

- Legally protected species: Mammals: All wild mammals are protected against cruelty under the Wild Mammals Protection Act 1996.
- Species further protected by law: Dormouse, Water vole, Badger, Bats, Protected birds, Reptiles, Smooth snake, Greater Crested Newt

#### Invasive non-native species

There are a number of non-native species present in the UK which pose a significant threat to our native ecology and which are listed under Schedule 9 of the Wildlife and Countryside Act. It is an offence to allow the species to be released or escape in to the wild or not be adequately controlled on land once present.

#### 20.7.4 NATURE CONSERVATION PLANNING POLICY GUIDANCE

##### National level Policy

- The National Planning Policy Framework (NPPF)

Section 11 of the NPPF provides guidance on conserving and enhancing the natural environment through the planning system and replaces the preceding Planning Policy Statement PPS9: Biodiversity and Geological Conservation. Section 11 of the NPPF specifies

that the planning system should contribute and enhance the natural environment

**Regional Planning Policy**

- East Hertfordshire Local Plan Second Review (April 2007)

The application sits mainly within East Hertfordshire. The following policies are of relevance to biodiversity:

- ENV11 Protection of Existing Hedgerows and Trees
- ENV12 Special Area of Conservation/Special Protection Area/Ramsar site
- ENV13 Development and SSSI
- ENV14 Local Sites
- ENV16 Protected species
- ENV17 Wildlife Habitats
- ENV18 Water Environment

- Harlow Council adopted replacement local plan 2006

A small part of the southern extent of the site located in the Stort Valley falls within the jurisdiction of Harlow council and is covered by policies in the Adopted Replacement Local Plan 2006. The relevant policies are:

- NE10 Accessible Natural Greenspaces
- NE11 Trees and Hedgerows
- NE13 Water Environment
- NE15 Biodiversity and Nature Conservation
- NE17 Wildlife Sites
- NE18 Wildlife Sites
- NE19 Protected Wildlife Verges
- NE20 Protected and Rare Species

**20.7.5 BIODIVERSITY CONSERVATION OBJECTIVES, REGULATION AND OTHER SPECIAL STATUS**

- Uk post-2010 Biodiversity Framework This has 05 strategic goals for the period from 2011-2020 and agrees five strategic goals which include improving the status of biodiversity through safeguarding species

and to enhance implementation through participatory planning. Under the new Biodiversity Framework, the UK Biodiversity Action Plan UK BAP no longer operates but much of the information is still useful and forms the basis of biodiversity work.

- A 50 year vision for the wildlife of Hertfordshire (1999) & Essex Biodiversity Action Plan 2010-2020. These are Local Biodiversity Action Plans (BAP) which are relevant to the site and identify the BAP species and Section 41 habitats present on the site.
- Networks of Natural Habitats Networks of natural habitats link sites of biodiversity importance provide routes for the migration, dispersal and genetic exchange of species in the wider environment. Examples include, river banks, hedgerows, ponds, and woods. Local planning authorities are encouraged through the NPPF to maintain ecological networks and avoid or repair the fragmentation of habitats.
- Hedgerow Regulations 1997 Hedgerows can act as wildlife corridors that are essential for the dispersal and genetic exchange of wild species. Under these regulations it is an offence to remove a hedgerow without submitting a notice to the Local Planning Authority and waiting for their decision. Hedgerows that satisfy wildlife, archaeological, historical or landscape criteria qualify as 'important' under the Regulations. If a hedgerow is not important the LPA may not prevent its removal; however the LPA are required under the regulations to protecta and retain hedgerows unless satisfied that the circumstances justify its removal.

- Ancient woodlands & Veteran trees Ancient woodlands are areas continuously wooded for at least 400 years. It is not a statutory designation and does not provide legal obligation. LPAs are advised under the NPPF not to grant planning permission for any development that would result in the

loss or deterioration of irreplaceable habitats including ancient woodland and veteran trees unless the need for and benefits of the development clearly outweigh the loss.

- Water resources Act 1991 Surface waters and ground water can directly and indirectly impact upon the conservation of nature. Some activities with the potential to impact watercourses or groundwater may require consent under the Water Resources Act.

STATUTORY INSTRUMENTS

**2010 No. 490**

**WILDLIFE**

**COUNTRYSIDE**

The Conservation of Habitats and Species Regulations 2010

Made - - - - - 1st March 2010  
Laid before Parliament 16th March 2010  
Laid before the National Assembly for Wales 16th March 2010  
Coming into force in accordance with regulation 1(2), (3) and (4)

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**Natural Environment and Rural Communities Act 2006**

CHAPTER 16

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Explanatory Notes have been produced to assist in the understanding of this Act and are available separately

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£1050

STATUTORY RULES OF NORTHERN IRELAND

**2003 No. 544**

**EUROPEAN COMMUNITIES**

**ENVIRONMENTAL PROTECTION**

The Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2003

Made - - - - - 22nd December 2003  
Coming into operation 12th January 2004

The Department of the Environment, being a department designated(a) for the purposes of section 2(2) of the European Communities Act 1972(b) in relation to measures relating to water resources, acting in exercise of the powers conferred upon it by that section and of every other power enabling it in that behalf, hereby makes the following Regulations:

**Citation and commencement**

1. These Regulations may be cited as the Water Environment (Water Framework Directive) Regulations (Northern Ireland) 2003 and shall come into operation on 12th January 2004.

**Interpretation**

2.—(1) In these Regulations —  
“body of water” means a body of groundwater or a body of surface water;  
“the Department” means the Department of the Environment;  
“the Directive” means Directive 2000/60/EC of the European Parliament and of the Council of 23rd October 2000 establishing a framework for Community action in the field of water policy, as amended;  
“environmental objectives”, in relation to the river basin district and the part of each international river basin district falling within Northern Ireland, means the objectives required to comply with Article 4 of the Directive (environmental objectives) including any objectives required to comply with Article 7(2) and (3) of the Directive (waters used for the abstraction of drinking water);  
“international river basin district” means a river basin district lying partly in Northern Ireland and partly in the Republic of Ireland;  
“Northern Ireland” has the meaning given by section 98 of the Northern Ireland Act 1998(c).

(a) S.I. 2003/290  
(b) 1972 c. 68  
(c) O.J. No. L318, 22.12.2000, p. 1, amended by Decision 2003/2001/EC of the European Parliament and of the Council of 26th November 2003 amending the list of priority substances in the field of water policy and amending Directive 2000/60/EC (O.J. No. L31, 14.12.2001, p. 1)  
(d) 1998 c. 47

## 21. OPEN SPACE QUANTUM SUMMARY

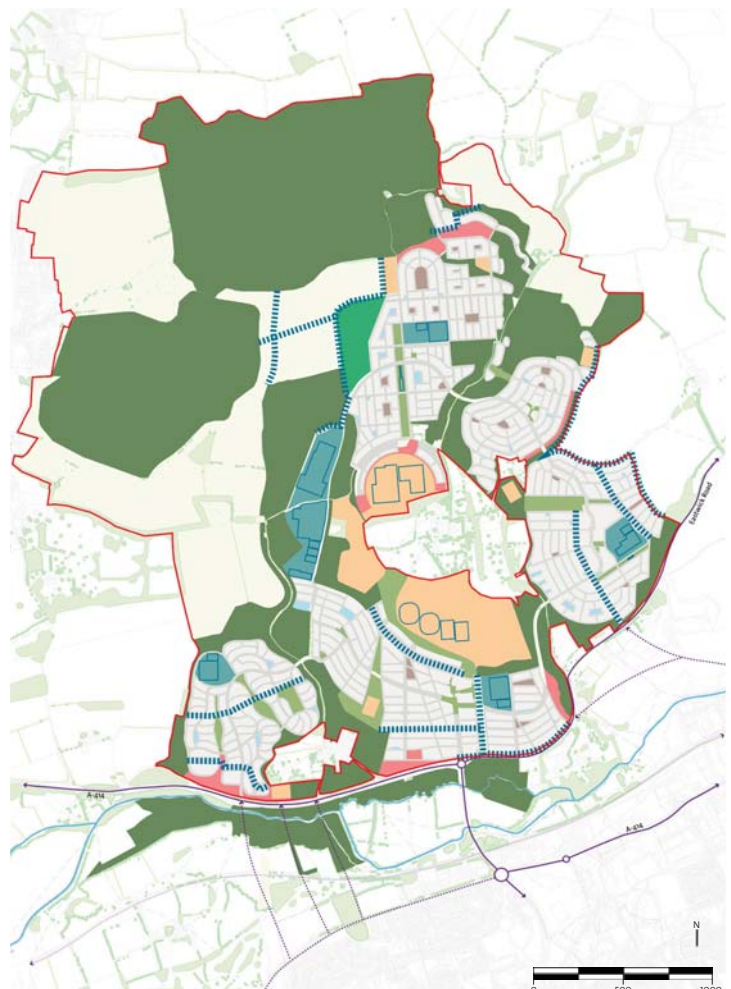
### 21.1 EHDC LOCAL PLAN RECREATION SPACES REQUIREMENTS (PPG17 TYPOLOGIES)

EHDC Open Space Category	Parks & Public Gardens	Natural & Semi-natural Green Space	Outdoor Sports Facilities <sup>1</sup>	Amenity Green Space	Provision for Children & young People
<b>EHDC Requirement</b>	0.53 Ha/1000 population within 10 min walk (800m)	7.64 Ha/1000 population within 10 min walk (800m)	3.79 Ha/1000 population within 10 min walk (800m)	0.55 Ha/1000 population within 5 min walk (400m)	0.20 Ha/1000 population within 5 min walk (400m)
<b>Village 01</b> Pop: 4101	2.17 Ha	31.33 Ha	15.54 Ha	2.26 Ha	0.82 Ha
<b>Village 02</b> Pop: 3993	2.12 Ha	30.51 Ha	15.13 Ha	2.20 Ha	0.80 Ha
<b>Village 03</b> Pop: 2295	1.22 Ha	17.53 Ha	8.70 Ha	1.26 Ha	0.46 Ha
<b>Village 04</b> Pop: 4277	2.27 Ha	32.68 Ha	16.21 Ha	2.35 Ha	0.86 Ha
<b>Village 05</b> Pop: 1654	0.88 Ha	12.64 Ha	6.27 Ha	0.91 Ha	0.33 Ha
<b>Village 06</b> Pop: 2662	1.41 Ha	20.34 Ha	10.09 Ha	1.46 Ha	0.53 Ha
<b>TOTAL EHDC REQUIREMENT</b>	<b>10.06 Ha</b>	<b>145.02 Ha</b>	<b>71.94 Ha</b>	<b>10.44 Ha</b>	<b>3.80 Ha</b>

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

#### 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



## 21.2 EHDC LOCAL PLAN SPORTS AND RECREATION SPACES 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 <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )	Min Area Formula <sup>1</sup>	Min Area (m <sup>2</sup> )
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

EHDC LOCAL PLAN REQUIREMENTS

### LEGEND

- Site boundary
- Stort River
- Towns & Settlements
- Hunsdon Airfield Park
- Recreation & Leisure
- School Sport Fields
- Formal Sports Pitches & Facilities
- Informal Sports Provision
- Public Sports field
- Playing sports area
- Sports trail



## 21.3 PROPOSED OPEN SPACE PROVISION

### OPEN SPACE DEFINITION

Areas of open space that are accessible to the public for recreational, social and/or amenity use (e.g. parks, gardens, civic spaces, play areas, amenity space, allotments, community gardens and outdoor sports facilities).

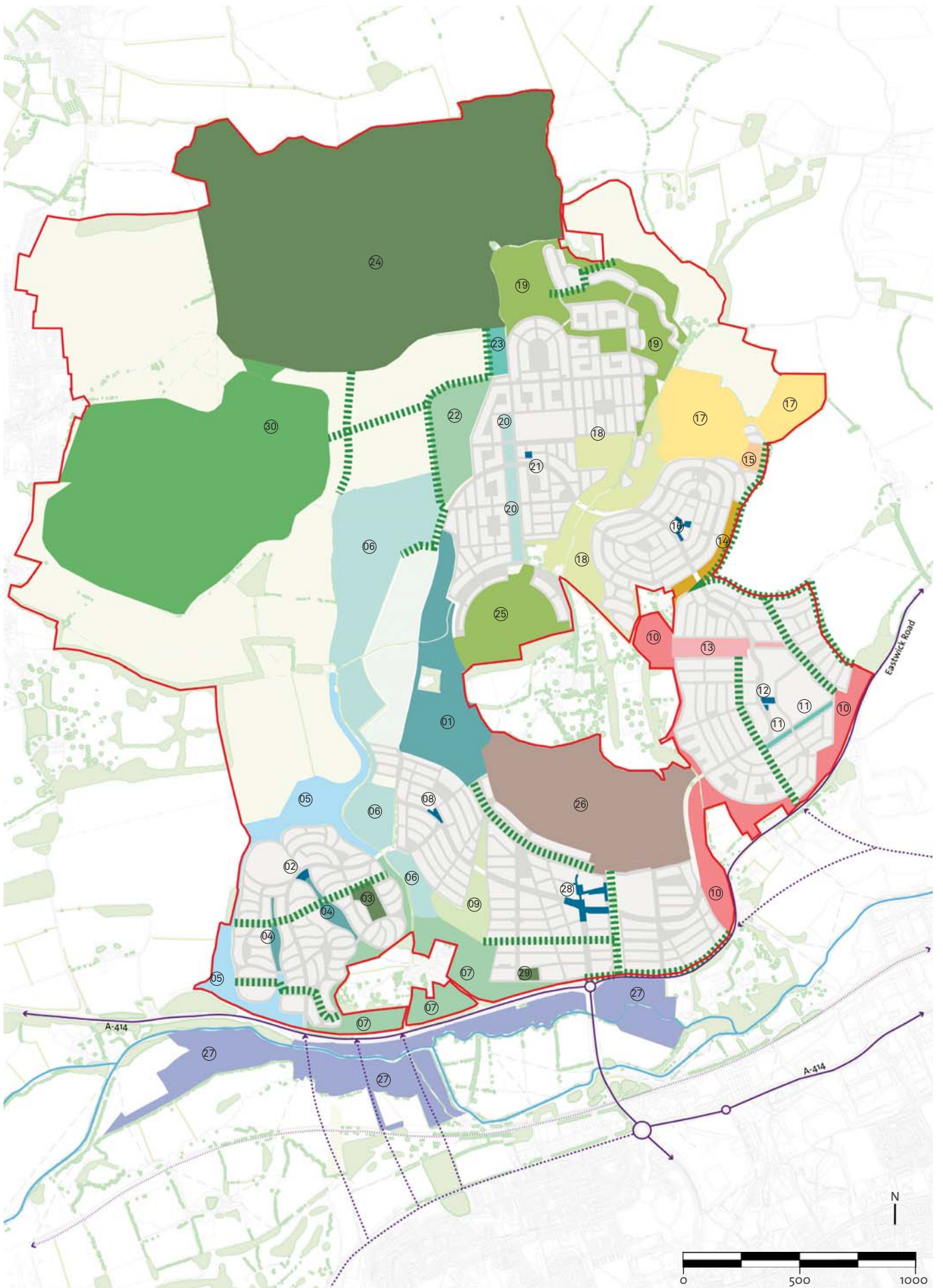
Areas of open space that are not accessible to the public (e.g. privately owned with no right of access, railway land and road verges, etc.) are not included within the definition.

Ref No.	Name	TOTAL MIN AREA (Ha)	N & SN/GI	P & PG	AGS	Formal Sport	Informal Sport	Recreation	Allotments	Play	NEAP	LEAP	LAP	Civic Space (Not GI)
1	Home Wood & Gibsons Shaw	18.82	10.54				8.28			0.00	0	0	0	
2	Village 6 Village Centre	0.17		0.17						0.00			1	2
3	Village 6 Village Green	1.26		1.20						0.06			1	2
4	Village 6 Linear Parks	1.85		1.60						0.25	1	2	7	
5	Village 6 Buffer	14.83	14.74							0.09	0	1	5	
	Village 6 Green Corridor 1 (AW=15 m.)									0.05			5	
	Village 6 Green Corridor 2 (AW=26 m.)									0.05			5	
6	Eastwick Valley Corridor	35.93	35.92							0.01	0	0	1	
7	Eastwick Village Buffer	16.87	15.99			0.78				0.10	0	1	6	
8	Village 5 Village Centre	0.15		0.15						0.00			1	2
9	Village 5 Wedge Park	4.54		3.67		0.78				0.09	0	1	5	
10	Fiddler's Brook and Pole Hill Stream Corridors	16.38	14.22		1.29	0.78				0.09	0	1	5	
11	Village 2 Linear Park	0.62		0.57		0.02				0.03	0	0	3	
12	Village 2 Village Centre	0.23		0.18						0.05	0	1	1	
13	Village 2 Woodland Park	2.95		2.74						0.21	1	1	7	
14	Village 2 & 3 Buffer	2.24	1.23		0.95					0.06	0	0	6	
	Village 2 Green Corridor 1 (Avg. Width=16 m.)									0.03			3	
	Village 2 Green Corridor 2 (AW=22 m.)									0.03			3	
15	Village 3 Playing Fields	1.05	0.23			0.78				0.04	0	1	0	
16	Village 3 Village Centre	0.24		0.20						0.04	0	1	0	
	Village 2 and 3 East Green Corridor (AW=15 m.)									0.01			1	
17	Golden Grove & Sayes Coppice	18.73	18.73							0.00	0	0	0	
18	Golden Valley Riparian Corridor	14.94	14.08	0.54						0.32	1	2	14	
19	Village 4 Buffer	20.31	16.38		3.17	0.49				0.27	0	3	15	
20	Village 4 Linear Park	2.54		2.24		0.17				0.13	0	2	5	
21	Village 4 Village Centre	0.08		0.07						0.01	0	0	1	
22	Allotments & Community Orchard	9.01							9.01	0.00	0	0	0	
23	Village 4 Playing Fields	1.68				1.68				0.00	0	0	0	
24	Eastwick Wood Park	141.79						141.79		0.00	0	0	0	
25	Gilston Playing Fields	12.17			1.93	9.99				0.25	1	2	7	
26	Gilston Park	36.33	4.73		5.42	3.84	22.02			0.32	2	2	4	
27	Riverside Park	39.09						39.09		0.00	0	0	0	
	Village 1 Lime Avenue (AW=36 m.)									0.03			3	
	Village 1 North Green Corridor 2 (AW=26 m.)									0.03			3	
	Village 1 Green Corridor 2 (AW=10 m.)									0.00			0	
28	Village 01 Market Square	1.27								0.00	0	0	0	1.27
29	Village 01 Village Green	0.43			0.38					0.05	0	1	1	
30	Airfield Park	89.72	89.72							0.00	0	0	0	
OPV1	Village 01 Secondary spaces Provision	1.12		0.79	0.12					0.21	0	4	5	
OPV2	Village 02 Secondary spaces Provision	1.11		0.26	0.65					0.20	0	5	0	
OPV3	Village 03 Secondary spaces Provision	0.64		0.36	0.20					0.08	0	2	0	
OPV4	Village 04 Secondary spaces Provision	2.23		1.57	0.33					0.33	1	4	7	
OPV5	Village 05 Secondary spaces Provision	0.97		0.10	0.73					0.08	0	2	0	
OPV6	Village 06 Secondary spaces Provision	0.41			0.37					0.04	0	1	0	
SPF1	Secondary School Playing Fields	7.81				7.81								
SPF2	Village 01 Primary School Playing Fields	1.66				1.66								
SPF3	Village 02 Primary School Playing Fields	1.17				1.17								
SPF4	Village 04 Primary School Playing Fields	1.38				1.38								
SPF5	Village 06 Primary School Playing Fields	1.38				1.38								
<b>TOTAL PROVISION</b>		<b>526.04</b>	<b>236.51</b>	<b>16.41</b>	<b>15.54</b>	<b>32.71</b>	<b>30.30</b>	<b>180.88</b>	<b>9.01</b>	<b>3.64</b>	<b>7</b>	<b>43</b>	<b>137</b>	<b>1.27</b>
Strategic Provision		519.62	236.51	13.33	13.14	32.71	30.30	180.88	9.01	2.70			125	1.27
Secondary Provision		6.42	0	3.08	2.40	0	0	0	0	0.94			12	0
Total Green Infrastructure		525.00												

### LEGEND

- 01: Home Wood & Gibson's Shaw
- 13: Village 2 Woodland Park
- 25: Gilston Playing Fields
- 02: Village 6 Village Centre
- 14: Village 2 & 3 Buffer
- 26: Gilston Park
- 03: Village 6 Village Green
- 15: Village 3 Playing Fields
- 27: Stort Valley Park
- 04: Village 6 Linear Parks
- 16: Village 3 Village Centre
- 28: Village 01 Market Square
- 05: Village 6 Buffer
- 17: Golden Grove & Sayes Coppice
- 29: Village 01 Village Green
- 06: Eastwick Valley Corridor
- 18: Golden Valley Riparian Corridor
- 30: Airfield Park
- 07: Eastwick Village Buffer
- 19: Village 4 Buffer
- Landscape Connections
- 08: Village 5 Village Centre
- 20: Village 4 Linear Park
- Site boundary
- 09: Village 5 Wedge Park
- 21: Village 4 Village Centre
- Stort River
- 10: Fiddler's Brook & Pole Hill Stream Corridors
- 22: Allotments & Orchard
- Towns & Settlements
- 11: Village 2 Linear Park
- 23: Village 4 Playing Fields
- 
- 12: Village 2 Village Centre
- 24: Eastwick Wood Park





places  
for people



GRIMSHAW

RICK MATHER ARCHITECTS

AECOM



CAPITA SYMONDS

L-P:ARCHÆOLOGY

EPR



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