



GILSTON AREA Draft Neighbourhood Plan

Regulation 14 Consultation
September 2019



WELCOME

PURPOSE OF THE CONSULTATION

- To bring you up to date on what has been happening since the last community events
- To present the Draft Neighbourhood Plan
- To discuss the policies which will shape future development in the area
- To get your views
- To consider possible changes to the plan before it is submitted for examination

A LOT HAS BEEN HAPPENING

- Adoption of the District Plan following EiP
- On-going work with Council and Places for People trying to influence process
- Endorsement of **Concept Framework** by East Herts with significant changes to reflect views of community following workshops in September 2017 and January 2018
- Response to A414 Strategy
- Submission of detailed representations on Planning Applications- Outline application for 6 villages and detailed applications for river crossings and access

September 2017



January 2018



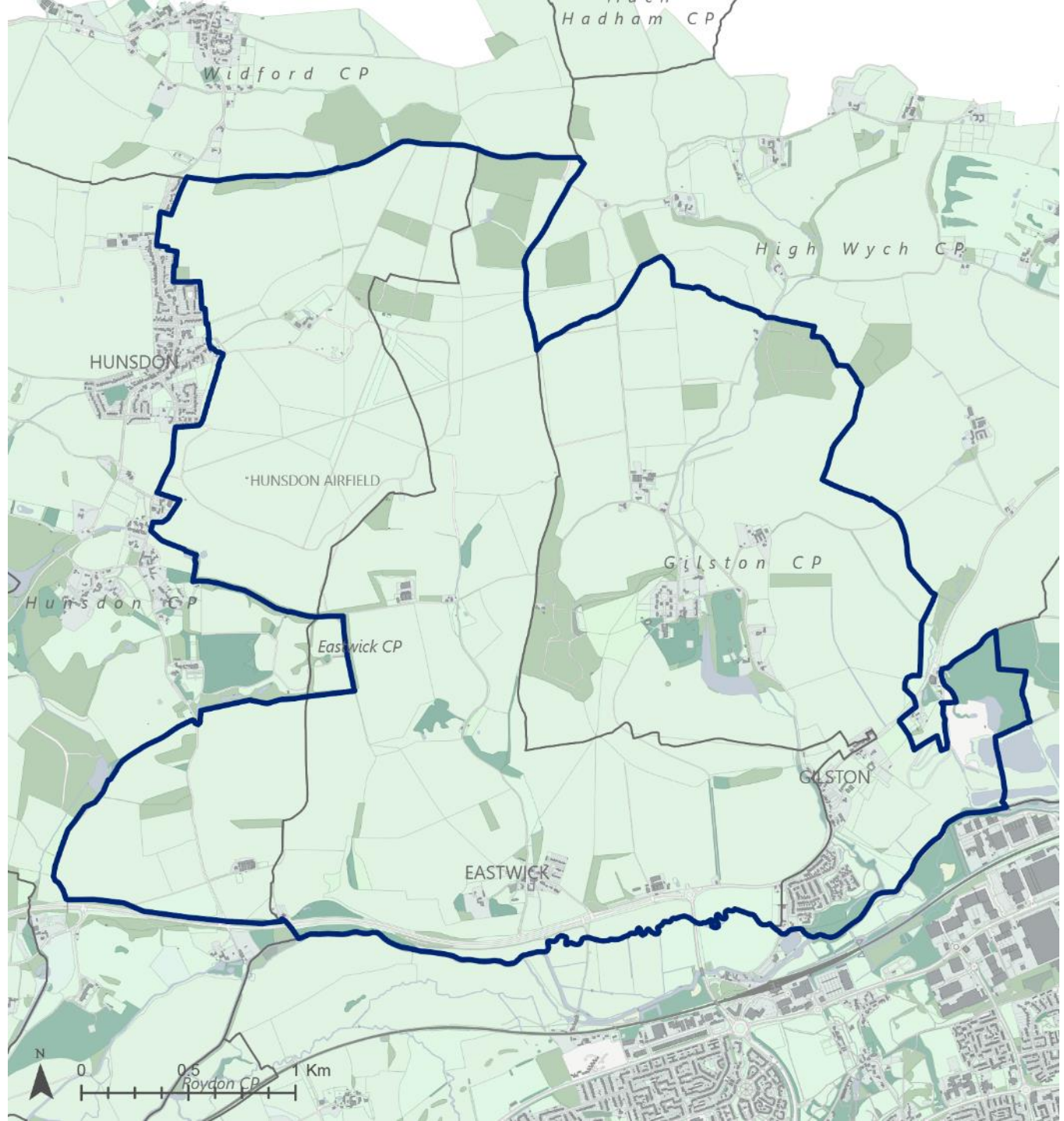
A photograph of a red brick building with a white spire, surrounded by trees and a field of green plants in the foreground. The building is a two-story structure with a prominent white spire on its roof. It is situated behind a line of trees and a field of green plants. The sky is blue with some light clouds. The text "FROM CONCEPT FRAMEWORK TO NEIGHBOURHOOD PLAN" is overlaid on the bottom half of the image.

FROM CONCEPT FRAMEWORK TO
NEIGHBOURHOOD PLAN

PURPOSE OF OF THE NEIGHBOURHOOD PLAN

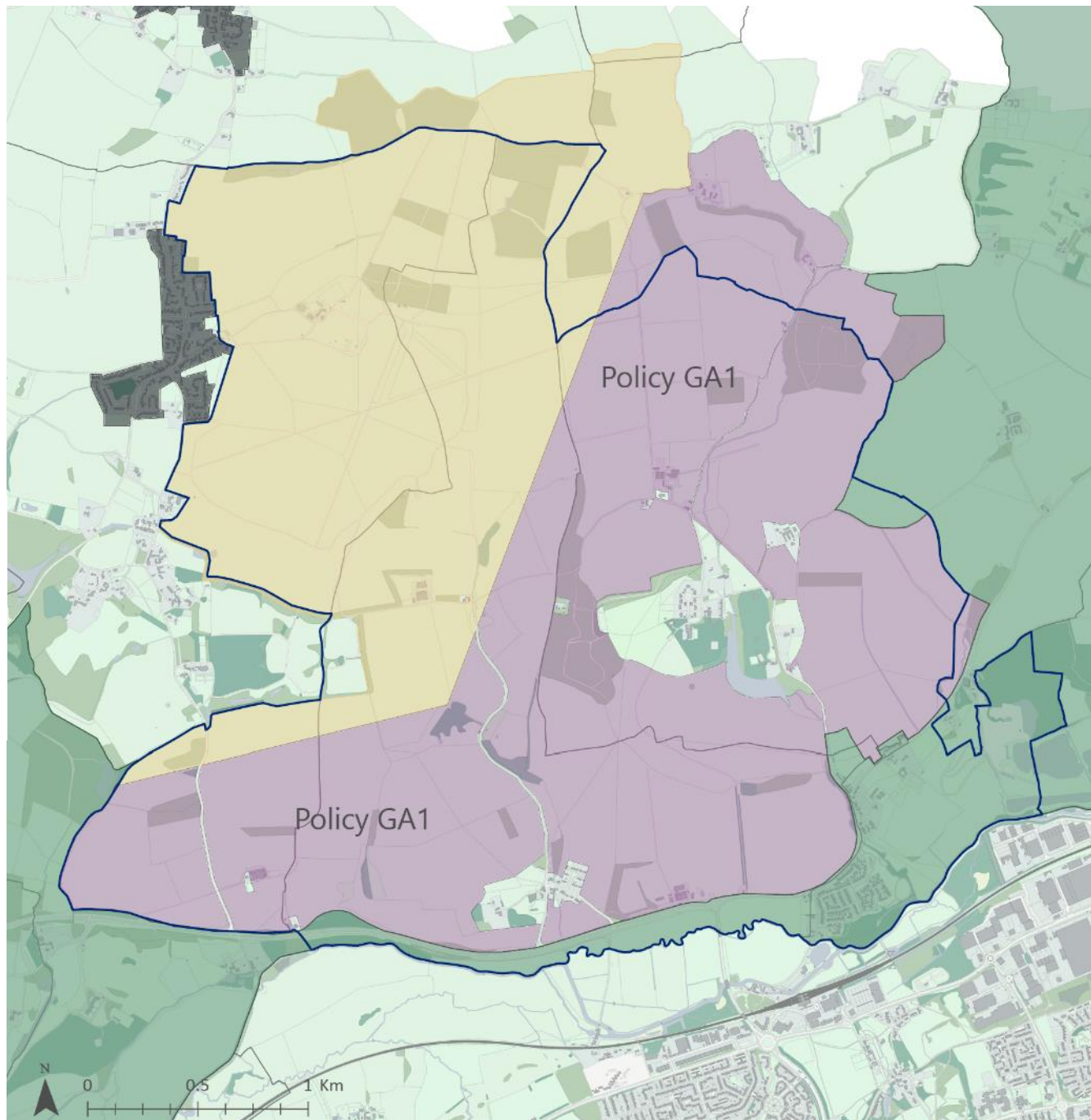
- Essentially based on the **Concept Framework** (agreed)
- Giving it more weight in decision making
- Making it clearer and easier to use by planning officers
- Adding a community perspective and focus on clearer benefits for existing settlements
- To get the plan in place as quickly as possible to influence proposals

THE PLAN AREA



AREA ALLOCATED FOR DEVELOPMENT (POLICY GA1)

- Neighbourhood Plan Boundary
- Development Allocation (Policy GA1)
- Open Space Land (Policy GA1)
- Green Belt (East Herts only)
- Village Boundaries (Group 1)
- Parish Boundaries



REQUIREMENTS OF NEIGHBOURHOOD PLANS – TO PASS EXAMINATION PROCESS

- A. Respect national policies
- B. Contribute to sustainable development
- C. Be in conformity with the local development plan (such as GA1)
- D. Demonstrate soundness and deliverability
- E. Focus on planning
- F. Have widespread local support

SCOPE OF NEIGHBOURHOOD PLAN

1. **Vision and Objectives** - based on the **Concept Framework** and previous **community inputs**
2. **Overarching Planning Policies** - related to the structure of the Gilston Area – 7 new villages with a positive relationship with 3 existing settlements
3. **'Quality Place' Planning Policies** – related to landscape within villages, built areas, community facilities, transport approach
4. **Enhancing Existing Villages** – through mitigation of impacts and enhancement projects

WHAT CAN'T BE INCLUDED

1. Transport proposals – only 'approach'
2. Governance and Management
3. Financial and Other Arrangements

WHAT WE HAVE NO TIME TO INCLUDE

1. Anything that requires detailed study and evidence: additional restrictions on heights and density, specific buffer widths, etc.
2. Design guidance for the existing settlements

INDICATIVE TIMETABLE

- **26 October 2019** – end of ‘Regulation 14’ (community-led) consultation
- **December 2019** - revised Draft Neighbourhood Plan
- **January 2020** – Draft Plan submitted to East Herts Council
- **March-April** – ‘Regulation 16’ consultation (led by the Council)
- **June 2020** – Independent Examination
- **Summer 2020** – Referendum – Neighbourhood Plan becomes a statutory document

This is a Plan by the Community for the
Community

Your views are important

Please let us know what you think

ANY QUESTIONS ABOUT THE ROLE AND
PURPOSE OF THE NEIGHBOURHOOD
PLAN?



VISION AND OBJECTIVES

VISION STATEMENT – as agreed in Concept Framework

- I. To deliver new housing in the Gilston Area within several **distinct villages each of individual character**, that are informed by the landscape, topographical and built features of the area and establish a positive relationship with the existing settlements.
- II. The new villages are to be located on the Eastwick slopes and around the historic Gilston Park, south of the electric powerlines which provide a well-defined boundary to the development area. **Each new and existing village will be clearly separated by meaningful and high-quality landscape.**
- III. New villages will **have a compact centre, with softer edges facing onto green space**. The centres will be designed to be individually distinctive and to become natural meeting places, providing a good range of day to day services and facilities alongside housing for groups who will benefit from close location to village services.

IV. Every new village will be designed using a palette of locally inspired materials and features of character which **respond to existing local context and architecture.**

V. The villages will be planned to support healthy community lifestyles, including a range of housing types and tenures, reducing car dependency, **encouraging participation in community life, active mobility, sport and enjoyment of the countryside.**

VI. The housing mix will include typologies and tenures suitable for all ages, will support home working and learning and offer a range of accessible tenures including **genuinely affordable housing and homes for those with care and support needs.**

VII. Particular care will be taken to ensure that homes front the streets and lanes and car parking is carefully designed into the new villages so as not to dominate the street scene. **Sustainable transport choices, new technologies and the creation of walkable neighbourhoods** to reduce the dependence on car borne traffic will be strongly promoted.

VIII. A **cohesive and enhanced rural landscape will bind all the new and existing settlements together. Community ownership and management** of these areas will ensure an attractive and permanent green setting, offering substantially increased access to open spaces and amenity for all. Existing villages and communities / clusters of houses will be physically respected but functionally integrated to form a unified wider community.

IX The Gilston Area development will draw on the strategic thinking of the original '**Garden City**' **values of equality, good health, quality of life, a sense of community** and access to employment, facilities and the countryside.

X. The landowners and East Hertfordshire District Council have committed to the principle of land value capture and the **funding and delivery of services and infrastructure needed to support the Gilston Area**, alongside the long-term community stewardship of community assets and land.

XI. New infrastructure will be phased **to mitigate the impacts of the development (including on existing communities)**.

XII. Development of the Gilston Area will be delivered in conjunction with initiatives to further develop and regenerate Harlow through the Harlow and Gilston Garden Town initiative.

XIII. This will relate in particular to the **delivery of strategic infrastructure to remedy current deficiencies**, coordination of the infrastructure delivery to service the growth areas surrounding the town and seeking potential funding/investment to support its delivery.

OBJECTIVES

1. CREATING DISTINCTIVE AND BALANCED COMMUNITIES
2. MAINTAINING DISTINCTIVENESS AND MANAGING THE IMPACTS OF DEVELOPMENT ON EXISTING VILLAGES
3. DELIVERING A WIDE CHOICE OF QUALITY HOMES
4. WELL CONNECTED TO, BUT DISTINCTIVE FROM, HARLOW
5. PROMOTING HEALTHY COMMUNITIES
6. PROMOTING SUSTAINABLE TRAVEL
7. CREATING WALKABLE NEIGHBOURHOODS
8. PROMOTING HIGH QUALITY DESIGN
9. A PROTECTED AND ENHANCED LANDSCAPE AND NETWORK OF GREEN SPACES
10. PROTECTING AND ENHANCING NATURAL ASSETS
11. PROTECTING AND ENHANCING HERITAGE ASSETS
12. ENGAGING LOCAL COMMUNITIES
13. ENSURING THE PHASED DELIVERY OF NECESSARY INFRASTRUCTURE TO MEET THE NEEDS ARISING FROM THE DEVELOPMENT

ANY QUESTIONS ABOUT THE VISION AND
OBJECTIVES?



POLICIES

KEY THEMES

1. Accommodating Growth (Strategic Policies)
 - Landscape framework and countryside setting
 - Individuality of each village and village character
 - Infrastructure in the area
 - Working with the Community
2. Delivering Quality Places
 - Landscape within villages
 - New built up areas
 - Heritage and Community Facilities
 - Transport and access to the countryside
3. Enhancing the Existing Settlements



ACCOMODATING GROWTH

Policy AG1 Promoting Sustainable Development

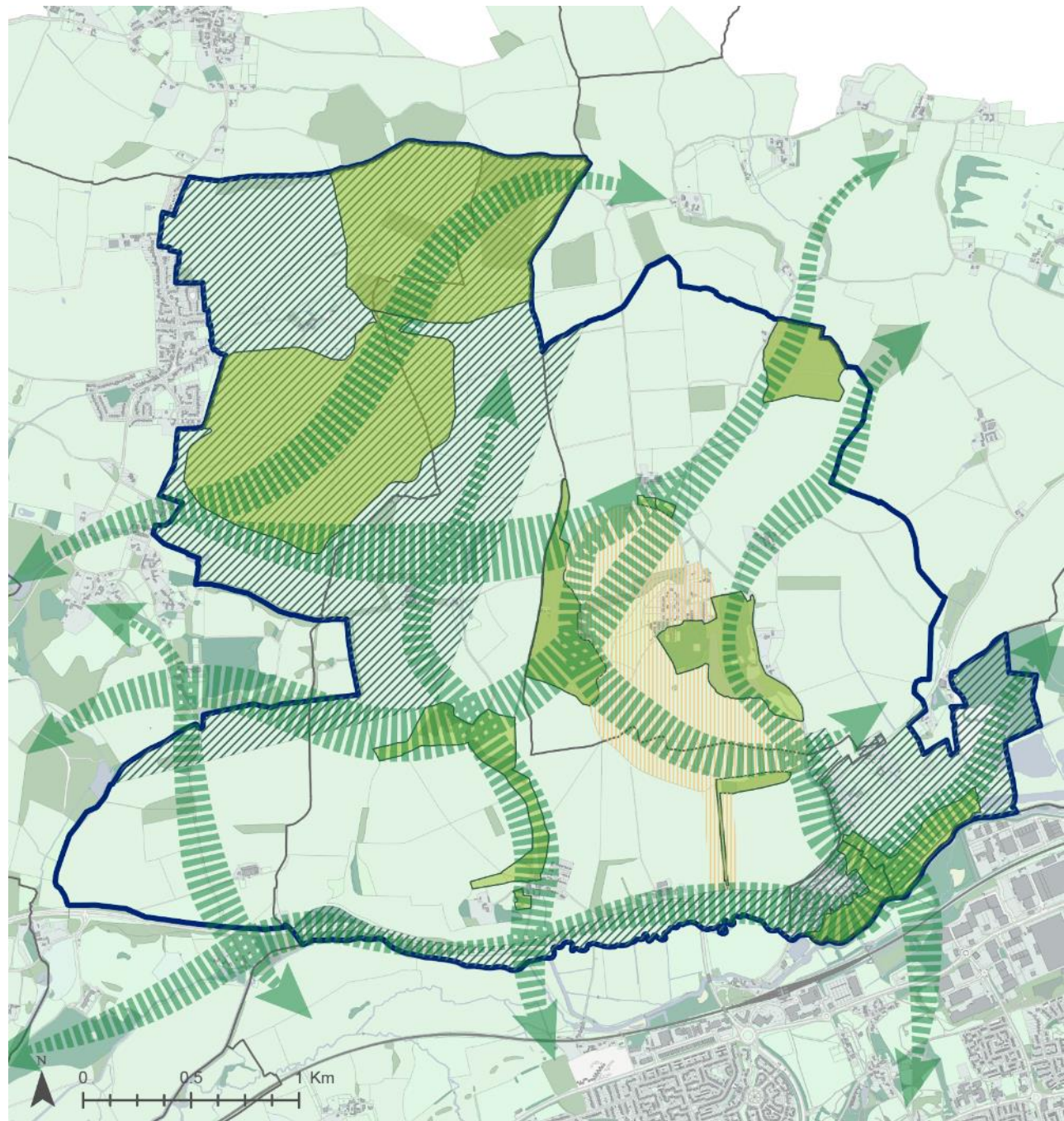
- Over-arching policy
- Scale, location and form of development to be appropriate to character of area and existing settlements
- Development of exceptional quality supported by local services and facilities
- Physically separate and distinct from Harlow
- Landscape led approach

Policy AG2 Creating a Connected Green Infrastructure Network

- Preparation of overall Landscape Masterplan prior to Village Masterplans
- Connected green corridors of adequate width to safeguard biodiversity and wildlife, separate villages and ensure walking and cycling access to countryside
- Natural/open landscape setting
- Designation of Local Green Spaces
- Retention in perpetuity with provision for long term maintenance






INDICATIVE GREEN INFRASTRUCTURE NETWORK

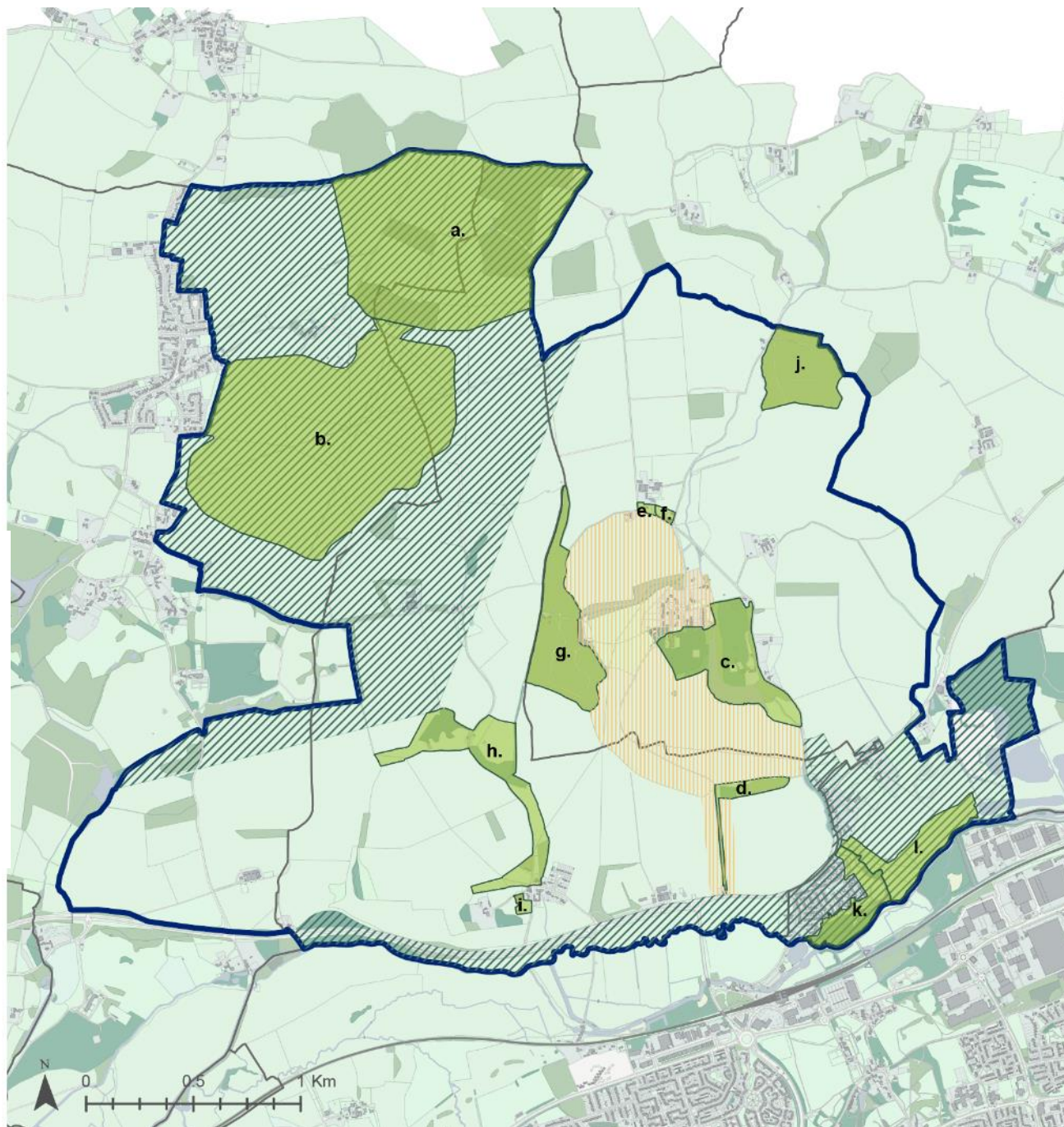
- Neighbourhood Plan Boundary
- Local Green Space
- Green Belt and Open Land
- Sensitive Historic Setting
- Indicative Green Corridors
- Parish Boundaries



LOCAL GREEN SPACE DESIGNATIONS

- a. Eastwick Wood
- b. Hunsdon Airfield
- c. Historic Gilston Park
- d. The Avenue and Chase, including Ancient Monuments
- e. St Mary's Church
- f. Church (or Gilston) Cottages
- g. Home Wood
- h. Eastwick Valley and Eastwick Hall Corridor, including moated sites
- i. St Botholph's Church
- j. Golden Grove
- k. Terlings Park
- l. Fiddlers Brook Area and Lowland Fens

-  Neighbourhood Plan Boundary
-  Local Green Space
-  Green Belt and Open Land
-  Sensitive Historic Setting
-  Parish Boundaries



Policy AG3 Protecting and Enhancing the Countryside Setting

- Mitigation of visual impacts
- Villages to be set in rural landscape and separated by fields and woodland buffers
- Maintain open rural character
- Designation as Natural Greenspace
- Mitigate impacts of sports pitches and recreational facilities and light and noise pollution
- New landscaping to use appropriate species and enhance biodiversity
- Preserve and enhance historic boundaries

Policy AG4 Hunsdon Airfield and Area Surrounding Eastwick Woods

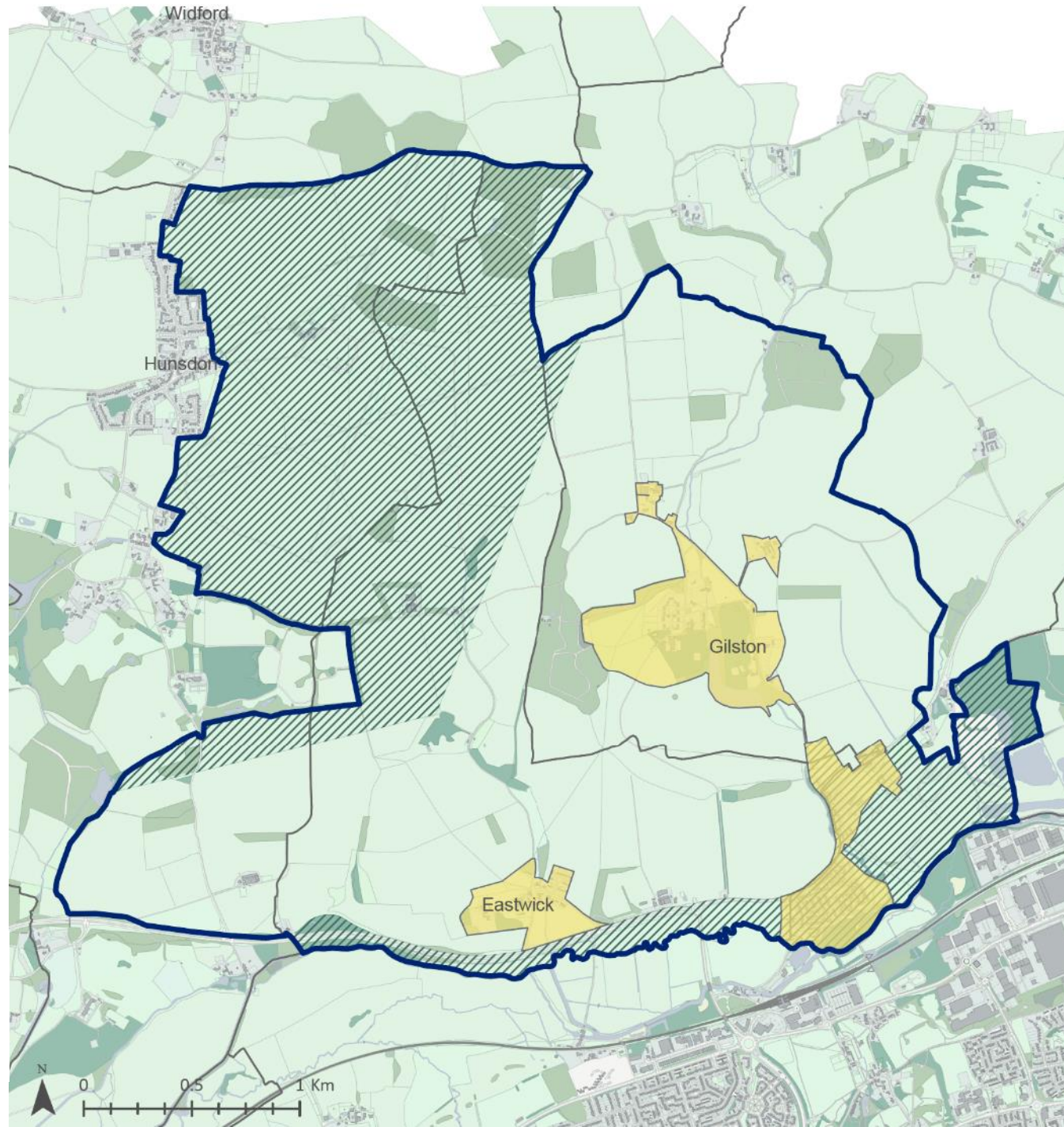
- Establishment of Country Park
- Revenue funding to be secured
- Provision for early planting, woodland restoration and termination of non-conforming uses
- Design to be developed in consultation with local community
- Restoration of heritage buildings
- Transfer to Community Trust prior to commencement of development

Policy AG5 Maintaining the Individuality and Separation of All Villages

- Establishment of community boundaries to protect setting of existing settlements
- Maintain buffers of sufficient width to separate new and existing communities and villages
- Creation of distinctive new villages with individual identity
- Protection and enhancement of Stort Valley
- Early delivery of landscape improvements to strengthen green buffers

PROPOSED 'COMMUNITY BOUNDARY'

- Neighbourhood Plan Boundary
- Community Boundaries
- Green Belt and Open Land
- Parish Boundaries



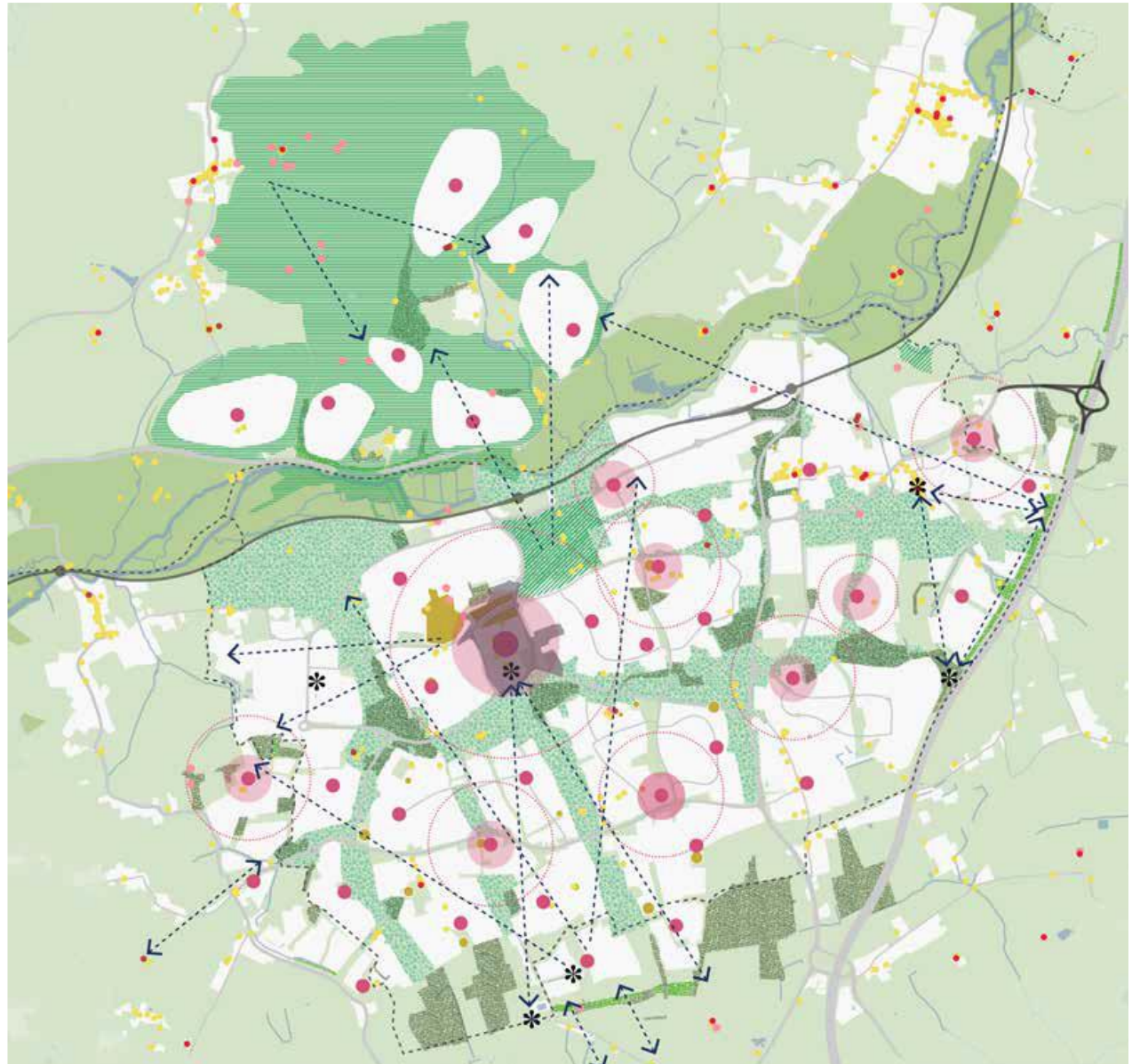
MEANINGFUL SEPARATION:

The separation
between
Widford and
Hunsdon



HARLOW AND GILSTON GARDEN TOWN VISION

Clear guidance
for 'villages in the
landscape' in
Gilston vs. districts
separated by
corridors in Harlow



SOFT VILLAGE EDGES



Policy AG6 Securing Hertfordshire Village Character

- Layout of new villages to be informed by typical Hertfordshire village layout and character, landscape and heritage assets
- Design to be contemporary and innovative but appropriate to location in terms of scale and materials
- Villages to be distinct from urban character of Harlow

QUESTIONS FOR YOU TO CONSIDER

1. Do you feel the Policies have adequately addressed the community's concerns about the impact of development on the landscape setting and character of existing communities?
2. Do the policies go far enough in ensuring development in the Gilston Area will be distinctive from Harlow?
3. Will the policies help to protect the countryside setting of new and existing villages?

Policy AG7 Phasing of Infrastructure Delivery

- Early delivery to be encouraged
- Requirement for Infrastructure Delivery Plan to demonstrate how needs of new and existing communities will be met
- Phased delivery in relation to needs to be secured through legal agreement
- Requirement for public consultation on timescale for provision

Policy AG8 Infrastructure Parity for the Existing Settlements

- Existing communities to have access to same standards of infrastructure as new villages
- Connections to upgraded services
- Improvements to existing public transport services
- Extended network of pedestrian, cycle and public transport routes

Policy AG9 Community Partnership

- Collaborative engagement with local communities in development proposals
- Involvement in choice of key designers
- Design charettes/ Co-design workshops
- Long term operation and maintenance of community assets by community

QUESTIONS FOR YOU TO CONSIDER

1. Do the policies address the community's concerns about the capacity of infrastructure and the provision of adequate infrastructure to meet the needs arising from new development?
2. Will the policies ensure the community is effectively involved in the development and implementation of proposals?



DELIVERING QUALITY PLACES

Policy LA1 Landscape within the New Villages

- Village design to respond to landscape character and topography
- Villages to incorporate existing and new landscape features and network of green spaces
- Pedestrian and cycle routes to connect with wider countryside and villages
- Integration of heritage features
- Provision for long term management and maintenance

CHARACTER OF THE LOCAL LANDSCAPE

Natural open space, with mature trees and rich biodiversity



Policy LA2 Enhanced Landscape within Existing Settlements

- Protection and enhancement of existing landscape and integration with buffers as part of Green Infrastructure Network
- Creation of network of green areas and wildlife corridors
- Planting of indigenous species
- Long term management and maintenance

Policy BU1 Housing and Residential Neighbourhoods

- Village masterplans to define character of each village
- Design to be landscape led
- Range of housing types and tenures
- Height and density to be appropriate to village character- overall net density not to exceed 33 dwellings/hectare
- Every home to be within 300 m of a green space
- Delivery of high quality low carbon homes

Policy BU2 Village Cores/Centres

- Mix of uses to serve new communities
- Central public space or village green
- Higher density of development
- Height of development to respect village character
- Well served by public transport with network of walking and cycling routes

Policy BU3 Employment Areas

- Employment uses to be located in village centres
- Applications for business parks will generally not be supported
- Range of workspaces and provision for SMEs
- Manage parking

Policy BU4 Village Streets and Lanes

- Design of streets and lanes to contribute to village character
- Pedestrian and cycle friendly and designed to limit road speeds
- Streetlighting to be sensitive to rural setting

CHARACTER OF LOCAL STREETS AND LANES

Narrow, informal, no street lighting, guardrails etc.



QUESTIONS FOR YOU TO CONSIDER

1. Do the policies reflect the vision for development in the Gilston Area and will they help to deliver villages of an appropriate scale and form?
2. Will they help to deliver high quality living environments for new and existing communities?

Policy H1 Celebration of the Existing Heritage Assets

- Development to protect, enhance and integrate heritage assets
- Location of open spaces to preserve and enhance setting of heritage assets
- Protect parkland setting of Gilston Park and Hunsdon House
- Promote opportunities to increase public appreciation of heritage

Policy C1 Community Facility Provision

- Phased provision of community facilities to meet needs
- Village masterplans to demonstrate needs of all residents will be met
- Funding to be secured to ensure delivery

Policy C2 Community Ownership and Stewardship

- Measures to be put in place to ensure community has means to secure long term operation and maintenance of community assets
- Development of Governance Strategy
- Undeveloped land to north west to be transferred into community ownership supported by management strategy and funding

QUESTIONS FOR YOU TO CONSIDER

1. Does Policy H1 provide adequate protection for heritage assets?
2. Will Policies C1-C2 ensure appropriate provision and stewardship of community facilities to meet the needs of new and existing communities?

Policy TRA1 Sustainable Mobility

- Development to achieve sustainable mobility targets set by Harlow and Gilston Garden Town Transport Strategy
- Promotion of sustainable transport choices and integration with travel initiatives in wider area
- Provide safe cycle and pedestrian routes to Harlow Town Station
- Extended public transport services
- Anticipate changes in transport technology- reduce need for car ownership
- Promote shared mobility and car clubs

Policy TRA2 Outstanding Connectivity

- Locate key services within walking or cycling distance
- Provide well connected network of cycle and pedestrian routes within and between villages
- Integrate with wider area and network

Policy TRA3 Minimising Impact of Traffic and New Road Infrastructure

- Design of new roads to minimise impact on existing communities and avoid severance
- Minimise adverse impacts in terms of safety, road speed, pollution and impacts on local character
- Limit additional traffic on existing roads
- No increase in heavy vehicle movements through existing communities
- Preparation of Construction Management Plan

Policy TRA4 Access to the Countryside

- Provision of extended network of footpaths, cycleways and bridleways to provide access to countryside
- Integrate new connections with existing network and extend to provide access to Natural Open Space
- Design of routes to protect darkness and quiet of countryside and amenity of existing properties

QUESTIONS FOR YOU TO CONSIDER

1. Do the policies address local concerns about the transport impacts of new development and the promotion of sustainable transport options to minimise impacts on existing communities?
2. Will the policies help to minimise the impacts of new road infrastructure on existing communities?

A photograph of a charming white cottage with a red-tiled roof and a red door. The house is surrounded by lush greenery, including large trees and flowering bushes. A road curves in the foreground, and a red van is visible in the distance. The text "ENHANCING EXISTING COMMUNITIES" is overlaid on the image.

ENHANCING EXISTING
COMMUNITIES

Policy EX1 Mitigating the Impacts of Development and Enhancing Existing Villages

- New development required to demonstrate how existing settlements will be enhanced and incorporate measures to mitigate impacts
- Provision for early landscape improvements to strengthen buffers around existing settlements
- Long term maintenance of green and public spaces

Policy EX1 -

Potential priority projects: initial suggestions

1. Comprehensive improvement of Pye Corner to create a safer and welcoming pedestrian space;
2. New design and landscape setting for the Gilston War Memorial;
3. Enhanced churchyard and setting for St Mary's Church, St Botolph's and St Dunston's; provision of faith and community facilities;
4. Improvement to the village halls;
5. Shared surface / public space design in Eastwick Road between the Red Lion Pub and the War Memorial;
6. Creation of green / play spaces in the existing communities and an all-weather multi-use play area in Hunsdon;
7. New planting and maintenance of the existing lanes.

QUESTIONS FOR YOU TO CONSIDER

1. Will the policy ensure that measures will be taken to help mitigate the impacts of development on existing settlements and ensure local residents share in the benefits of development?
2. Are there any other projects you would like to see included in the Neighbourhood Plan?

HAVE WE MISSED ANYTHING?



NEXT STEPS

KEY STAGES

- Stage 1: Planning Applications
- Stage 2: Landscape Masterplan and Village Masterplans
- Stage 3: Reserved Matters Applications/
Detailed Planning Applications
- On-going Community Engagement at each stage
- Development and implementation of Governance Strategy

GOING FORWARD

- Consultation on Draft Plan to be completed in October 2019
- Changes to be made to Draft Plan in response to comments made – probably Christmas (depending on comments)
- Plan to be submitted for Examination
- Amendments to Plan
- Referendum (summer 2019)
- The Plan becomes part of the Statutory planning policy for the Gilston Area

REMEMBER

This is a Plan by the Community for the Community

Your views are important

THANK YOU!