

The background image shows a row of houses with gardens. On the left, a house with a grey tiled roof and light-colored stone walls. To its right, a white house with a red tiled roof. A large, leafy tree stands in front of the white house. The foreground shows a paved road and a low stone wall bordering a garden with purple flowers.

GILSTON AREA COMMUNITY-LED WORKSHOP

HUNSDON EASTWICK AND GILSTON
NEIGHBOURHOOD PLAN GROUP

URBAN
SILENCE

24 SEPTEMBER 2017

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► PURPOSE OF THE DAY



► TIMETABLE

10-10.45 Introductions

Anthony Bickmore – Neighbourhood Plan Group

Bernadette Dunthorne – Hunsdon Parish Councillor

Joanna Chambers – Advisor / significance of CDF

Martina Juvara – Advisor / CDF contents and issues

10.45-11.45 Group discussion

Table 1 - Vision and Objectives: the 7 village concept

Table 2 – The landscape structure

Table 3 – The village centre approach, schools and other social facilities

Table 4 – Transport concept

11.45-12.15 Reporting back and discussion

Until 1pm – Marking up the pages

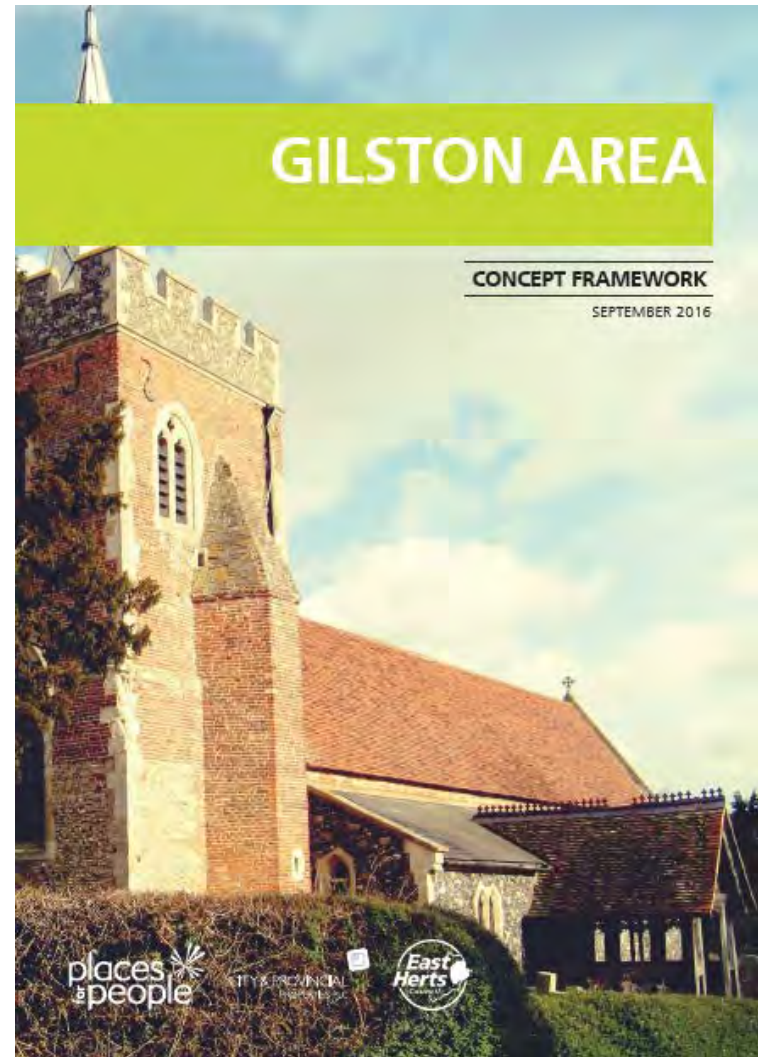
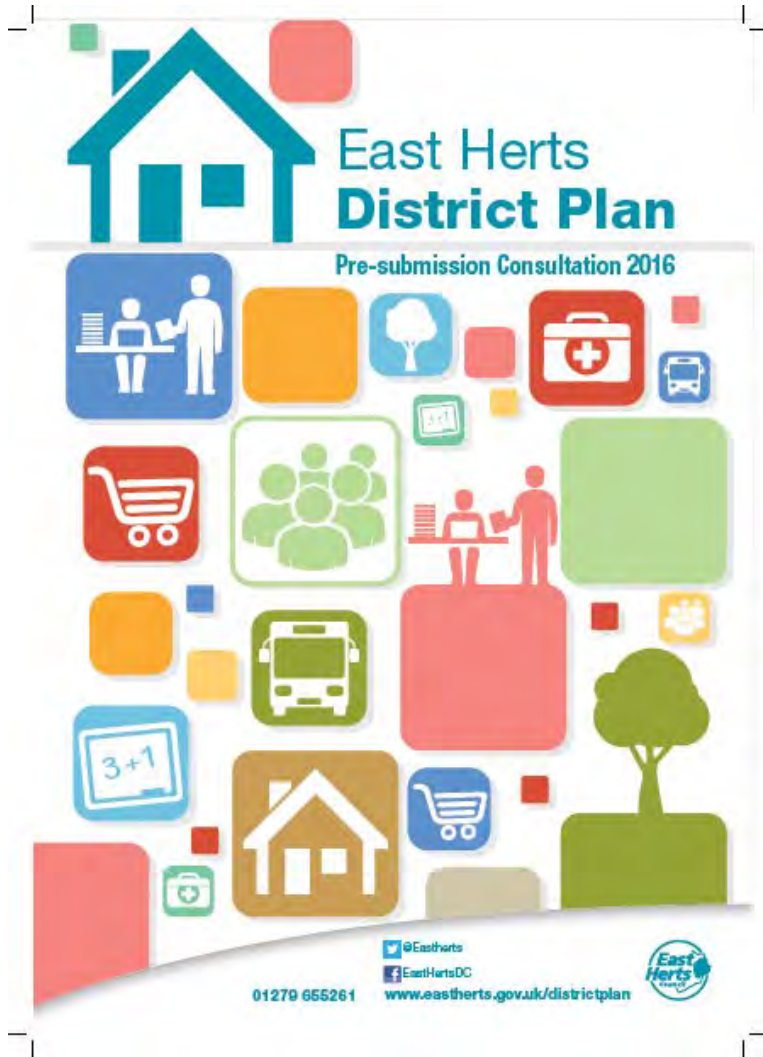
► ANTHONY BICKMORE



BERNADETTE DUNTHORNE



► SIGNIFICANCE OF THE CDF



► WHAT DOES THE DRAFT LOCAL PLAN SAY?

A Concept Framework *is being prepared* jointly by the landowners and the Council, in consultation with local communities, which will identify design principles, land uses, infrastructure requirements and phasing.

► POLICY GA1

A Concept Framework *will* be jointly prepared by the landowners and the Council, in consultation with local communities, which *will* identify design principles, potential land uses, infrastructure requirements and phasing.

Prior to the submission of any planning application(s) *further detailed design work* will be required in order to agree, among other things, the quantum and distribution of land uses, access and layout principles.

► WHAT DOES THIS MEAN?

- Concept Plan is a requirement of Policy GA1 not a background document to it
- Concept Framework does not have to be finalised before the adoption of Local Plan
- CDF should set out design principles, potential land uses, *infrastructure requirements* and *phasing* which will inform all future planning applications
- More *detailed* design work (Overall Masterplan?) is required before the submission of any planning application including quantum and distribution of land uses
- It should be prepared jointly by the landowners and the Council, in consultation with local communities

► HOW IT PRESENTS ITSELF

- An evidence based document to support Site Allocation
- Still referred to as First Draft (September 2016)
- Stated commitment to working with local communities

BUT ALSO

- Supports a comprehensive approach
- Establishes high quality design and placemaking principles
- Establishes key principles for development, green space, infrastructure
- Informs future planning applications

► WHAT EAST HERTS SAY

The Concept Framework sets out what the development could potentially look like and will be used to help create more detailed plans.

The responses received during the consultation will help support the proposed allocation of the Gilston Area within the District Plan.

NO REFERENCE TO NEXT STAGES AND HOW THE RESPONSES TO CONSULTATION WILL BE TAKEN INTO ACCOUNT

► CURRENT SITUATION

- No clear process for modification and endorsement of the CDF- what happens after consultation?
- Lack of clarity regrading status of the CDF
- Work on outline planning application progressing in advance of endorsement of CDF
- No further design work being undertaken by promoters to support outline planning application- reliance on draft CDF and illustrative masterplan (September 2016)

► PARALLEL PROCESSES

District Plan
EiP

Draft CDF

Outline
Planning
Application

Harlow &
Gilston
Visioning

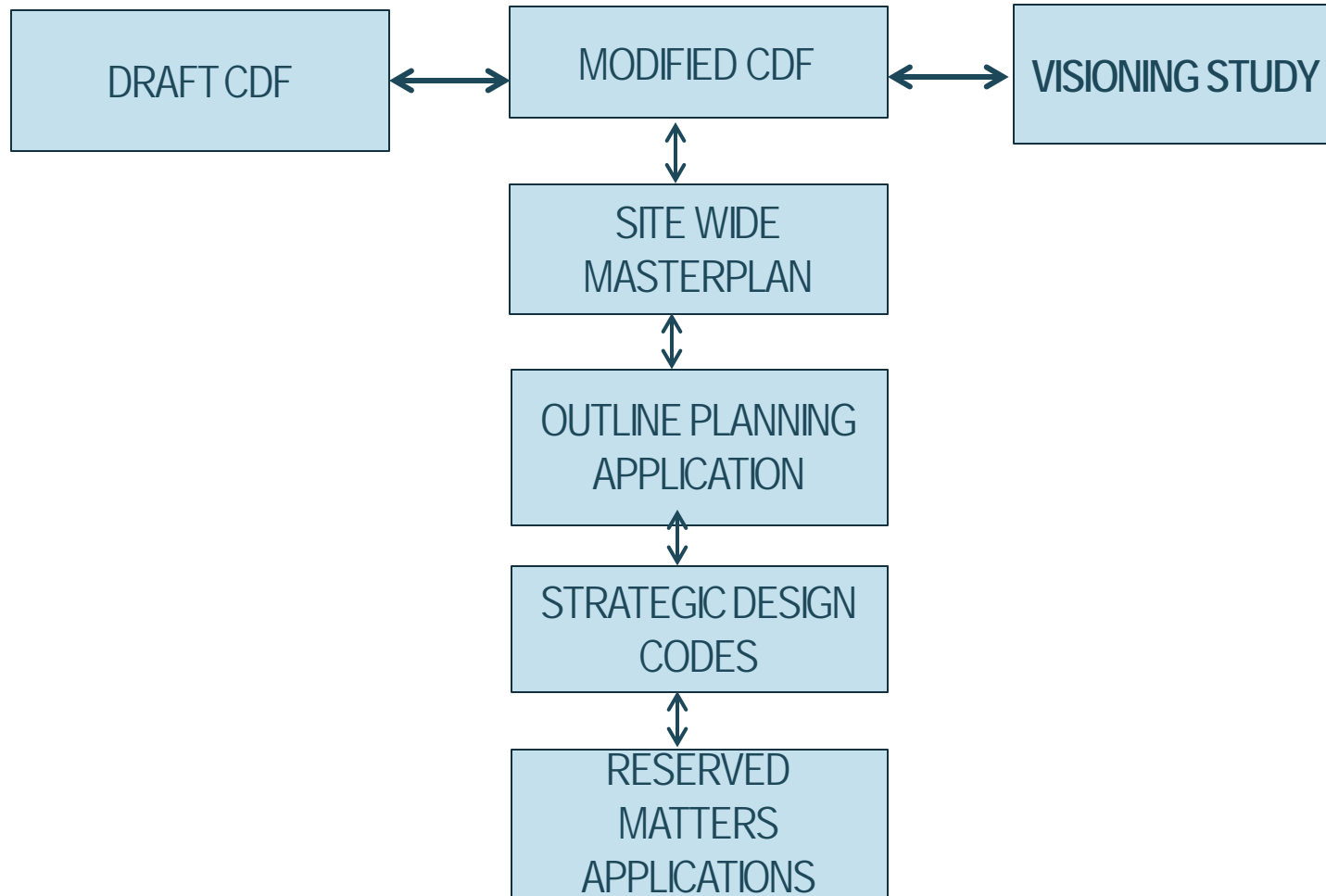
► EAST HERTS MASTERPLANNING APPROACH

- Applies to all strategic sites in Local Plan
- Joint process- Council and developer
- Aim to ensure high quality development and supporting infrastructure and to meet the aspirations of community
- Collaborative approach
- Importance attached to community and stakeholder engagement throughout process
- Includes implementation and governance
- Formal endorsement by Council

► KEY STAGES

- Establish vision and aspirations (with stakeholders)
- Derive and test scenarios
- Consultation
- Refinement
- Implementation and future governance
- Endorsement of Masterplan by Council

► A STAGED PROCESS



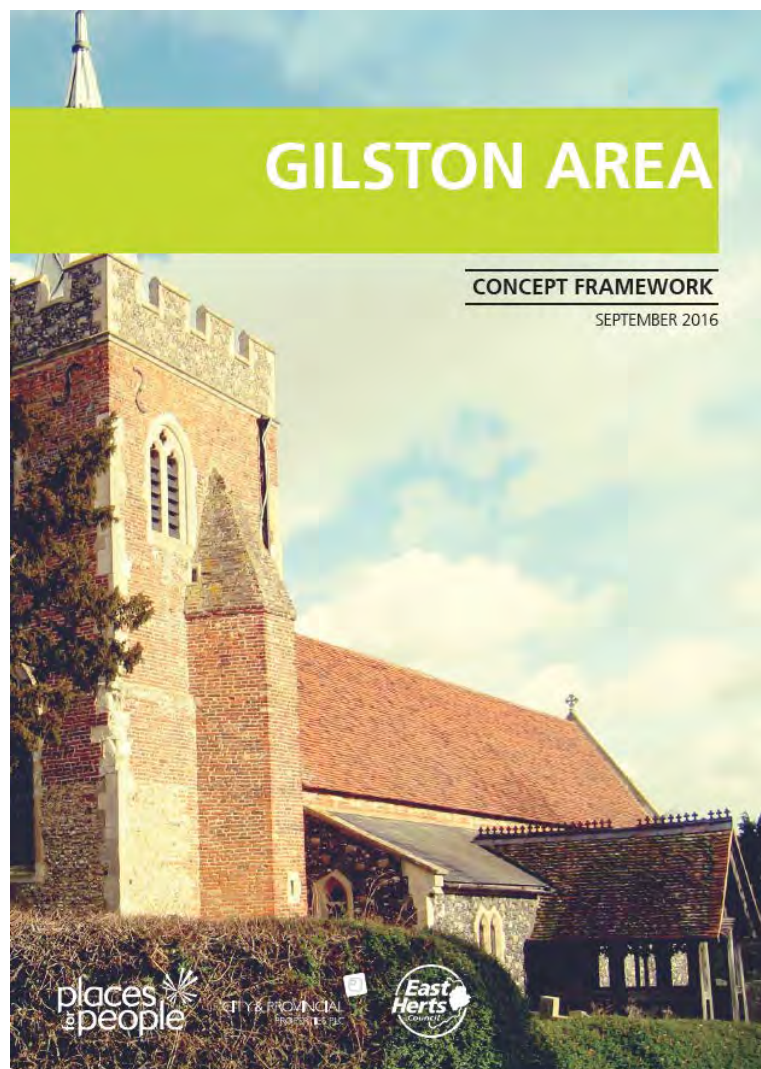
► KEY ISSUES

- Need to emphasise importance of CDF in context of Policy GA1
- CDF should meet criteria set out
- Need for further work on CDF prior to endorsement by Council
- CDF should provide framework for the outline planning application
- Need for more detailed design work (site –wide masterplan) before the submission of outline planning application- following the masterplanning approach endorsed by East Herts
- How to ensure effective more community engagement at each stage of process

► RESPONDING TO CONSULTATION

- Interim Response submitted on 20th September- focus on strategic issues
- Deadline for final response 1st October
- Objective to review document collaboratively and to provide detailed response and proposed modifications
- Submission will be given weight by level of community involvement

► WHAT DOES THE CDF COVER



1. CONTEXT (15 PAGES)
2. VISION AND DEVELOPMENT OBJECTIVES (5 PAGES)
3. BASELINE SUMMARY (30 PAGES)
4. SPATIAL FRAMEWORK (60 PAGES)
5. DELIVERY AND NEXT STEPS (LESS THAN 10 PAGES)

► STRATEGIC AND LOCAL CONTEXT

- Excellent location: London, Harlow, Stansted, Cambridge
- Shortage of housing locally
- Contribution to the challenges and priorities of the growth area by:
 - Providing homes
 - Investment in skills
 - Communities
 - Place-making
- More locally:
 - Strong ties with Harlow: services, retail and leisure
 - Boost to local spending
 - Improve attractiveness of Harlow to investors



IS THIS UNDERSTANDING CORRECT? AND SUFFICIENT?

► THE VISION

IMPORTANCE OF HAVING VISION

The Vision sets out what everyone is aiming for – the promise of what the development should achieve



WHAT DOES IT SAY

- A physical environment that sustains community life
- Cohesion and individual character
- Accessible to all, healthy affordable
- Responding to the site with 7 distinctive villages
- Separated and facing green space
- Based on 'Garden City' Principles

DO YOU SHARE THIS VISION? TEXT AND IMAGE? **WHAT ABOUT HARLOW?**

► DEVELOPMENT OBJECTIVES

THE KEY 'DELIVERABLES'

- 10,000 homes
- 7 distinct **villages**, separated by green space
- Range of housing
- Social facilities in each village
- Publicly accessible parkland
- Sustainable travel and mitigated traffic impact
- Respond to local character
- Support the economic regeneration of Harlow



DO YOU AGREE WITH THESE OBJECTIVES?
SHOULD SOMETHING BE ADDED ABOUT THE EXISTING VILLAGES?

► BASELINE SUMMARY

NEED TO PROVIDE EXTENSIVE BASELINE INFORMATION TO SUPPORT SITE ALLOCATION

SUMMARISED IN CDF

- Archaeology and Heritage
- Visual and Landscape Character
- Ecology and Natural Habitat
- Surrounding Settlements and Built Form
- Surface Water Drainage and Flooding
- Services and Utilities
- Access and Movement
- Minerals
- Market Demand



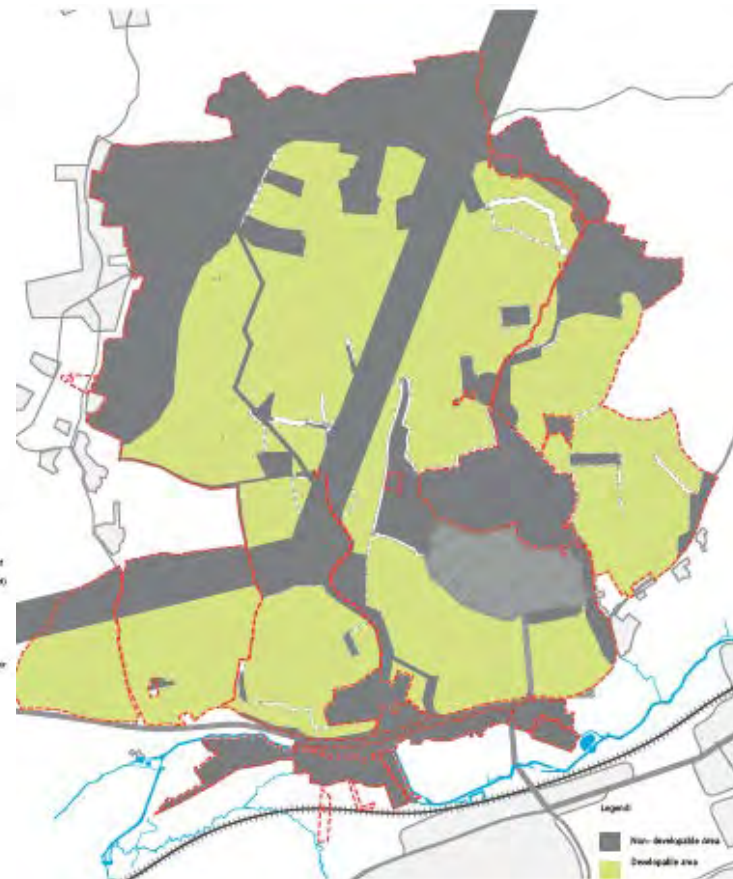
IS THE BASELINE INFORMATION ADEQUATE?

IS MORE ANALYSIS REQUIRED?

► OPPORTUNITIES AND CONSTRAINTS



- Site Boundary
- Proposed Green Belt Pathway
- Existing Green Belt
- Gilston Park, locally designated historic park
- Gilston Park, locally designated historic park
- Hunston Airfield
- Environmental constraints
- County + Local Wildlife Sites
- Floodplain Grassland
- Mineral Extraction Areas
- Scheduled Ancient Monuments
- Specialist Landscape Area
- SSSI
- Local Nature Reserve
- Permanent Pasture
- Conservation Area
- Ancient Woodland
- Ancient Woodland 20m buffer
- Woodland
- Vegetation Trees
- Very Important Heritage
- Public Rights of Way
- Waterways 20m buffer
- Flood
- 1 in 100 Years Flood Plain
- Utilities
- Existing TUNNED
- UP Main
- IP Main
- Existing Network
- Existing Overhead 275 KV Grid
- Existing HV (Buried/Overhead)
- Existing Trunk Sewer
- Area of Utility Constraints
- Refer to Engineer's drawings for detail information



► PLACEMAKING APPROACH



IS THIS A GOOD REPRESENTATION OF THE CHARACTER OF THE NEW VILLAGES?

► PLACEMAKING APPROACH



1. KEY LANDSCAPE FEATURES



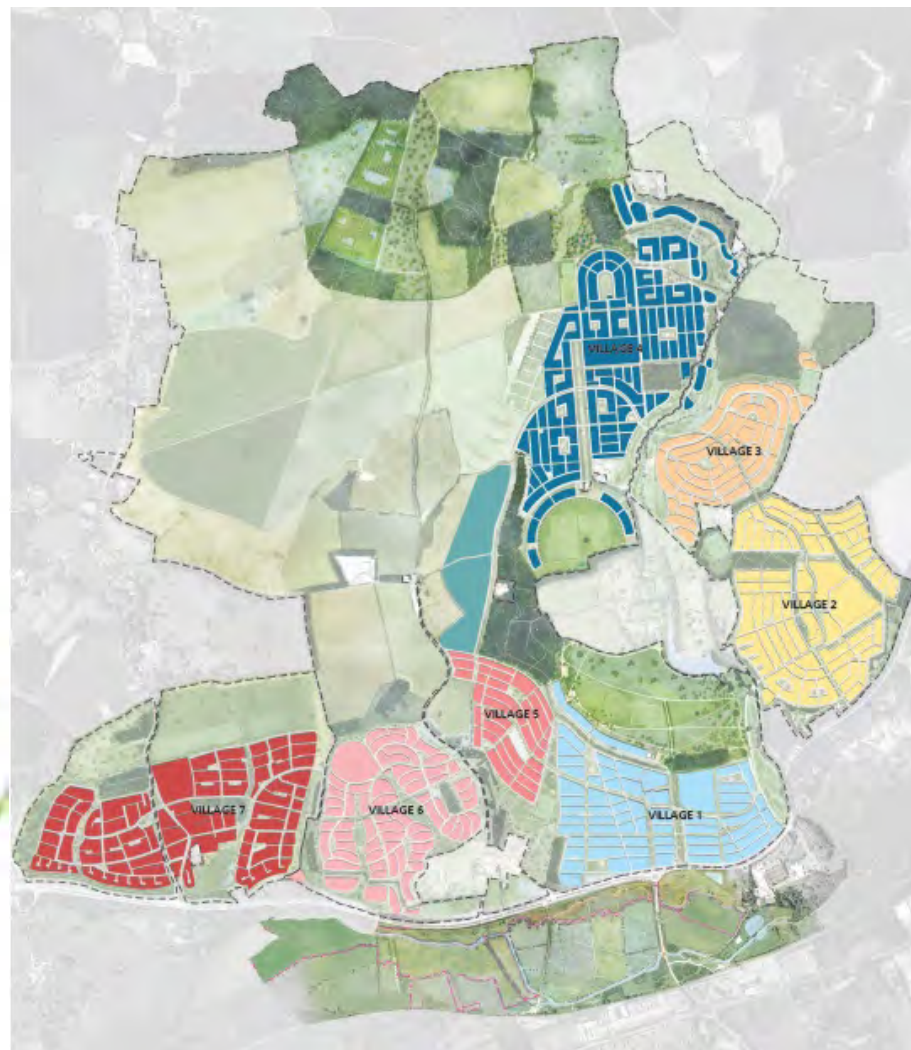
2. MAPPING CONSTRAINTS



3. A SERIES OF UNIQUE VILLAGES



4. STITCHING IT ALL TOGETHER



THIS IS A VERY IMPORTANT DIAGRAM – IS IT RIGHT? **ARE CHANGES REQUIRED?**

► CHARACTER AND BUFFERS



VILLAGE 4

Gentle and generally even sloping terrain this village benefits from an elevated position with views west to the airfield and east to Golden Brook river valley.

Key features include:

- St Mary's church and associated structures
- Southern curved profile to Gilston Park
- Contrast of exposure and shelter, openness and intimacy
- Open horizons of the agricultural plateau
- Hedgerows



VILLAGE 3

Located south of Golden Brook tributary valley and bounded by Golden Grove woodland to the north, with the outer environs of Gilston Park to the south, on gradually rising terrain.

This village's key features include:

- Proximity to Golden Grove Woodland
- Riparian woodland and meadows of Golden Brook Valley



ARE THE KEY ASSETS AND LOCAL FEATURES RESPECTED?

IS THIS ENOUGH TO ENSURE GOOD PLACEMAKING?

► DENSITY APPROACH



GROSS DENSITY

15 dph

- Strategic open space
 - Incidental open space
 - Gross developed area
- Total gross area = 674 ha
10 000 dwellings



Gross Density based on the Illustrative Concept Masterplan

NET DENSITY

33 dph

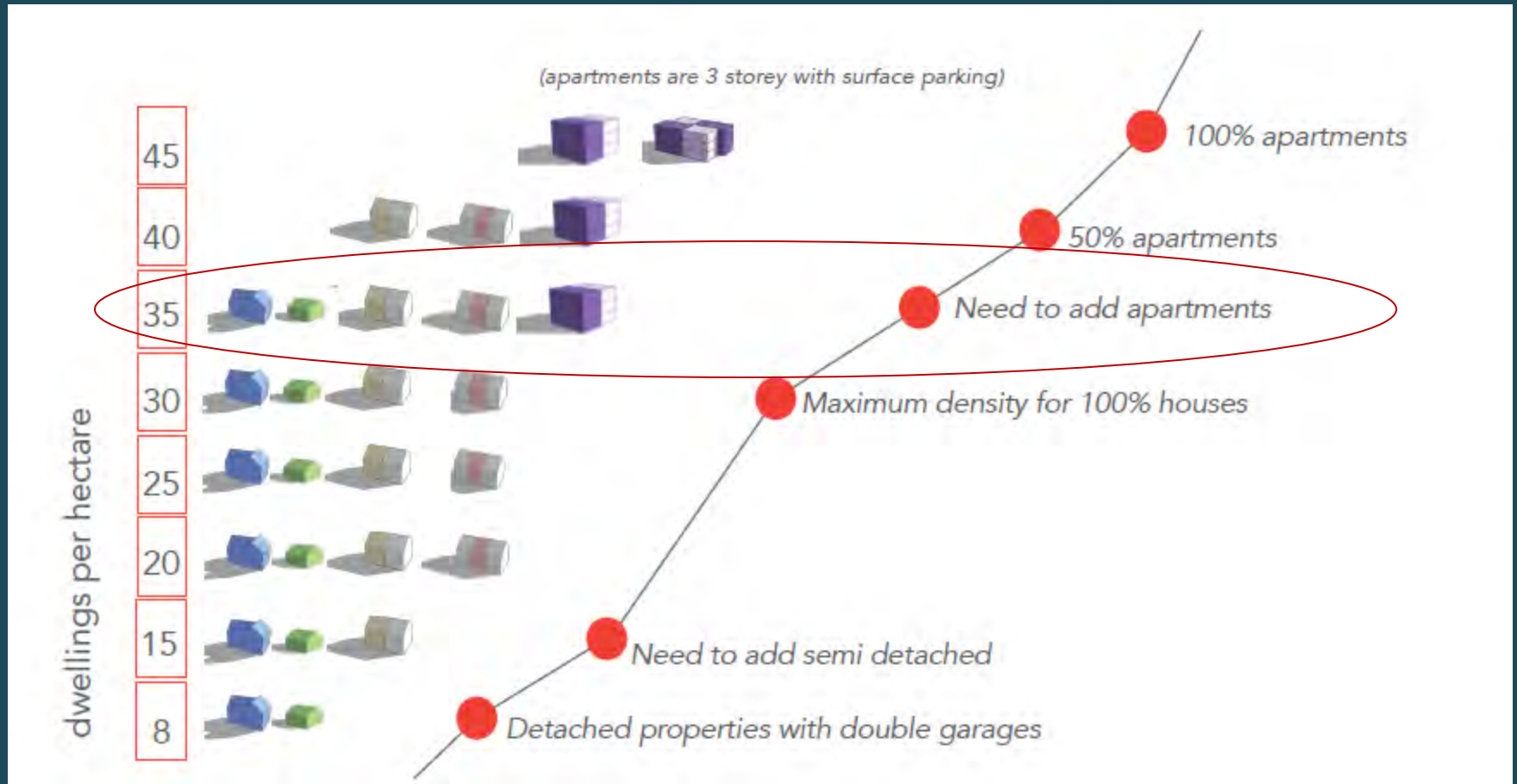
- Net developed area
 - Incidental open space
- Total net area = 304 ha
10 000 dwellings



Net Density based on the Illustrative Concept Masterplan

THIS WILL EVENTUALLY BECOME A
PLANNING COMMITMENT –
ARE YOU HAPPY WITH IT?

► 33 DWELLING PER HECTARE?



(Manual of Housing Density – Blue Pencil Design, 2016)

► 33 DWELLING PER HECTARE?



NET DENSITY = 34DPH (13DPA)

- 29% three storey apartments
- 71% two storey houses
- 30% of houses detached

(Manual of Housing Density – Blue Pencil Design, 2016)

► NOT MORE!



NET DENSITY = 64DPH (13DPA)

- 33% four storey apartments,
- 67% two-three storey houses – few detached

(Manual of Housing Density – Blue Pencil Design, 2016)

► LANDSCAPE KEY PROPOSALS



- 3 parks
- Boulevards and avenues
- Village squares
- Holloway
- Sports grounds and school sports grounds

**DOES THIS PROVIDE GOOD ACCESS TO THE COUNTRYSIDE?
DOES IT ENHANCE THE CHARACTER OF THE VILLAGES AND COUNTRYSIDE SETTING?**

► INDICATIVE TRANSPORT STRATEGY



- Walking and cycling orientated
- Comprehensive bus routes
- Good links to rail station
- Targeted highways improvement
- Funding of all infrastructure on site
- Substantial funding towards off-site works

THIS IS NOT WRITTEN AS A PLANNING COMMITMENT –

ARE YOU HAPPY WITH IT?

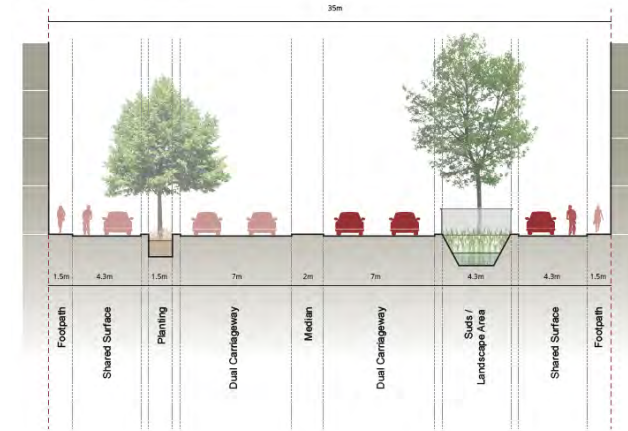
WHAT STRATEGY FOR EXISTING VILLAGES AND COUNTRY PATHS?

SHOULD CLEARER COMMITMENTS BE PROVIDED?

► PROPOSED ROADS AND STREETS



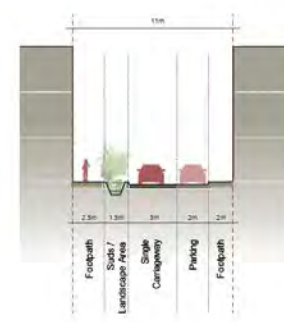
Primary Street



Secondary Street



Tertiary Street



IS THE CONCEPT RIGHT?

SUFFICIENT COMMITMENT TO WALKING AND CYCLING? IS THERE TOO MUCH DETAIL?

► DELIVERY COMMITMENTS

GOVERNANCE (POST CONSTRUCTION)

- 'The Principal Landowners will be required to fund and/or deliver this infrastructure and demonstrate that investment models are in place to ensure that they can be maintained in the long term.'
- The Gilston Area is based on a 'Village Structure', the basic building block of the Governance Strategy. Each village will have to meet a common level of investment and standard of maintenance.
- Guarantee against additional growth and use of the parkland

**THIS IS WRITTEN AS A PLEDGE
WHAT ABOUT THE EXISTING RESIDENTS
AND PARISH COUNCILS?**

PHASING

- No details provided
- Infrastructure in line with development triggers

NEXT STEPS

- Completion of this Framework
- Public engagement

**NOT WRITTEN AS A PLANNING
REQUIREMENT**

ARE FURTHER DETAILS REQUIRED?

► WHAT'S NEXT?

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