

# GILSTON AREA –

**WORKING SESSION ON CONCEPT FRAMEWORK CONSULTATION RESPONSES**

23.11.2017

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## PURPOSE OF WORKSHOP

- Review NPG responses
- Discuss and agree the approach to text and imagery alterations
- Any suggested alterations/amendments set out in this presentation are provided solely to prompt discussion and develop a better understanding of community views
- The content of this presentation focuses on the principal NPG comments, but happy to discuss any additional points
- Specific track changes to be undertaken following the workshop

**NPG RESPONSES: KEY THEMES**

# KEY THEMES FROM NPG RESPONSES

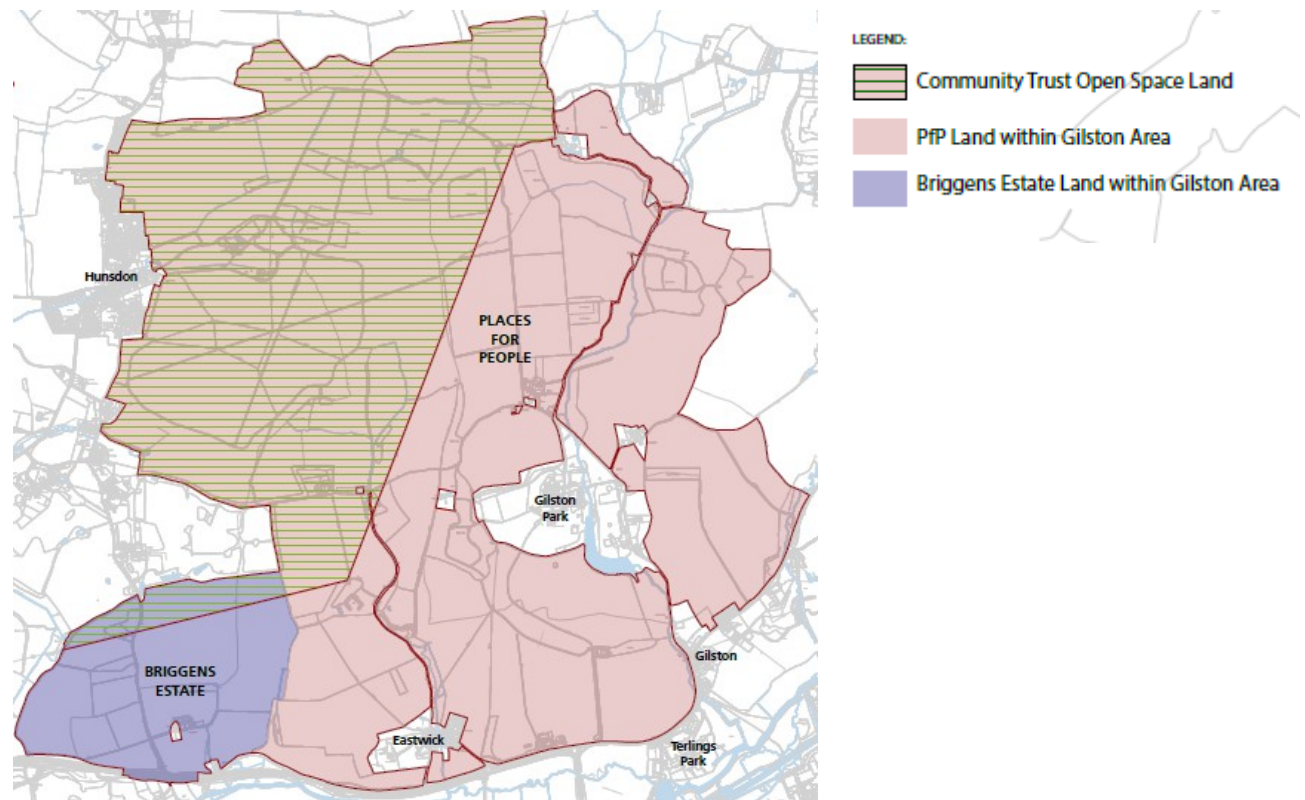
1. Concept Framework status
2. Gilston Area Site Boundary vs Ownership Plans
3. Gilston Area vision
4. Gilston Area objectives
5. Strategic Influences
6. Baseline
7. Gilston Area spatial framework
8. Infrastructure and Delivery
9. Other detailed changes

# 1. Concept Framework Status - NPG Ref Nos 1 and 2

- CF was originally prepared to:
  - inform the Gilston Area Site Allocation; and
  - inform future development proposals
- Whilst the dual roles are still relevant, it is agreed that the primary purpose of the CF moving forward is to set out strategic spatial principles to guide future masterplanning and planning applications at the site.
- As per the SoCG with EHDC, Policy GA1 to be amended to reflect status of the CF and require it to be *“used as a benchmark in reviewing proposals for development.”*
- We suggest similar clarification be added to Section 1 to the CF (Page 6), eg:
  - *“The Gilston Area Concept Framework has been produced to support Policy GA1 of the East Herts District Plan. It establishes key place making principles for the development that will be used to inform future masterplanning and planning decisions.”*

## 2. Site Boundary vs Ownership Plans - NPG Ref No 4

- We suggest that the CF plans be updated to:
  - Remove PfP/CPP ownership boundary (eg CF Page 5);
  - Replace with Policy GA1 boundary (eg CF Page 5); and
  - Plan added to confirm land ownership within GA1 boundary (eg CF Page 7).



### 3. Gilston Area Vision – NPG Ref No 8

- To take account of NPG comments the Gilston Area ‘Vision’ (CF Page 18) is to be amended, in particular:
  - Text to be added on the need for the design of the Gilston Area to respect the existing villages and communities they support;
  - Text to be added clarifying relationship with Harlow – for discussion we suggest:
    - *“...the proposed villages are functionally and physically independent from the existing villages surrounding the site and are to be separate to Harlow. The proposed villages will have strong individual identities, and will benefit from the proximity of services and facilities provided within Harlow.”*

### 3. Gilston Area Vision

- Current vision 'key principles' (CF Page 18) are to be edited as requested.
- Original wording:
  - *Collective Cohesion and Individual Character;*
  - *Openness and Accessibility to all;*
  - *Supporting Healthy and Sustainable Lifestyles*
  - *Harmony with Nature;*
  - *Enabling Prosperity and Supporting Innovation.*



### 3. Gilston Area Vision

- What are the appropriate ‘key principles’ for the vision?
- Consideration of Garden City principles may assist:
  - strong vision, leadership and community engagement;
  - land value capture to deliver the essential social and physical infrastructure for the benefit of the community;
  - long-term community ownership of land and stewardship of assets;
  - mixed-tenure homes and housing types including those that are genuinely affordable;
  - a wide range of local jobs within easy commuting distance of homes;
  - beautifully and imaginatively designed homes with access to open space, combining the best of town and country to create healthy communities, and including opportunities to grow food;
  - development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses energy-positive technology to ensure climate resilience;
  - strong cultural, recreational and shopping facilities in walkable, vibrant, sociable communities;
  - integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

## 4. Gilston Area Objectives – NPG Ref Nos 10 and 11

- Gilston Area ‘Objectives’ are set on CF Page 20
- In line with NPG comments amendments are proposed to:
  - Remove reference to ‘aspirational’ ‘objectives’; and
  - Edit and expand the objectives.
- What are the appropriate ‘objectives’ for the Gilston Area?
- Please refer to attached hand outs to prompt discussion

## 5. Strategic Influences – NPG Ref No 13

- In response to feedback, the following amendments are suggested for discussion (CF Page 23):
  - Additional detail on the ‘anatomy of a village’ to assist guide the future village masterplan and detailed design process;
  - Precedent villages detailed, within identification of key lessons learnt; and
  - The influence of Gibberd’s principles to be clarified, including confirmation that the Gilston Area is not an extension of Harlow.
- What ‘anatomy’ details should be included to guide the design process?
  - Determined by defining characteristics, rather than scale?
  - Landscape as integrated element?
  - Focal point and centre?
  - Public-private interface?
  - Intimacy and enclosure?
  - Scale and composition?
  - Rich and varied vernacular material palette?
  - Offer amenity and services to local communities?

# 5. Strategic Influences – NPG Ref No 13

VILLAGES	KEY FEATURES	LESSONS LEARNED
<p><b>ALDBURY, HERTFORDSHIRE</b> Population: 537</p> 		<p><b>LANDSCAPE AS INTEGRATED ELEMENT</b></p> <p>Incorporating natural landscape elements within the village centre provides focal points, informality and natural forms</p>
<p><b>FINCHINGFIELD, ESSEX</b> Population: 1300</p> 		<p><b>SCALE AND COMPOSITION</b></p> <p>A formal or informal grouping around a central green space which is the focus of village life is typical of many villages.</p>
<p><b>WHEATHAMPSTEAD, HERTFORDSHIRE</b> Population: 6410</p> 		<p><b>INTIMACY AND ENCLOSURE</b></p> <p>Successful village centres are well defined with a strong sense of enclosure. Views in the main are orientated inwards rather than to the surrounding countryside.</p>
<p><b>WOODSTOCK, OXFORDSHIRE</b> Population: 3,100</p> 		<p><b>FOCAL POINT &amp; CENTRE</b></p> <p>A market square provides a central space, for connection, activities, and community gatherings.</p>
<p><b>BUNTINGFORD, HERTFORDSHIRE</b> Population: 4820</p> 		<p><b>PUBLIC-PRIVATE INTERFACE</b></p> <p>A localised and focused centre of activity along a defined high street length provides successful village centres.</p>

## 6. Baseline – NPG Ref Nos 14 to 19

- A number of amendments are proposed to Chapter 4, including:
  - Confirmation that interested local wildlife groups will be given the opportunity to engage as the design process evolves (CF Page 40);
  - Water supply and sewerage text updated to reflect latest discussions with statutory providers – as outlined at EiP (CF Page 46);
  - Access and movement section to include expanded textual summary of baseline conditions in the local area (CF Page 50);
  - More detailed summary analysis of the existing villages, as well as fuller identification of existing structures. Specific section for Terlings Park also added (CF Page 42 to 45).

## 7. Gilston Area Spatial Framework – NPG Ref Nos 20 to 29

- NPG comments request that placemaking design principles are more clearly outlined (CF Page 59);
- Drawing on information that already exists in the CF, a single guidance list could be provided?
- What details should be included in these principles?
- How will they differ from the Vision ‘Key Principles’ and Development Objectives?
- Suggestions to prompt discussion are set out on a separate hand out

## 7. Gilston Area Spatial Framework – NPG Ref Nos 20 to 29

- A number of other amendments are proposed to Chapter 5, including
  - Summary landscape guidelines (CF Page 60) that inform the strategic context (refer to handout to prompt discussion on potential content)
  - Summary principles that will inform the definition of each village (CF Page 62/63). What should they cover, perhaps:
    - Defining feature of the village boundaries?
    - Key landscape features of each village?
    - Physical characteristics that will shape each village?
  - Internal village layouts removed from all plans (refer to following slide)
  - Guidelines inserted from HIA re approach to protection of heritage assets (CF Page 64) (refer to handout to prompt discussion on potential content)
  - More detail to be added on the approach to buffers and strategic views from existing villages
  - Text and plans added to describe the approach to building heights and density (refer to following slide)



# 7. Gilston Area Spatial Framework – NPG Ref Nos 20 to 29





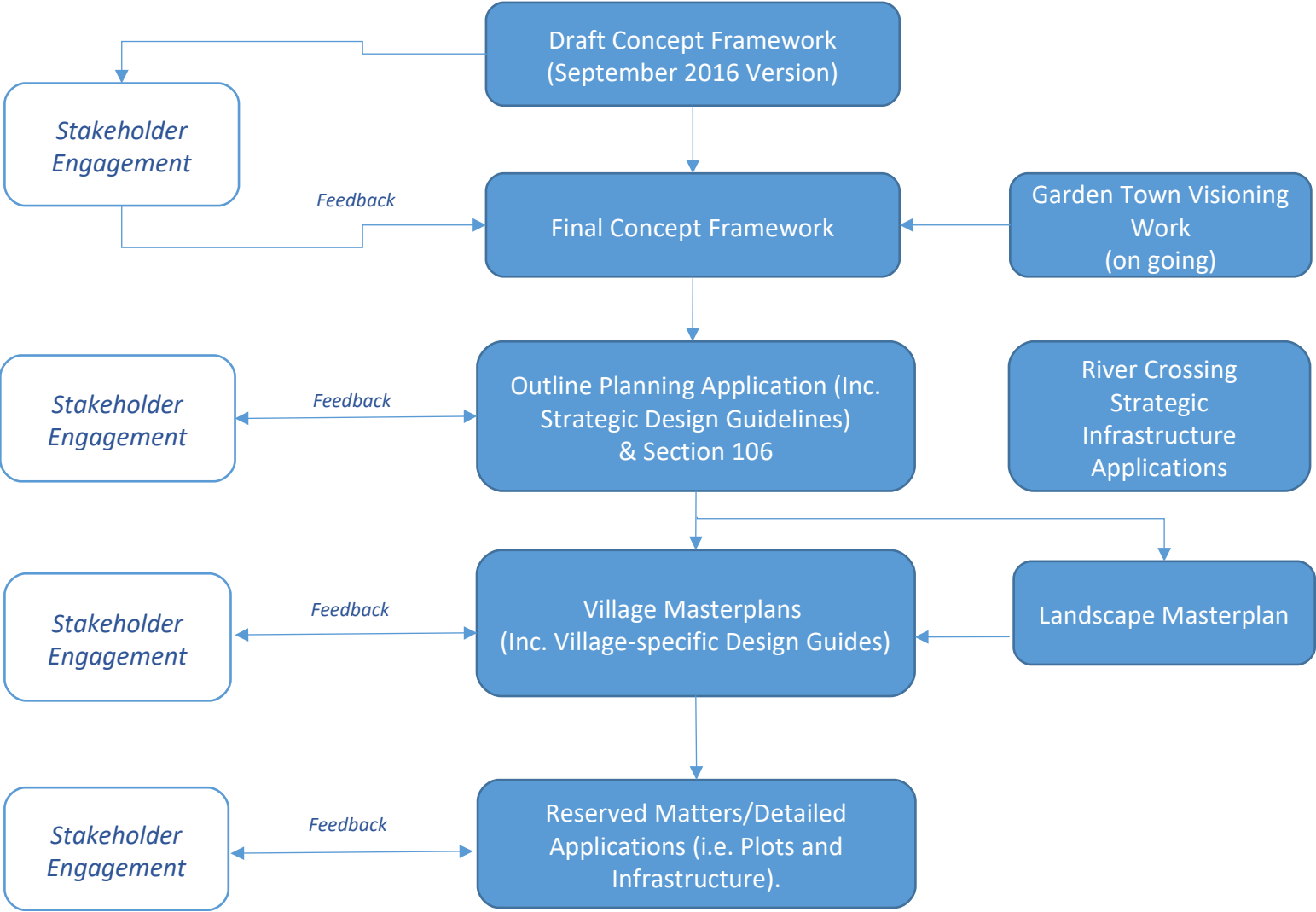
## 7. Gilston Area Spatial Framework – NPG Ref Nos 20 to 29

- A number of other amendments are proposed to Chapter 5, including
  - Guidelines inserted from HIA re approach to protection of heritage assets (CF Page 64) (refer to handout to prompt discussion on potential content)
  - More detail to be added on the approach to buffers and strategic views from existing villages. What should they cover, perhaps:
    - Improved plans of existing village context?
    - Photos of existing views from key locations within and outside the villages?
    - Summary explanation of buffer treatment is to be utilised based on existing context?
  - Text and plans to be added to describe the approach to building heights and density. Potentially wording such as:
    - “Generally the massing across the Gilston Area will be between 3 to 4 storeys in height, but the overall range will be 2 to 5 storeys. Some taller buildings (maximum five storeys) are proposed in Village 1 centre, with residential apartments over mixed use ground floor activities. Higher densities and development massing are also considered in the villages centres and concentrated along main vehicular and public transport arteries, to optimise sustainable development principles. This may be an average three to four storeys in the case of Village 1, 2 and 6 but two to three storeys in villages 3, 4 and 7.”

## 8. Infrastructure & Delivery

- Following NPG comments various amendments are to be made, including:
  - Clearer commitment that PfP/PPP will fund and deliver on site infrastructure (CF Page 130)
  - Clearer commitment that PfP/PPP will contribute toward off site strategic infrastructure which supports growth in the wider area (CF Page 116)
  - However, recognition that PfP/PPP have fully costed the central and eastern river crossings (CF Page 116)
  - Clearer acknowledgement of the need to assess the implications of traffic movements on local roads around the site (CF Page 116)
  - Commitment to be provided to the timely delivery of infrastructure so that it is available at the time needed to mitigate impacts (CF Page 130)
  - Commitment to be included ensuring the construction impacts of the development are managed appropriately and that a Code of Construction Practice will be prepared (CF Page 130)
  - Flow diagram added of the process for delivery of the Gilston Area (CF Page 134)
  - Commitment to community engagement provided.

# Gilston Area Planning Process



## 9. Other Detailed Changes

- Following NPG comments other amendments are to be made, including:
  - recognise ongoing Garden Town vision work (NPG Ref 4)
  - acknowledge importance of the Stort Valley and the requirement for the Gilston Area to work with Stort Valley Partnership to assist implement aspirations (NPG Ref 5)
  - stronger recognition throughout of the relationship of the development to the existing villages and the need to carefully assess, manage and monitor impacts (NPG Ref 6)
  - throughout text to be reviewed to ensure clarify provided that the Gilston Area will not be designed as an extension to Harlow, whilst acknowledging that the new villages will benefit from proximity to its services and public transport (NPG Ref 13)
  - all CGI images to be removed and replaced with more general GA plans or precedent images (NPG Ref 12, 19, etc)
  - text to be inserted to clarify that control over the parkland area set out in Policy GA1 and the accompanying proposals map (NPG Ref 23)
  - status of the illustrative masterplan to be made clear, partially through the removal of images throughout the CF (NPG Ref 29)

## 9. Other Detailed Changes

- Following NPG comments other amendments are to be made, including:
  - Green Belt roll back cross referenced to Policy GA1 which is the forum through which the alterations are justified, rather than the CF (NPG Ref 31)
  - text to explain that the detailed design of the open space strategy (Pages 76 to 85 of the CF) will be prepared at the village masterplan and detailed design stage, with engagement of the local community, drawing on local context (NPG Ref 33)
  - an indication of the potential number of homes in each village, along with potential supporting services/facilities, whilst recognising that the final position will be determined at the village masterplan and detailed design stage following local engagement (NPG Ref 38 - 40)
  - text to be altered to confirm that secondary school provision 'should' include sixth forms (NPG Ref 41).

**NEXT STEPS ...**