

# Hunsdon, Gilston and Eastwick Neighbourhood Plan Group

Community Update – February 18, 2023





laipni lūdzam  
powitanie tonga soa  
benvenuto hoşgeldiniz  
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**welcome**  
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# Our agenda for this morning

1. What have we been doing on your behalf? How do we work as a community group?
2. Where has the Gilston Application got to? Why are we meeting today?
3. What impact will the Gilston proposals have on residents?
4. Our representations to the Planning Committee on the applications.
5. Discussion and questions: we want your views!
6. Do you want to join the NPG?

**1. What have we been doing on your behalf? How do we work as a community group?**





## More on how we work

- We span both Hunsdon and Eastwick and Gilston Parish Councils
- A small team (we'd love new people to join!)
- We meet monthly
- We also meet with East Herts Council monthly and the developers monthly
- We're supported by external advice: directly and indirectly
- We send out letters of our views
- We have key documents and info on our website at [hegnp.org.uk](https://hegnp.org.uk)

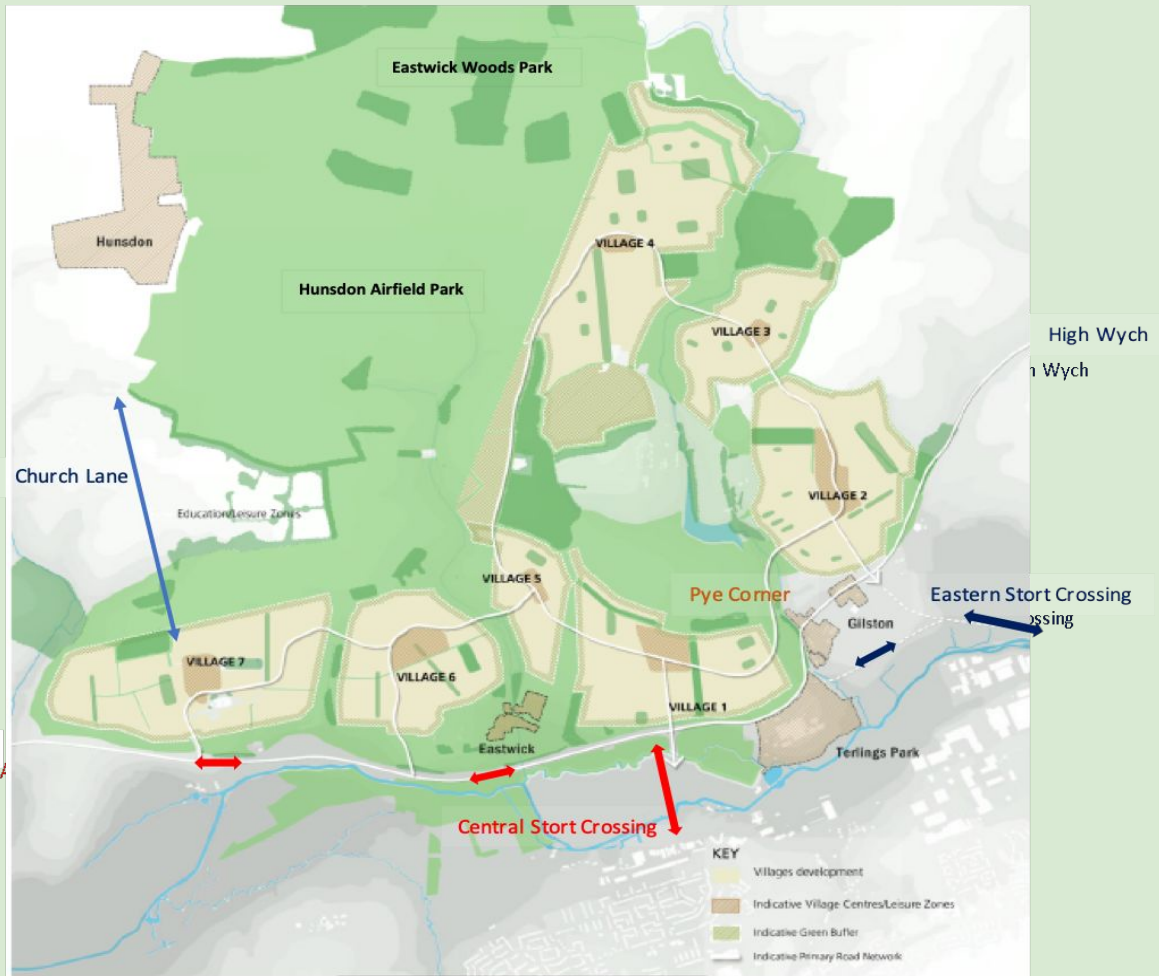
## **2. Where the Gilston Application has got to? Why are we meeting today?**

- Planning Applications for Villages 1-6 and Village 7 were made three years ago
- Highways Applications were determined last year in conflict with our recommendations
- Despite the promises of East Herts and Developers made when the Green Belt was released, their commitments have been diluted.
- Applications about to go to Planning Committee for determination

**The applications will determine important points of principle and will affect the enjoyment – and value – of your homes and immediate neighbourhood for years to come.**

**Now is an opportunity to have your views heard by Councillors making decisions in your name**





### **3. What impact will the Gilston proposals have on residents?**

- Our Green Belt setting will be destroyed
- 7 new villages with 10,000 new homes to be built over 20-30 years
- Dual carriageway will be built through Pye Corner to a new Stort Crossing
- No improvements to Pye Corner traffic before 3,500 new homes built
- Level of affordable housing reduced from 40% to 23%
- Sustainable transport provisions planned
- Green space and airfield park and landscape strips between villages will be created and passed to the community

## 4. Our representations to the Planning Committee on the applications

We have made **six key points**:

1. National policy position on developing on the Green Belt has changed
2. Developers' scheme is not viable: key promises have been diluted
3. East Stort Crossing costs too much and is not merited
4. There will be limited benefits for residents but massive impacts
5. Developers want to build at the density similar to Bishops Stortford
6. Healthcare resources won't be provided for an extra 35,000 people

# 1. National policy position on developing on the Green Belt has changed - Mark Orson

- Gilston scheme is the **largest release of Green Belt** in England
- Government has changed its mind on the wisdom of developing on the Green Belt; it's **unlikely that it would be released now**
- The requirements for major river crossings would face **more significant environmental challenges**

## 2. **Developers' scheme is not viable: key promises have been diluted - Janine Bryant**

- The developers and East Herts Council promised **40% affordable housing, which has now been reduced to 23%**
- Developer of Village 7 recently purchased the site knowing of the 40% target, but **negotiated a reduction in affordable housing**
- **Infrastructure** needed by the development **is being delayed**
- Planning gain is being spent on **strategic highways not needed by the project**

### 3. **East Stort Crossing costs too much and is not merited - Kirsty Elliott**

- The Developer is being made to deliver a **very expensive crossing** as a funding priority
- This crossing application was **decided before the application for houses**
- Options for **improvements** to the existing A414 were **not properly evaluated**
- Promises of “a **60% sustainable mode shift**” look weaker than made when the Green Belt was released

#### **4. There will be limited benefits for residents but massive impacts - Bob Toll**

- **Pye Corner** will have to cope with **3,500 new homes with no improvements**
- **Church Lane** in Hunsdon faces the same challenges
- **Planning gain** from the release of the Green Belt is **channelled elsewhere**
- **Community assets** being provided are all needed because of **the new development**

Land value capture £250m for Harlow with next-to-nothing for us – possibly delivered years later





## 5. Developers want to build at the density similar to Bishops Stortford - Anthony Bickmore

- The application seeks to develop large areas of the villages as **five-story housing** more typically found in a **busy town centre**.
- The Developers have unilaterally **stopped work on the Master Planning** to **sneak these into the application**

## 6. Healthcare resources won't be provided for an extra 35,000 people - Mayer Nissim

- Existing pressure on our health services and Princess Alexandra Hospital
- Local Clinical Commissioning Group says there will be an **unfunded deficit in healthcare costs**
- They have asked for a **major contribution** which the **Developers have refused to agree**
- It looks like current **health provision will be made worse**

## So what should happen? Two things

- The Developers tell us the **Gilston Project is not viable** – and East Herts Council agrees
- The project **needs a rethink** rather than allowing the promises made when the case for releasing the Green Belt was put forward to be diluted
- **BUT** if East Herts are determined to press on with this unviable project, we have suggested a **series of conditions**:

# Our suggested conditions

1. A **Master Plan** should be prepared for the whole area **before** individual village plans are drawn up.
2. **Parameter Plans** are designated as being for **illustrative purposes only**
3. **Advanced planting** of all the strategic corridors should **start immediately** after the Strategic Landscape plan is approved
4. **Network** of paths and cycleways is **developed in advance** of the housing

## More suggested conditions

5. **Design codes** should be developed with the community to create the 'Hertfordshire villages'
6. **Traffic impacts** need better management with no homes occupied in advance of mitigation of adverse impacts
7. **Local infrastructure** needed for the development must be put in place before development starts



# **Your NPG – supporting the community**

- Work to keep the **original concepts and promises** made
- **Make representations** at the Planning Committee
- Continue to **champion for a high quality development**
- **Encourage our community to actively engage** in the process

## And you as individuals

1. Please continue your **invaluable support** for us
2. **Attend the planning committee** to show your support for our approach
3. **Write to our District Councillor** so that he can represent your views at the Planning Committee
4. Help us to **share the workload** – it's about the future of where we all live







WE NEED  
YOUR HELP!