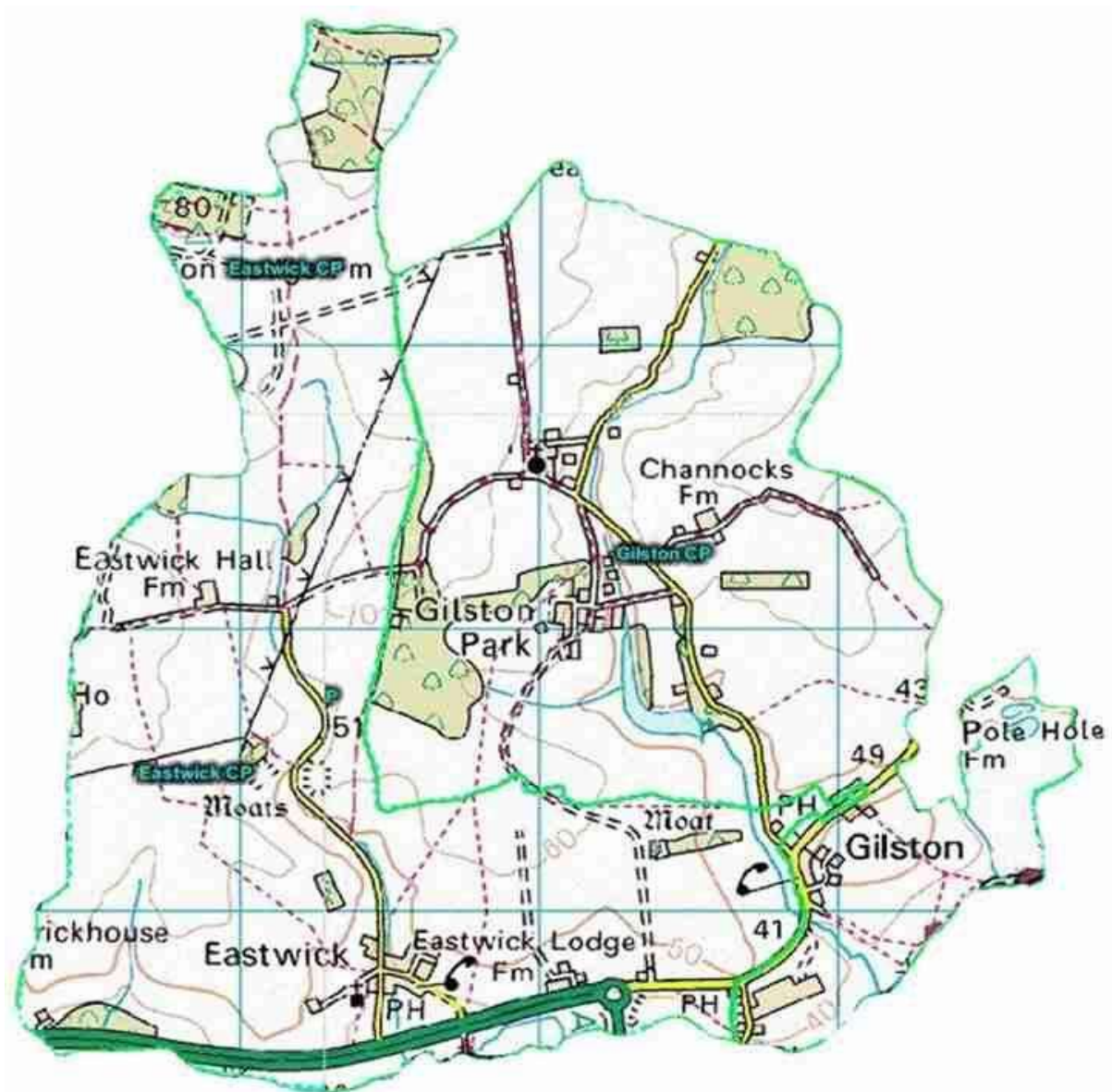


EASTWICK AND GILSTON PARISH MAGAZINE



MAY 2017

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NEIGHBOURHOOD PLAN SITE: hegnp.org.uk

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01279 722496

roger.beeching@virgin.net

NEXT MEETING

MONDAY 8TH MAY 2017

(ANNUAL MEETING OF THE COUNCIL)

FOLLOWED BY

PARISH COUNCIL BUSINESS MEETING

8.00PM

**VILLAGE HALL, PYE CORNER
GILSTON**

AT THE BEGINNING OF THE BUSINESS MEETING WE WILL HAVE A 10-15 MINUTE SLOT WHERE MEMBERS OF THE PUBLIC ARE INVITED TO ADDRESS THE PARISH COUNCIL ON COUNCIL MATTERS. AFTER THIS, THE PUBLIC ARE ASKED TO PLEASE BE SILENT SO THAT THE PARISH COUNCIL CAN HOLD THEIR MEETING.

MEMBERS OF THE PUBLIC ARE ALLOWED TO BE PRESENT DURING OUR MEETING BUT ARE NOT ALLOWED TO PARTICIPATE.

AGENDA FOR ALL PARISH COUNCIL MEETINGS CAN BE FOUND ON ONE OF OUR VILLAGE NOTICE BOARDS – IF YOU WOULD LIKE TO SEE THE REPORTS THAT ARE NOT WITH THE AGENDAS (DUE TO LACK OF SPACE) PLEASE CONTACT THE CLERK.

DRAFT

EASTWICK AND GILSTON PARISH COUNCIL MEETING ON MONDAY 13TH MARCH 2017, 8.00PM, VILLAGE HALL, PYE CORNER.

PRESENT: Cllrs Beazley, Hughes, Orson.

In attendance: Christine Law (Parish Clerk), Roger Beeching (County Councillor), Robert Brunton (District Councillor), five members of the public.

THIS IS THE ANNUAL PARISH MEETING – This meeting gives the registered electors of the parish an opportunity to come and discuss any matters of importance within the community.

- a. Cllr Roger Beeching (County Councillor) informed the meeting that he will not be standing in the May elections and this would be the last meeting that he would be attending as our County Councillor. He has been our County Councillor for 8 years and East Herts District Councillor for 8 years - a councillor in all for 41 years. He had stood on Sawbridgeworth Town Council, been vice chair of Hertfordshire County Council and stood on many different committees.
 - a. The Parish Council thanked Roger for his help and support over the years and wished him a very happy retirement.
 - b. The meeting was informed that work at the Terlings Park development should be completed by the end of June 2017.
 - c. No other business to discuss.

The Annual Parish Meeting closed 8.15pm and the Parish Council Business meeting commenced.

THE BUSINESS MEETING

75. TO RECEIVE APOLOGIES FOR ABSENCE:

- a. Cllrs Olsen, Geddes and Robert Brunton (District Councillor

76. RECEIVE COUNCILLOR'S DECLARATION OF INTERESTS.

- a. None received.

77. MINUTES FOR APPROVAL

- a. Minutes of the business meeting of 9 January 2017 were proposed by Cllr Beazley and seconded by Cllr Hughes. These were signed as a true record by Chairman Cllr Orson.

78. ACCOUNTS

- a. The Council's statement of accounts was presented to the meeting (copy attached to these minutes).
- b. Village Hall hire for April 2016 – March 2017 the cost of £210.00 this was proposed by Cllr Hughes and Seconded by Cllr Beazley. The Clerk will pay by cheque.

Items a-b were proposed by Cllr Hughes and seconded by Cllr Beazley then agreed by full council.

79. PLANNING AND ASSOCIATED APPLICATION

- a. 2 Green Man Court, Eastwick – permission granted
- b. 41 Pye Corner – 1st application refused.
- c. 41 Pye Corner – 2nd application – permission granted.
- d. 10 Hankin Road, Terlings Park – Gilston – permission granted.
- e. 19 Gilston Lane, Gilston – permission refused.
- f. 15 Channocks Lane, Gilston. Applicant has gone to appeal.
- g. 2 Park Cottages, Eastwick - permission refused.

80. STOP HARLOW CAMPAIGN

- a. Cllr Hughes informed the meeting that he had attended the 9 March District Planning Executive Panel. This meeting had reviewed the District Plan submission proposals in advance of the 21 March District Executive before submission of the District Plan to the Examination Hearing. It is likely to be September/October before the Examination Hearing will be held and a further 4 months after this that the Inspectors report is published.

81. PARISH PATHS

- a. Cllr Orson had nothing to report.

82. NEIGHBOURHOOD PLAN

- a. Cllr Orson informed the meeting that the Neighbourhood Plan Group have a second seminar scheduled with East Herts Council, Places for People and City & Provincial Properties on Saturday 1 April when the main item for discussion will be Governance of the changes proposed for the Gilston Area in the District Plan. There is a pre-meeting for the Neighbourhood Plan Group on Thursday 23 March. As before, meeting notes will be published in the Parish magazine and website

83. HIGHWAYS

- a. Cllr Beazley informed the meeting that the water in Gilston Lane has not been resolved, and still working on this matter. Litter through the village is causing concern.

84. VILLAGE SIGNS

- a. Cllr Orson reported that he had contacted Black Forge Signs that supplied the village sign for Sawbridgeworth installed at the top of Bell Street to discuss likely budget and the process for finalising designs for Gilston and Eastwick
- b. A budget of £5,000.00 per sign is proposed. Some sponsorship from Frank Lyons has been obtained and other sponsors are required. It was suggested that Places for People, City &

Provincial Properties and Miller Homes should be asked if they are willing to contribute. It was noted that Bloor Homes have already made a contribution to cover the cost of the village planters and improvement works to the Village Hall car park.

- c. An article was placed in the Parish Magazine asking residents for their ideas on design of the village signs. Suggestions for Gilston were St Mary's, Gilston Church, Gilston Park House and surrounding countryside, or Jane Wenham (the last know witch). Suggestion for Eastwick were St Botolph's Church and the Eastwick knight Sir Richard deTanys.
- b. Initial discussions with Highways and Planning have also taken place to understand the process for use of Highways land for location of the signs and any planning consents needed.

48. NEW HOMES BONUS

- a. This matter was discussed and the Clerk will place an article in the Parish Magazine asking residents for suggestions for community improvements that the new homes bonus could be used to fund.
- b. One suggestion for further discussion was for the C161 through Pye Corner to appear better maintained which is also understood should have a traffic calming effect. One of the ways to achieve this will be to have more frequent verge cutting carried out. Highways advise that it would cost £500.00 for each additional cut and will need to confirm availability of resources.

49. CORRESPONDENCE

- a. Herts County Council's Consultation on VES Rattys Lane ERF proposal. It was noted that the consultation ends on 31st March 2017 which does not allow sufficient time for the parish council to respond.

50. ITEMS BROUGHT FORWARD AT THE DISCRETION OF THE CHAIRMAN FOR INFORMATION ONLY

- a. None.

51. ITEMS COUNCILLORS WOULD LIKE TO BE ADDED TO THE NEXT AGENDA

- a. None.

52. DATE OF NEXT MEETING

- a. The date of the next meeting is on Monday 8th May 2017 – Annual Meeting of the council followed by the Parish Council Business Meeting.

Meeting closed at 8.55pm

NEW HOMES BONUS

The Parish Council has been awarded a New Homes Bonus grant providing a boost to Parish funds.

The money is for the development of community schemes and these are quite broadly defined but must have the backing of the local community.

The Parish Council is seeking your views on what would be helpful to Eastwick and Gilston villages over the next few years.

Some ideas that have been suggested but there must be many other things that would make life in Eastwick and Gilston better for residents and visitors.

It doesn't matter if you think an idea may be impractical or too expensive, let's hear it and we can see if or how it could be achieved.

Your opinions are important and you are invited to attend the next meeting on Monday 8th May to discussed your ideas. If you are unable to attend please send your ideas to:

Mrs Christine Law (Parish Clerk) e-mail: Christine.law2@btinternet.com or telephone 01279 411646

COUNTY COUNCILLOR ELECTIONS TAKE PLACE ON THURSDAY 4TH MAY – VILLAGE HALL, PYE CORNER

Hertfordshire County Council

Election of a County Councillor

The following is a statement of the persons nominated for election as a County Councillor for
Sawbridgeworth

Name of Candidate	Home Address	Description (if any)	Reason why no longer nominated*
ADAMOPOULOS Sotirios	36 Archer Place, Bishops Stortford, CM23 3GG	Labour Party	
BUCKMASTER Eric Henry	23 Rowney Gardens, Sawbridgeworth, Herts, CM21 0AT	Conservative Party	
DAVIES Julia Mary	53 Lawrence Ave., Stanstead Abbotts, Herts., SG12 8TY	Liberal Democrat	
ROBINSON Isabelle Mary	81 Willowmead, Hertford, SG14 2AU	Green Party	
SHAW Michael John	Friars Farm House, Friars Lane, CM21 0LB	UKIP	

*Decision of the Deputy Returning Officer that the nomination is invalid or other reason why a person nominated no longer stands nominated.

EASTWICK AND GILSTON VILLAGE HALL MANAGEMENT COMMITTEE

Chairman: Mr Patrick Wood 419838 V Chairman/Trustee: Mr Keith Harvey 410435
Booking Officer/Trustee
Treasurer: Mr Trevor Brown 423676 Trustee: Mr David Jackson 419404

For any bookings and queries about the Village Hall please contact the Bookings Officer on the telephone number above.

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Services for MAY 2017

4 th May	Thursday	11.0am	St James, High Wych	Holy Communion	
7 th May	Easter 4	8.00am	St James, High Wych	Parish Eucharist (BCP)	Readings – Acts 2:42-47, 1 Peter 2: 19-25, John 10:1-10
		9.30am	St James, High Wych	Family Service	Reading – John 10: 1-10
11 th May	Thursday	11.00am	St James, High Wych	Holy Communion	
		7.30pm	St James, High Wych	PCC Meeting	
14 th May	Easter 5	9.30am	St James, High Wych	Parish Eucharist	Readings:- Acts 7:55-60, 1 Peter 2: 2-10, John 14: 1-14
		11.15am	St Mary's, Gilston	Parish Eucharist	Readings:- Acts 7:55-60, 1 Peter 2: 2-10, John 14: 1-14
17 th May	Wednesday	7.30pm	Rectory	House Group	
18 th May	Thursday	11.00am	St James, High Wych	Holy Communion	
21 st May	Easter 6	9.30am	St James, High Wych	Parish Eucharist	Readings- Acts 17:22-31, 1 Peter 3: 13-22, John 14: 15-21
25 th May	Ascension Day	11.00am	St James, High Wych	Holy communion	
		8.00pm	St James, High Wych	Ascension Day Eucharist	
27 th May	Saturday	1.00pm	St James, High Wych	Wedding of Nicholas Bliss & Fiona Lee	
28 th May	Easter 7	9.30am	St James, High Wych	Parish Eucharist	Readings :- Acts 1:6-14, 1 Peter 4: 12-14, 5:6-11, John 17: 1-11
		11.15am	St Botolph, Eastwick	Parish Eucharist	Readings :- Acts 1:6-14, 1 Peter 4: 12-14, 5:6-11, John 17: 1-11

Benefice of High Wych and Gilston with Eastwick

RECTOR: Rev Anthony Giles, The Rectory, High Wych, Sawbridgeworth
(anthonyj.giles@ntlworld.com)

01279 726476

READERS: Joy Galliers-Burridge, Readers, 41 Hart Road, Old Harlow, Essex CM17 0HL

01279 444870

Roger Burrige, Readers, 41 Hart Road, Old Harlow, Essex CM17 0HL 01279 444870

Judith Denton, Path Cottage, High Wych Lane, CM21 0JP

01279 723714

CHURCH WARDEN: Sarah Bagnall

01279 441644

SECRETARY: Mrs Lois Smith

01279 431123

TREASURER: Mrs Hazel Scolah

01279 41806

MORNING PRAYER SERVICES FOR MAY

EACH	TUESDAY	9.00AM	ST BOTOLPH, EASTIWCK	MORNING PRAYER	Not 30th
EACH	WEDNESDAY	9.00AM	ST JAMES, HIGH WYCH	MORNING PRAYER	Not 31ST
EACH	THURSDAY	9.00AM	ST MARY'S, GILSTON	MORNING PRAYER	
EACH	FRIDAY	9.00AM	ST JAMES, HIGH WYCH	MORNING PRAYER	

RECTOR'S MAY LETTER

One More Step along the World I Go!

Every now and again, one of the children at school will ask me how old I am. I never give them a straight answer. I give them enough information to work it out. I tell them that I became a legal adult at the age of 19 ½. When I first gave that answer, I was a teacher then, some of my colleagues would nod sagaciously. Now most of the teachers at High Wych school are too young to understand what I am talking about. After 23 years of teaching and 8 years of ministry I can only remember three students ever coming up with the right answer. If you are old enough to remember what I am talking about and can do the maths, you should not be surprised that I have been contemplating retirement for some time.

When I first arrived in High Wych I told the Parochial Church Council that I did not intend to retire at the age of 65, nor at 70, the compulsory retirement age for clergy. I felt I had to stay until the bulk of the work on St James' church was complete. This has now been done. I also thought that I should have retired and been replaced before the start of the Gilston Park development, if it was to go ahead. I think that there could be several rectors here before that really gets under way.

I have decided that I shall retire in mid-September this year. That would be a little over six years since I arrived in High Wych and Gilston with Eastwick. My last service will be on Sunday 10th September at 9.30 am at St James the Great, High Wych. That is the weekend of our second Scarecrow Festival. I hope that you will book it in your diaries and I look forward to seeing you there to take my leave of you.

I have greatly enjoyed my time here with you and have met many friendly and interesting people both inside and outside the church. Unfortunately, the way the Church of England is set up means that it will be six months to a year after I go before a new Rector will arrive but I am confident that I will be leaving the churches in High Wych, Gilston and Eastwick in safe hands.

Anthony Giles,
Rector.

From the Registers Funerals

Date	Service	Location	Name
29 th March	Funeral & Cremation	St Mary, Gilston and Parndon Wood	John Clarke
28 th April	Memorial Service & Interment of Ashes	St James, High Wych	Jean Madeline Hudson

MAY DAY

Good morning, Mistress and Master,
I wish you a happy day;
Please to smell my garland
'Cause it is the first of May.

A branch of May I have brought you
And at your door I stand;
It is but a sprout, but it's well budded our
The work of our Lord's hand.

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THE HUNDRED PARISHES SOCIETY

www.hundredparishes.org.uk

After almost 2,000 years, there is still considerable evidence of Roman occupation of this area. It was not until their arrival in 43 AD that a national network of all-weather roads was built. The first were constructed between the capital, London, and bases used by the Roman legions. The network was maintained and extended through almost 400 years of Roman occupation. Main highways were either gravel or paved with stone. They were so well constructed that they could be used in all weathers.

The main roads were originally built by the Roman army. Those in our area included Ermine Street (which ran north from London and in the 20th century was designated A10) and Stane Street (later A120) between Braughing, a substantial Roman fort on Ermine Street, and Colchester, the original Roman capital of Britain. Another substantial fort-cum-town developed at Great Chesterford. Artefacts from there can be seen at Saffron Walden Museum.

A review of local Ordnance Survey maps will soon reveal tell-tale straight lines that indicate a route of Roman origin. At least twenty of today's Hundred Parishes were served by a Roman road.

The fact that these routes were well-travelled and linked forts and other settlements means that we have a rich source of Roman remains. Recycled Roman bricks, usually flatter and longer than the modern equivalent, can be found in several parish churches. They include Great Canfield, Great and Little Hallingbury, Sheering, Takeley, Wendens Ambo, Westmill and White Roding.

One of the finest Roman burial sites in Europe can be visited at Bartlow. The intrepid explorer can climb a wooden stairway to the top of the largest surviving barrow, some 40 feet high. You can read about the "Bartlow Hills" within the introduction to Bartlow parish on our website www.hundredparishes.org.uk.

Ken McDonald, Secretary.

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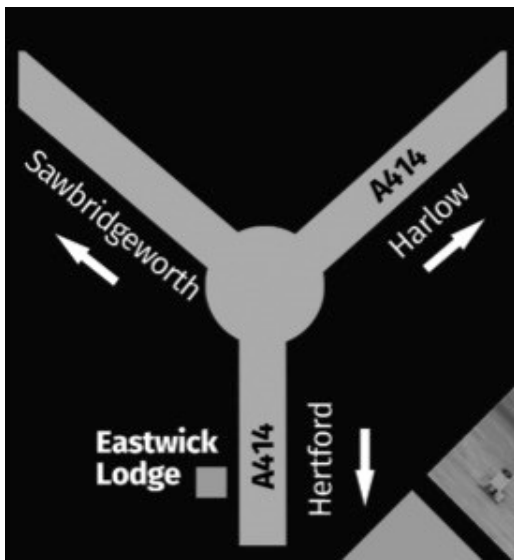
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Eastwick and Gilston Parish Magazine.

Gilston Area Workshop (Governance)
1st April 2017, Eastwick and Gilston Village Hall.

Attendees:

Facilitator
Jon Rowland (JR)
East Herts Council
Cllr Linda Haysey (LH) – Leader
Cllr Bob Brunton (BB) – District Councillor for Hunsdon Ward
Liz Watts (LW) – Chief Executive
Kevin Steptoe (KS) – Head of Planning & Building Control
Alison Stuart (AS) – Head of Democratic & Legal Support Services
Claire Sime (CS) – Planning Policy Manager
Taryna Surtees (TS) – Communications and Digital Media Manager
Chris Butcher (CB) – Principal Planning Officer
Hertfordshire County Council
Jan Hayes-Griffin (JHG) – Assistant Director Planning and Economy
Neighbourhood Plan Group
Anthony Bickmore (AB) - Chairman
Cllr Bernadette Dunthorne (BD)
Cllr Mark Orson (MO)
Mike Newman (MN)
Martyn Reid (MR)
Landowners/Site Promoters
Mary Parsons (MP) – Places for People
Chris Lovegrove (CL) – City & Provincial Properties
Hugh Cave (HC) – City & Provincial Properties
Tom Dobson (TD) – Quod
Andy Hunt (AH) – Quod
Stephen Ashworth (SA) - Dentons

1. Introduction: What are the recognised principles for good governance and what do we want from this exercise?

1.1 JR opened the meeting and provided a general introduction to governance, including the need to adhere to various principles such as transparency and equality.

2. The wider governance picture

- 2.1 LW gave a presentation on the wider governance picture with regards to the Harlow and Gilston Garden Town. LW mentioned that the Garden Town initiative involved development in Harlow and Epping Forest, as well as the Gilston Area within East Herts. The three authorities had been awarded some funding by Government to advance these development proposals. However, the three authorities would also be able to access other funding streams such as the Government's Housing Infrastructure Fund which will see £2.3 billion invested in infrastructure across the country.
- 2.2 In terms of governance, the Co-operation for Sustainable Development Board (the Co-op Board), comprising East Herts, Harlow, Epping Forest and Uttlesford District Councils, Essex and Hertfordshire County Councils and other bodies such as Highways England, was established in 2015 in order to support the preparation of respective local plans.
- 2.3 LW noted that work on the Garden Town initiative is at an early stage. However, early priorities include:
- Appointing a Programme Director;

- Preparing a Community Engagement Strategy, taking account of the fact that different developments in the wider area had been subject to various levels of community involvement and are at different stages;
- Preparation of a Design Charter including visioning work – this will establish the need for high quality design;
- Work on the proposals to deliver sustainable transport corridors, running north to south and east to west through Harlow; and
- Work on the potential to re-locate Princess Alexandra Hospital to a site to the north of Harlow, or to the east in proximity to the new Junction 7a of the M11. A Strategic Outline Case for Government funding is currently being prepared.

- 2.4 MO asked how much influence the local community would be able to have in relation to the Garden Town. LW re-iterated that work on the Garden Town was at an early stage, but that undertaking visioning work in partnership with local communities would be important. LW stated that the work shouldn't just be about informing local people, but actively involving them. MO stated that he didn't believe there would be any engagement with local communities. JR suggested that local groups could start to think about their priorities and aspirations, including how governance could work from their perspective.
- 2.5 MR noted that there was no mention of Hunsdon in the title for the Garden Town and stated that the community would not wish for Hunsdon to become part of Harlow. LW said that there were no plans to change administrative boundaries. However, one of the purposes of the Garden Town work will be to consider infrastructure provision across boundaries. LW noted that there is no Government guidance on governance structures for Garden Towns.
- 2.6 MR also asked for further information about Princess Alexandra Hospital. MP stated that all potential development sites on the periphery of Harlow had been considered by independent consultants. MP indicated that there may be potential to provide a hospital close to the second crossing of the River Stort. While consideration of this issue is at an early stage, MP confirmed that Places for People is committed to supporting the process as required. The Gilston Area will also provide new health facilities and it would therefore be useful to have discussions with the local community in order to help establish the type of facilities that should be provided.

3. What do we mean by governance?

- 3.1 MP gave a presentation on what governance means from the perspective of the landowners. She advised that there are three different phases of governance:
- Scheme evolution and determination of a planning application;
 - Development phase; and
 - Post development/long term governance of different assets including utilities, the public realm, green and blue infrastructure and housing.
- 3.2 MP noted that each of these governance phases would need to be considered as work on the development proposals progress.

4. Community views

- 4.1 AB provided the view of the Neighbourhood Plan Group. He re-iterated that the Gilston Area proposal is not supported locally, however the community is willing to engage in a constructive manner, despite the support now being given by East Herts for the removal of the long established Green Belt policy here.
- 4.2 AB stated that, in the view of the Neighbourhood Plan Group, the landowners and Council had performed very poorly in relation to four key governance issues:

- Land value capture – the landowners have stated that the uplift in land value as a result of removing the Green Belt and allocating the site for development will help provide a significant level of infrastructure. However, the community is concerned that there is no written commitment
- to ensure that the stated infrastructure schemes will actually be provided. This concern was raised in January and it appears to the local community that no progress has been made.
- The planning process – consideration needs to be given to how the Garden Town proposal relates to the Gilston Area development, and how the money secured from Government should be spent. There is also uncertainty about how the planning application process would be governed. AB raised a concern that he had circulated a note on a potential governance structure but had received no feedback from either the landowners or the Council. The fact that the Council had secured funding from Government as part of the Garden Town bid was noted.
- Community land trust – a better level of community engagement to establish the process of transferring land and assets is required. There is concern over timing as, at present, it would appear that the trust would only come in to existence once development is complete.
- Governance of seven villages – there is currently no clarity on how the seven villages would be governed, and there is concern amongst the local community about becoming part of ‘Greater Harlow’.

4.3 AB stressed that the local community requires resources in order to engage properly on these issues.

4.4 MP stated that there had never been a reluctance from Places for People to engage with the local community. However, no engagement had occurred in recent times as the Council had been very clear that this should take place through the District Plan process. In relation to some of the points raised by AB, MP stated that the uplift in land values will fund an investment of £500 million in new infrastructure. It is the intention of the landowners to make a legal commitment to this effect by the time of the District Plan Examination Hearings which are currently expected to take place in September/October 2017. MP also noted that, in relation to the transfer of land, this process would happen at the end of the development phase. However, the establishment of governance principles and agreements can commence now.

5 Case Studies – lessons learnt

- 5.1 MP presented a number of case studies to explain how governance could work. Examples included Letchworth Garden City where assets had been transferred to the community. Income secured from these assets was then invested in local facilities including schools and health centres. Places for People were also developing a site in Milton Keynes known as ‘Brooklands’. In that instance, Places for People managed the built areas, while an organisation known as the Milton Keynes Parks Trust managed 5,000 acres of parkland.
- 5.2 MP also gave examples of where governance arrangements had worked less well. For instance, new residents of the Olympic Park development were required to pay a charge which funded the ongoing management of the park. However, this structure is perhaps unfair as the Olympic Park could be considered to be an ‘international park’, and therefore funding should come from other sources and not just local residents.
- 5.3 TD provided a further example of governance based on a development in Kent. In this structure, residents paid a fee to a Neighbourhood Association, which in turn, provided funding to a Village Association which was responsible for the upkeep of settlement wide parklands. The governance structure was sustainable in the long term and helped facilitate the maintenance of various assets. However, the village commercial centre sat outside of the governance structure and, as a result, was considered to be less successful as retail units were franchised out.
- 5.4 MP confirmed that Places for People was committed to a transfer of land and other assets to the community. Sources of funding for their upkeep would likely come from a residents charge, as well as profits arising from neighbourhood centres and possibly housing.

6 Possible vision for the long term governance of the Gilston Area

- 6.1 TD stated that Places for People's Governance note that was submitted to the Council in December as part of the District Plan consultation established a potential approach to governance. TD re-iterated the importance of having a governance structure for all aspects of the development. Consideration would need to be given with regards to involving all stakeholders in the governance process including landowners/developers, residents (both current and future), the Councils and service providers. The way in which the governance of the Garden Town fits in with that of the Gilston Area was also important.
- 6.2 TD advised that there could be a governance structure for site wide assets such as the parklands and separate structures for each of the seven villages, including neighbourhood centres. Detailed issues would need to be considered in due course including the maintenance of agriculture on part of the site and how the leases would work.
- 6.3 MR asked what City and Provincial Property's (CPP) position was on governance. HC advised that Places for People spoke on behalf of CPP, and therefore that both landowners were speaking with 'one voice'.
- 6.4 JHG commented that this was the start of a long process. She suggested that it could be helpful to prepare a timeline in order to identify what will happen leading up to submission of a planning application and beyond, and the various milestones with regards to when key decisions need to be made. JHG considered that this could help re-assure the community. There was a general consensus in the room that this would be a helpful approach.
- 6.5 MN asked about the Garden Town and how that fitted in with the site specific proposals for the Gilston Area. MP stated that the vision for the Garden Town was more about the function of Harlow as a town and how strategic infrastructure can be provided to support growth. MP indicated that the Concept Framework is not a full masterplan and that further work will be required in co-operation with the local community.

7 How can we secure these commitments through the planning process?

- 7.1 SA indicated that securing these commitments was a four stage process. Firstly, it is important to get the right planning policy framework in place. For the Gilston Area, this means ensuring that the wording contained within the District Plan provided a strong framework for future governance. SA stated that in his view, the District Plan could say more about governance and that this will be a topic for discussion at the Examination Hearings. Secondly, the planning requirements tied to the site allocation must be clearly established. The third aspect is the planning application and the obligations that are agreed through that process. The fourth and final facet is that of monitoring delivery of development and enforcement.
- 7.2 AB enquired how the agreement between the landowners and the Council gets agreed. SA stated that this would be addressed through legal agreements to be prepared prior to the Examination Hearings. AB re-iterated the need for funding so that the community could receive professional support. MP made a commitment to provide resources to the local community to engage with the planning process, but that it would be important to ensure that any consultant that was selected to represent the community has the necessary skills and experience.

8 Breakout Groups

- 8.1 The attendees broke out into four breakout groups in order to discuss the governance of different topic areas. The feedback from each group was as follows:

Group 1: Strategic Infrastructure

- i) The Gilston Area should have a Programme Director in the same way that one would be recruited for the Garden Town. A Shadow Board could be established comprising representatives from the Council and the local community in order to scrutinise the landowner's proposals.
- ii) There is a need to deliver sustainable transport measures including an adequate bus service that has the potential to be self-funding.
- iii) With regards to governance of the planning process, an urban development corporation would not be supported as it would remove local control.

Group 2: Community Infrastructure

- i) New infrastructure must be provided and should not be avoided.

- ii) Local communities should have a say in what gets provided and should not be disenfranchised.
- iii) Services should be provided early on wherever possible. Consideration must be given to service providers such as the NHS when establishing governance structures.

- iv) The benefits of the approach taken at Letchworth should be considered, particularly income from assets helping to fund education and health facilities.
- v) Existing community needs should be considered, not just those of the new residents.

Group 3: Green and Blue Infrastructure

- i) Control and funding should be kept within the site boundary and not considered as part of the wider Garden Town proposals. Other developments in the Garden Town should not influence the proposals for the Gilston Area.
- ii) Consideration should be given to devolving management of such infrastructure to the local level.
- iii) Places for People's land ownership in the Stort Valley should be considered in the context of the wider area in conjunction with the relevant organisations

Group 4: Housing

- i) Consideration needs to be given to provision of self-build homes, lifetime homes and the way in which support and care services can be provided.
- ii) The impact of transport issues should be considered e.g. provision of car clubs.
- iii) Issues such as right to buy should be considered and how that could affect affordable homes in future. Look beyond just affordable housing in order to understand how different housing types and tenures can be provided for all sectors of society.
- iv) Potential to provide community owned housing that provides affordable homes in perpetuity.
- v) Homes should flexible to allow working from home
- vi) The accessibility of neighbourhood centres to homes should be considered through masterplanning.

9. Conclusions and Next Steps

- 9.1 The next workshop had been agreed for 6th May. Items on the agenda should include consideration of what constitutes a 'village' in the Gilston Area, what infrastructure will be provided and how the proposals relate to the Garden Town concept.

Actions

- 9.2 The following actions were agreed during the workshop:
- That the landowners, in conjunction with Council, set out a timescale of further work to be completed prior to the Examination Hearings and beyond.
 - That the landowners and Council provide feedback to AB's governance note.
 - That the landowners progress plans to provide the local community with professional support.
 - That the Council, in conjunction with the landowners, prepare a draft schedule of future topic based meetings involving the wider community and other organisations as appropriate

CLOSE.