

GILSTON AREA

INFRASTRUCTURE WORKSHOP

31ST AUGUST 2017



Workshop 5

31.08.2017

Agenda	
18.30	Welcome and brief introductions (EHDC)
18.35	Introduction to session (PfP)
18.45	Understanding the current Infrastructure issues (Vectos/AECOM/Quod) <ul style="list-style-type: none">• Transport• Utilities• Social
19.10	Breakout Session (All)
19.40	BREAK
19.50	Infrastructure Proposals (Vectos/AECOM/Quod) <ul style="list-style-type: none">• Transport• Utilities• Social
20.15	Breakout Session (All)
20.45	Review Feedback and Agree Next Steps (All)



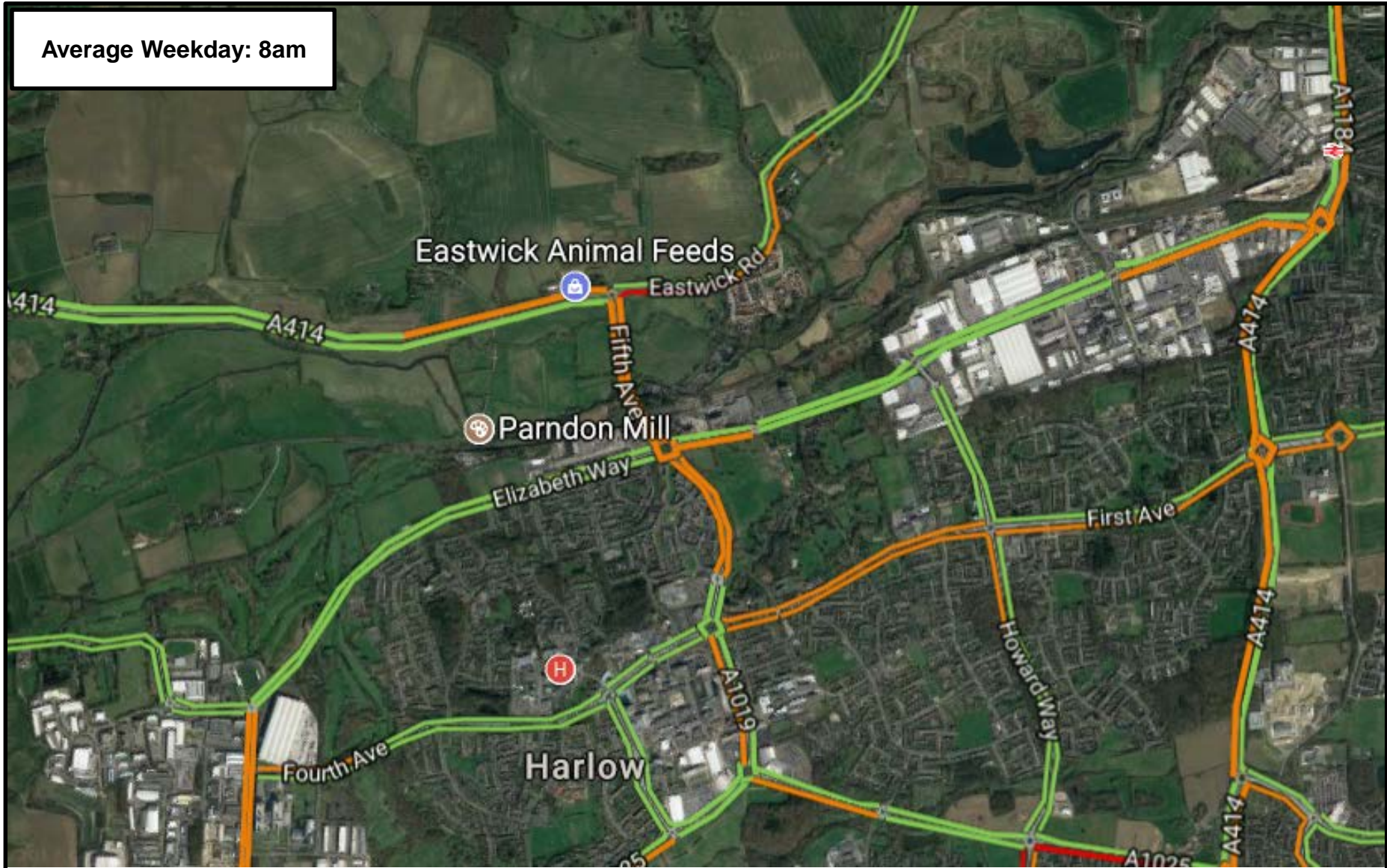
1A. TRANSPORT: CURRENT ISSUES

Site Context



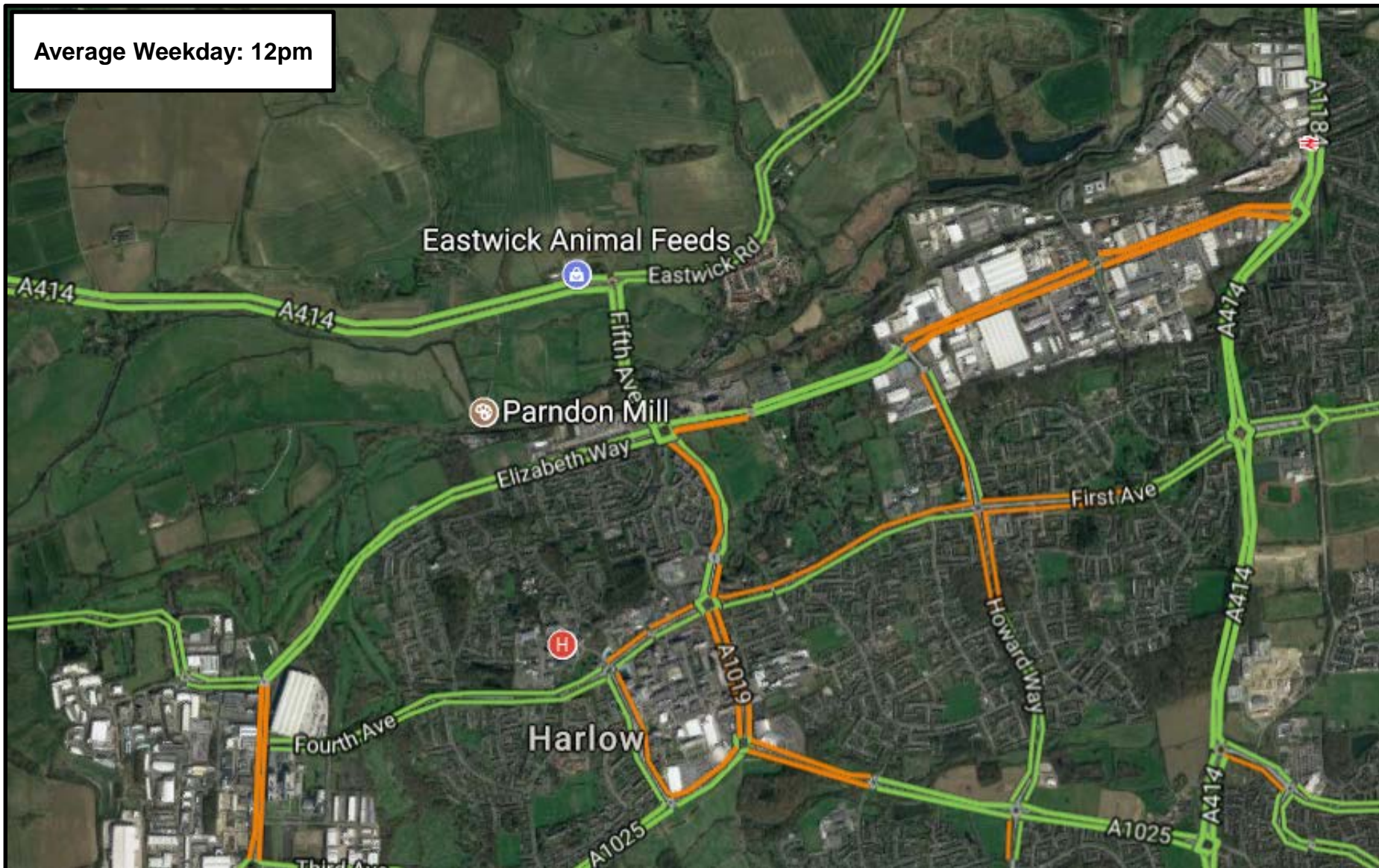
Typical Traffic Conditions

Average Weekday: 8am



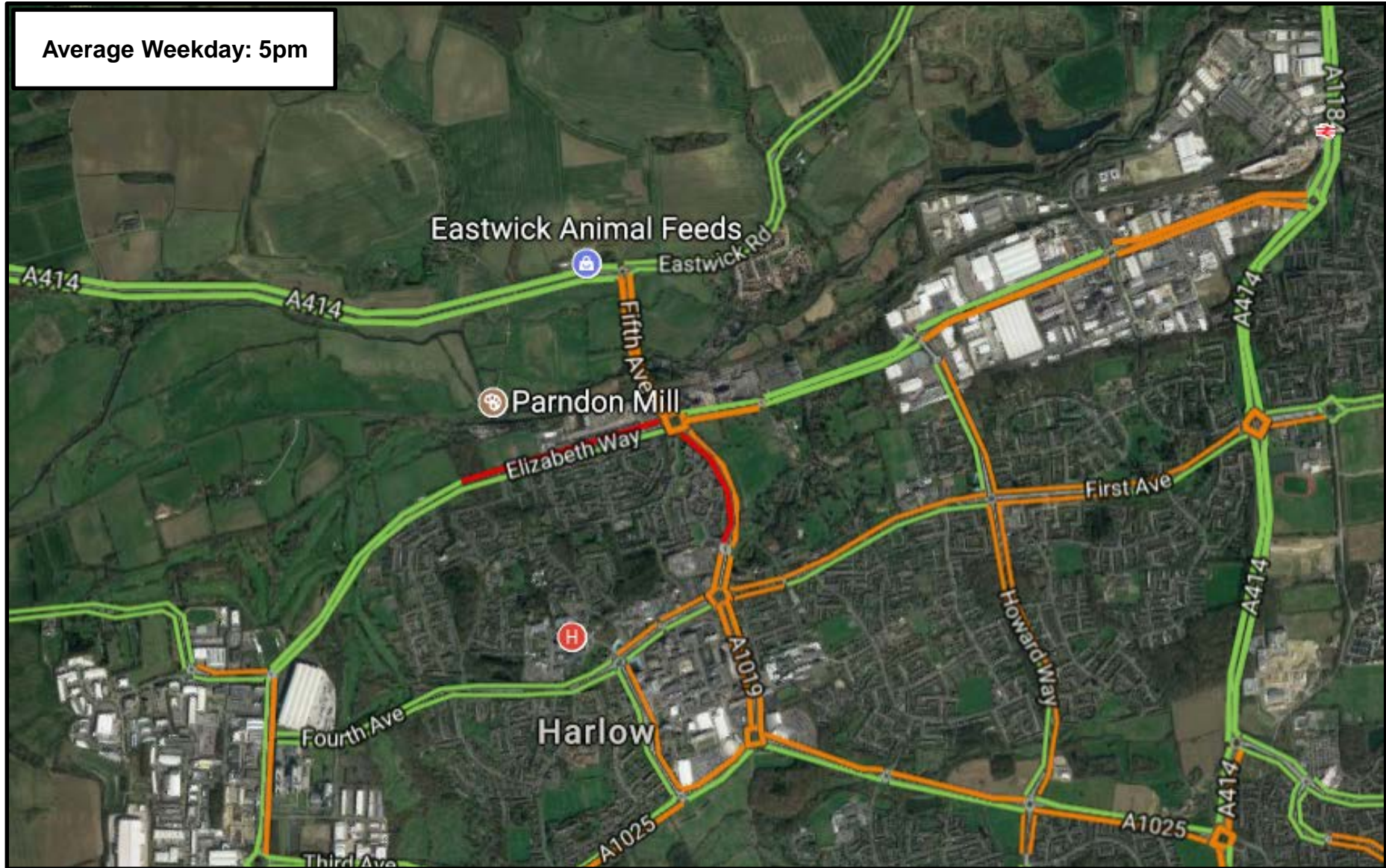
Typical Traffic Conditions

Average Weekday: 12pm



Typical Traffic Conditions

Average Weekday: 5pm



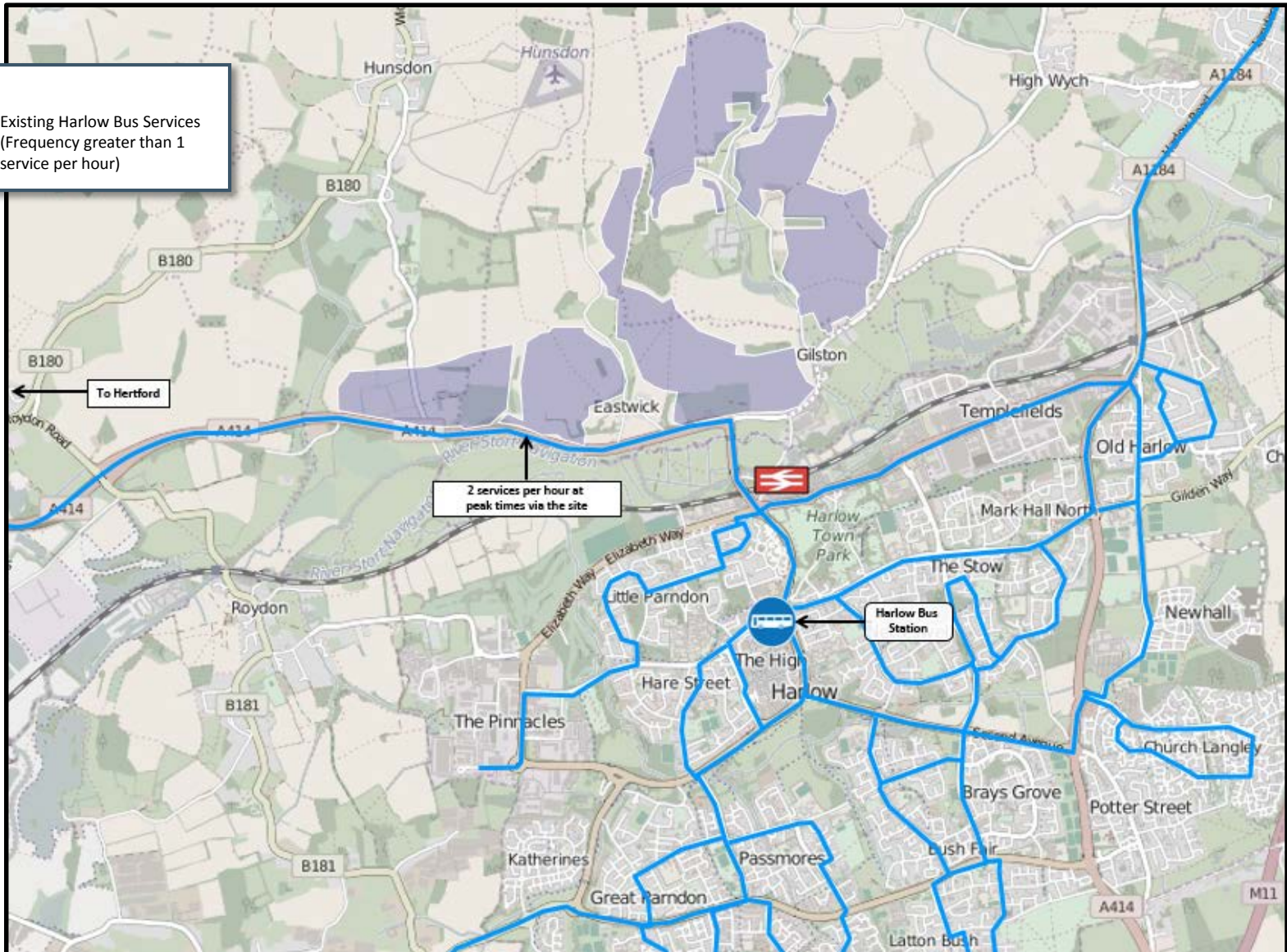
Extended Route to Harlow Station



Existing Bus Services

Key:

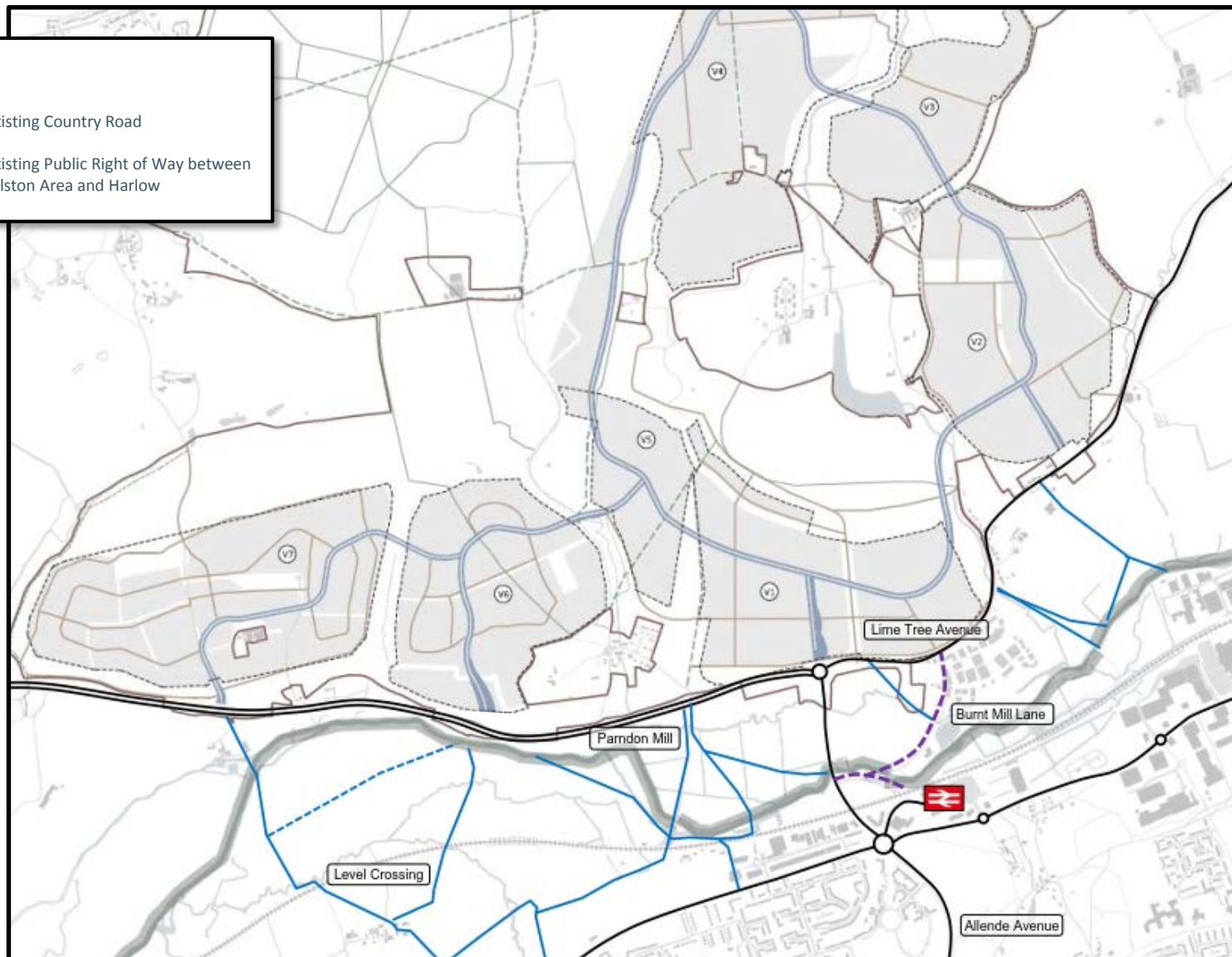
Existing Harlow Bus Services
(Frequency greater than 1
service per hour)



Existing Walking and Cycling Connections

Key

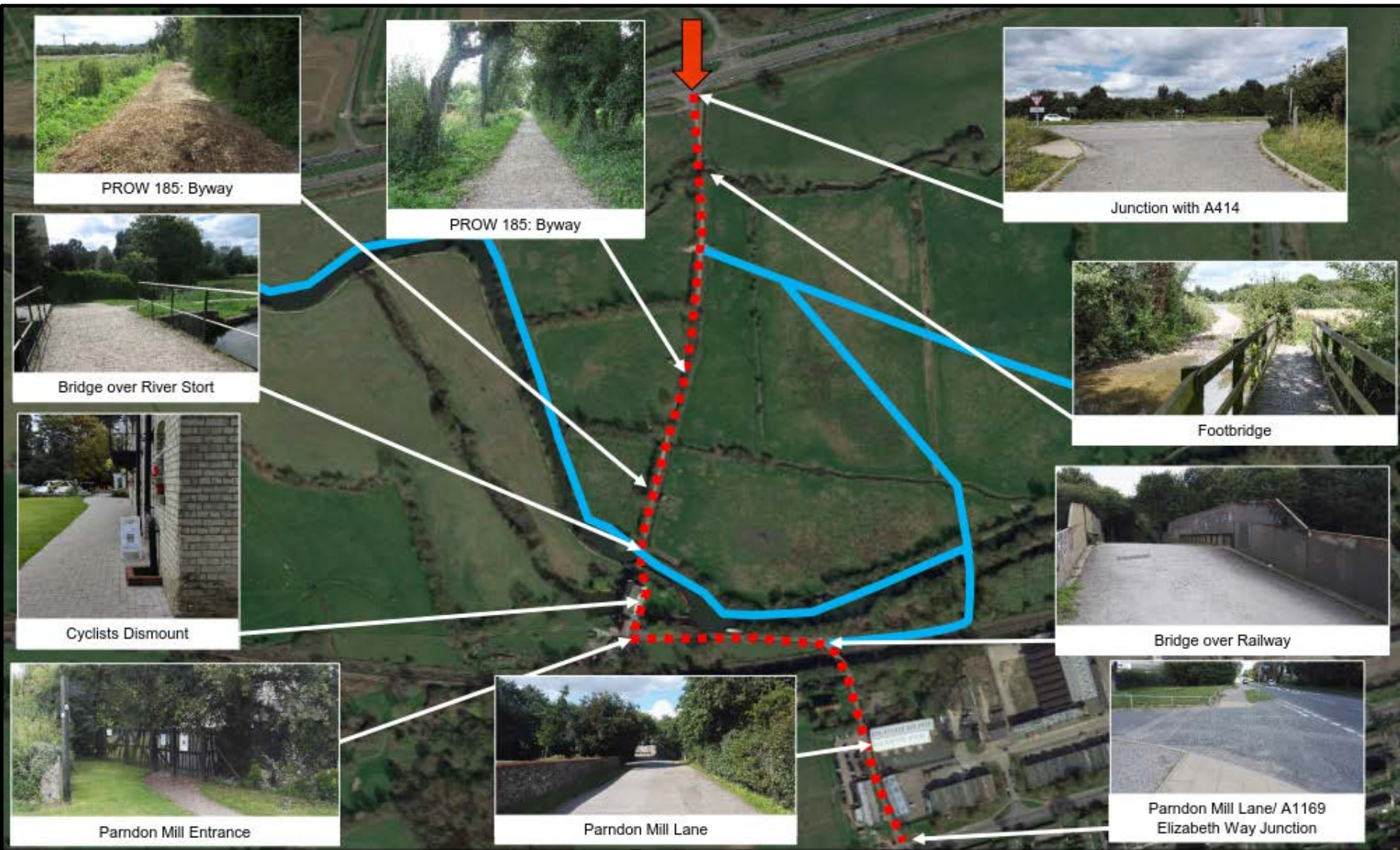
- Existing Country Road
- Existing Public Right of Way between Gilston Area and Harlow



Existing Walking and Cycling Connections: Parndon Mill

Key

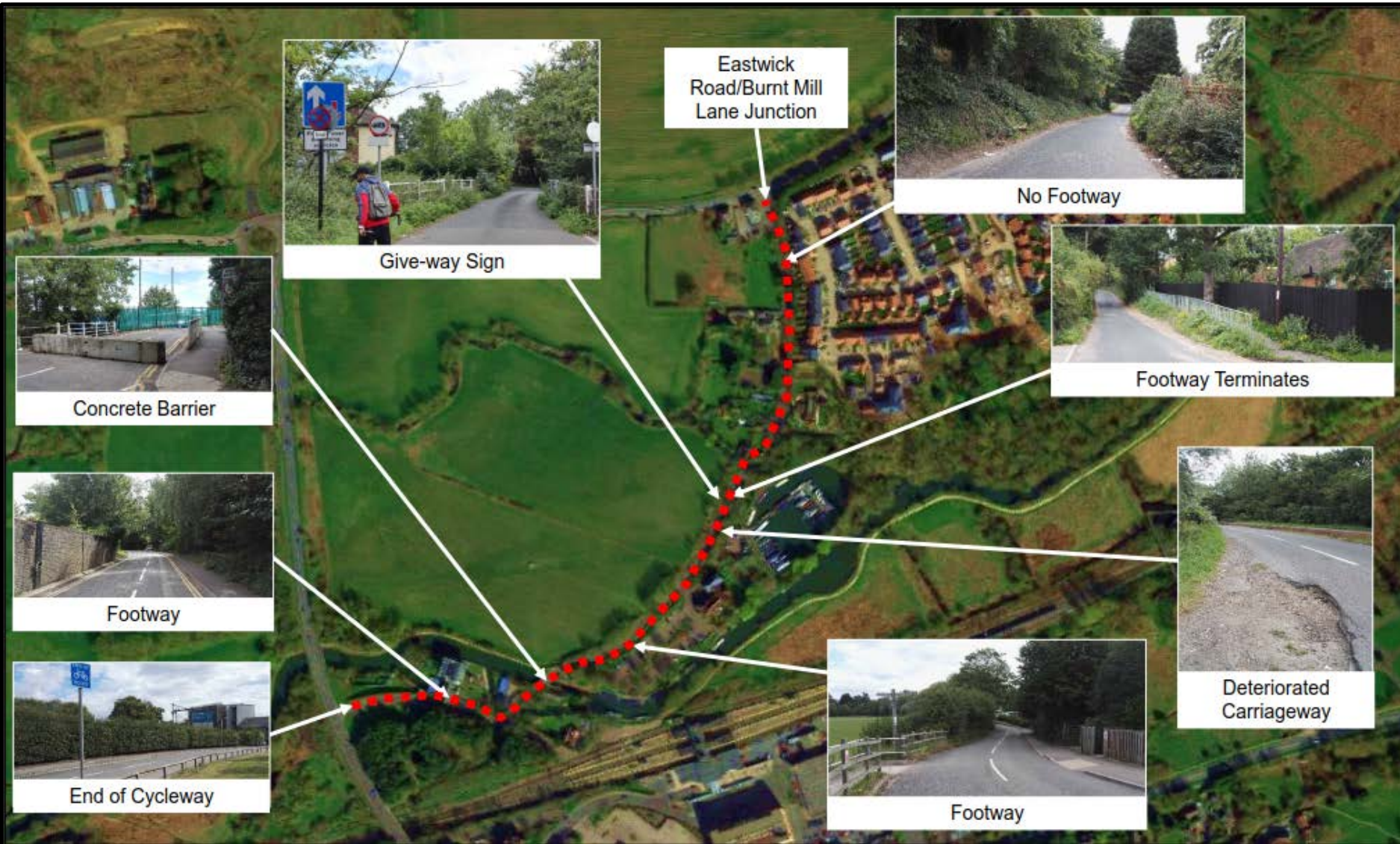
- Existing PROWs
- Preferred Walking/Cycling Route
- Potential A414 Connection



Existing Walking and Cycling Connections: Burnt Mill Lane

Key

--- Preferred
Walking/Cycling Route



Existing Walking and Cycling Connections: Village 7 Access

Key

Existing PROWs



PROW



PROW Entrance



Level Crossing Entrance



Level Crossing



Existing Underpass (Flooded)



PROW (Flooded)



Level Crossing Entrance



Level Crossing



PROW



1B. UTILITIES: CURRENT ISSUES



Cadent

Your Gas Network



High
Pressure
Gas Main

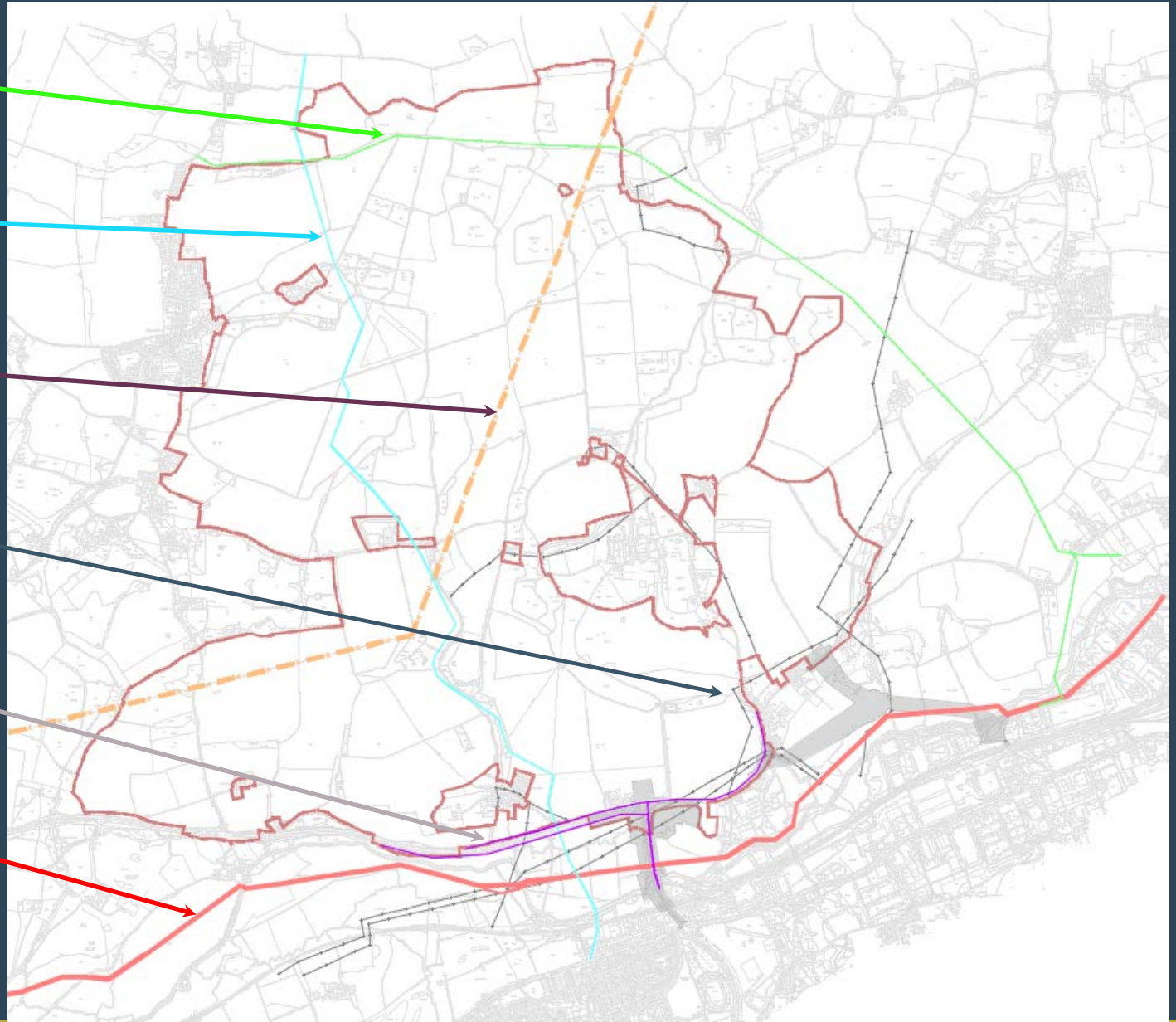
Affinity
Water twin
mains

Overhead
Electricity
Pylons

Overhead
Electricity
Cables

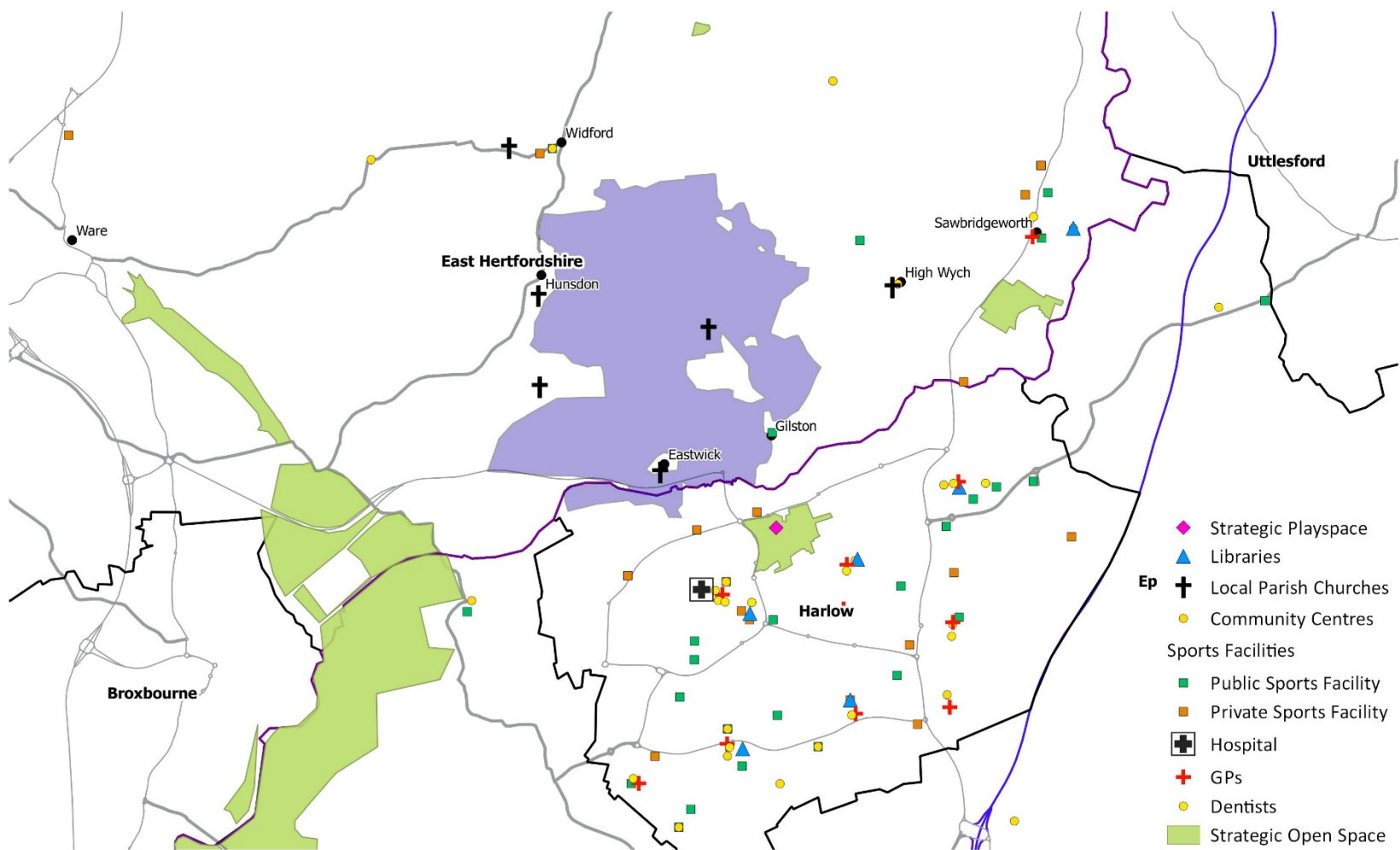
Broadband
Cables

Thames
Water Foul
Trunk Sewer





1C. SOCIAL: CURRENT ISSUES

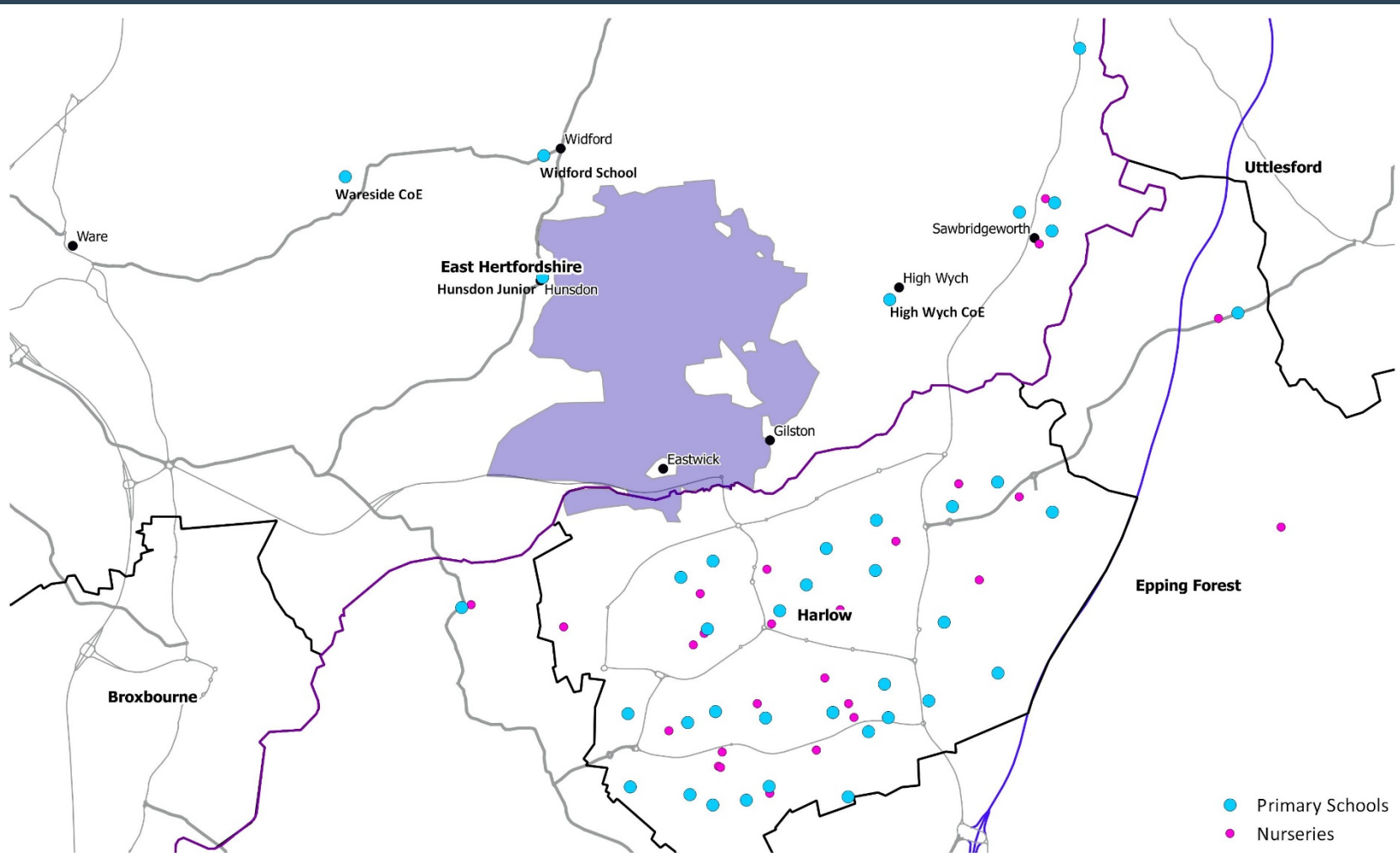


Parish Churches

1. St Mary's (Anglican)
2. St Botolph (Anglican)
3. St Dunstan's (CofE)
4. St Francis Chapel (CofE)
5. St John the Baptist (CofE)

Existing Community Facilities







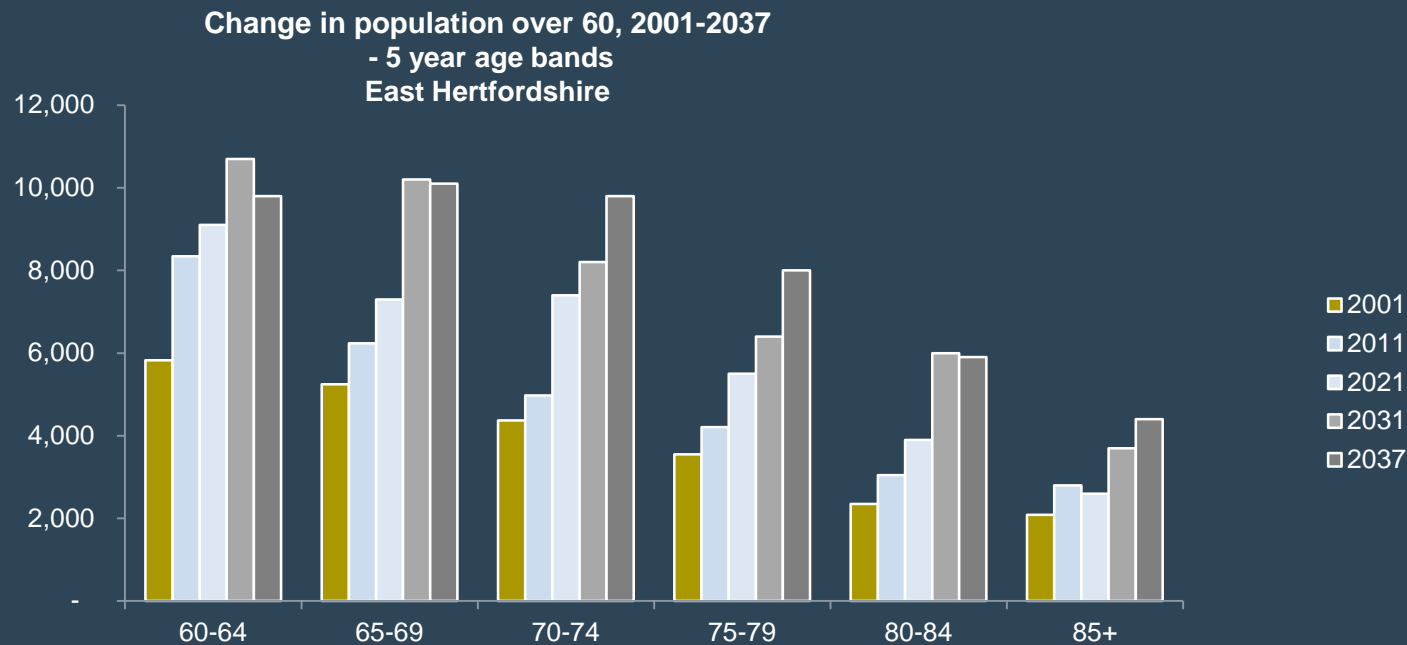
0 1 2 3 4 5 km



Existing Secondary Schools

Housing for Older People

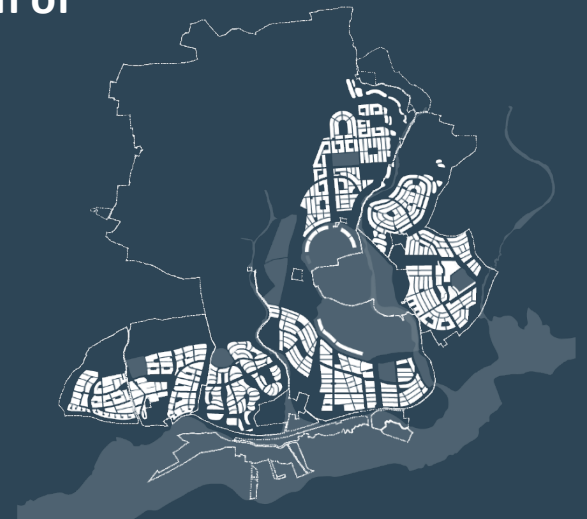
- Identification of significant need from all sources
- East Herts Pre-Submission District Plan: 530 beds for residential/nursing care needed
- The Housing Needs Survey: 2,200 sheltered and 830 extra care beds needed



BREAK OUT WORKSHOP SESSION –

Review of current infrastructure issues, and consideration of whether there are any additional issues

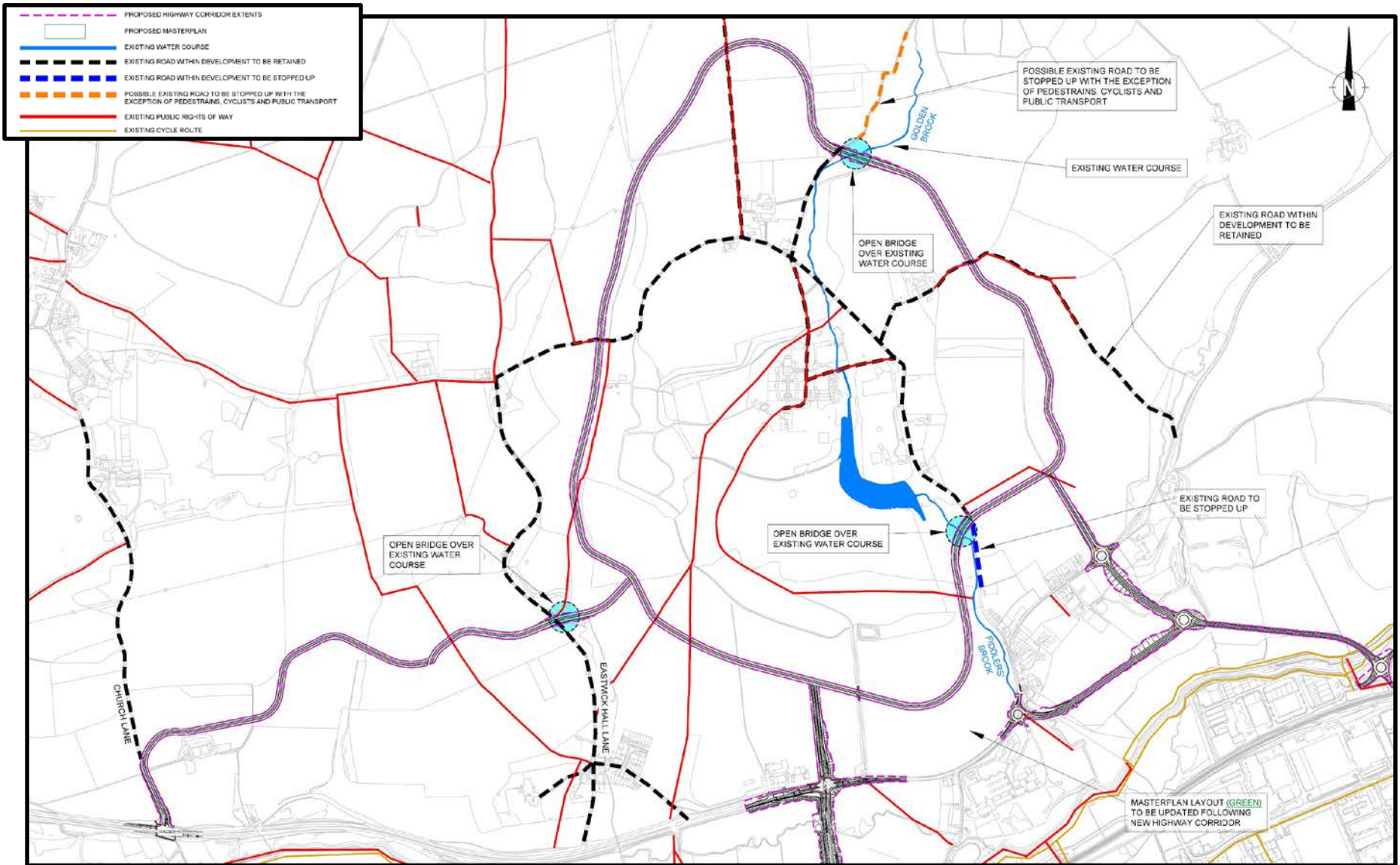
- Transport
- Utilities
- Social



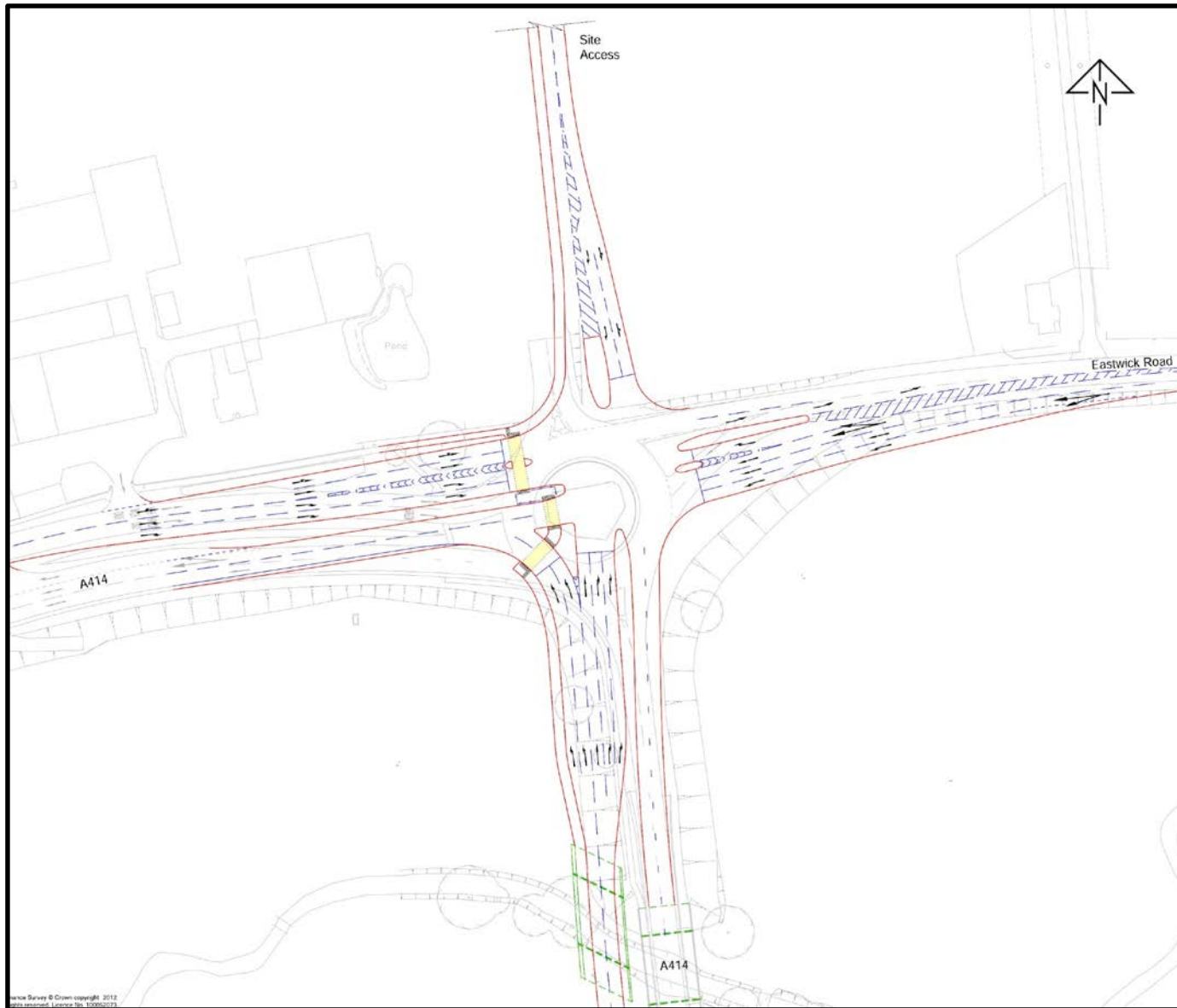


2A. PROPOSED SITE ACCESS AND MOVEMENT STRATEGY

Access Points and Stort Valley Crossing



Eastwick (Central) Access



Church Lane Access



Eastern Interim Access

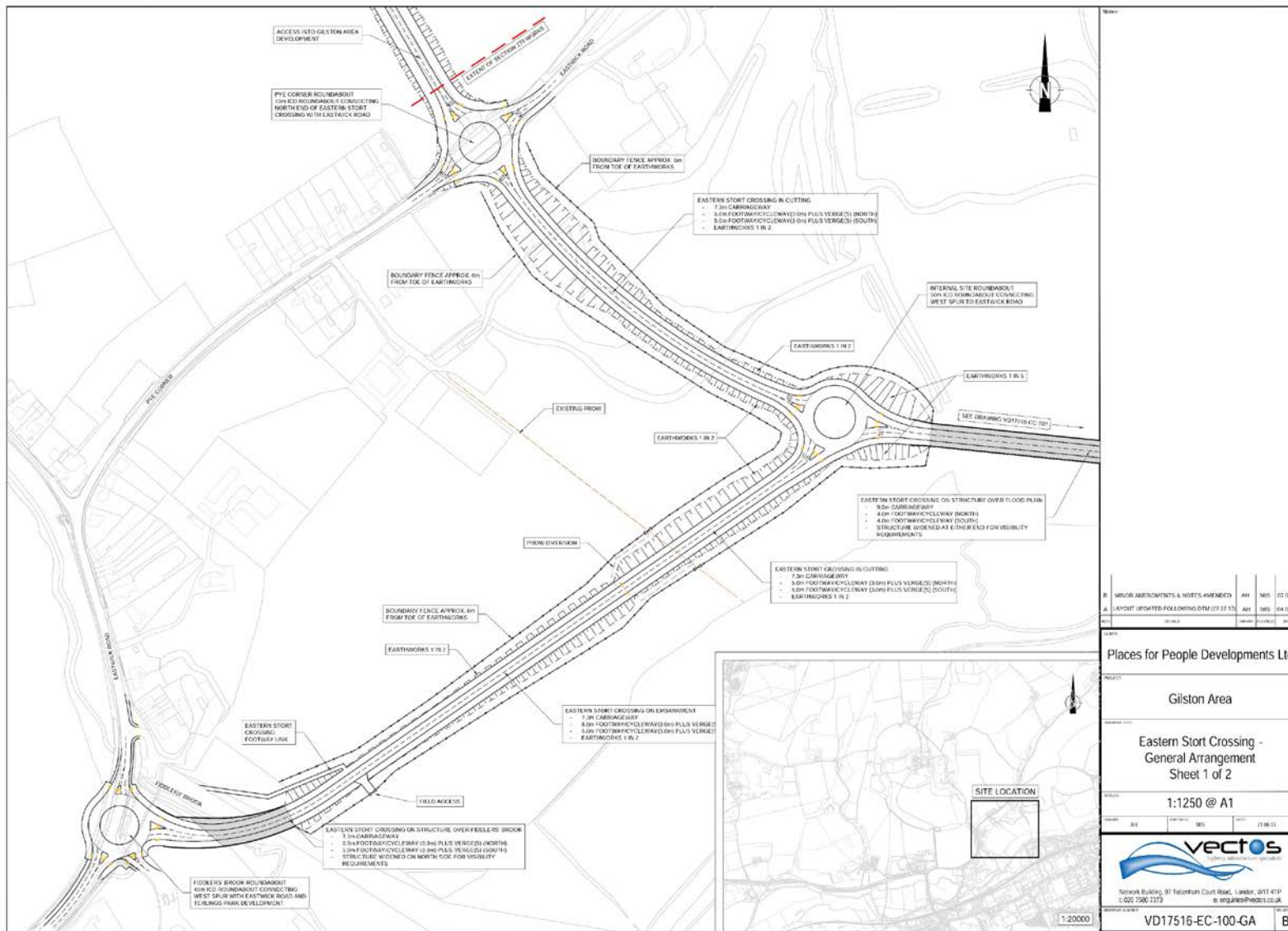




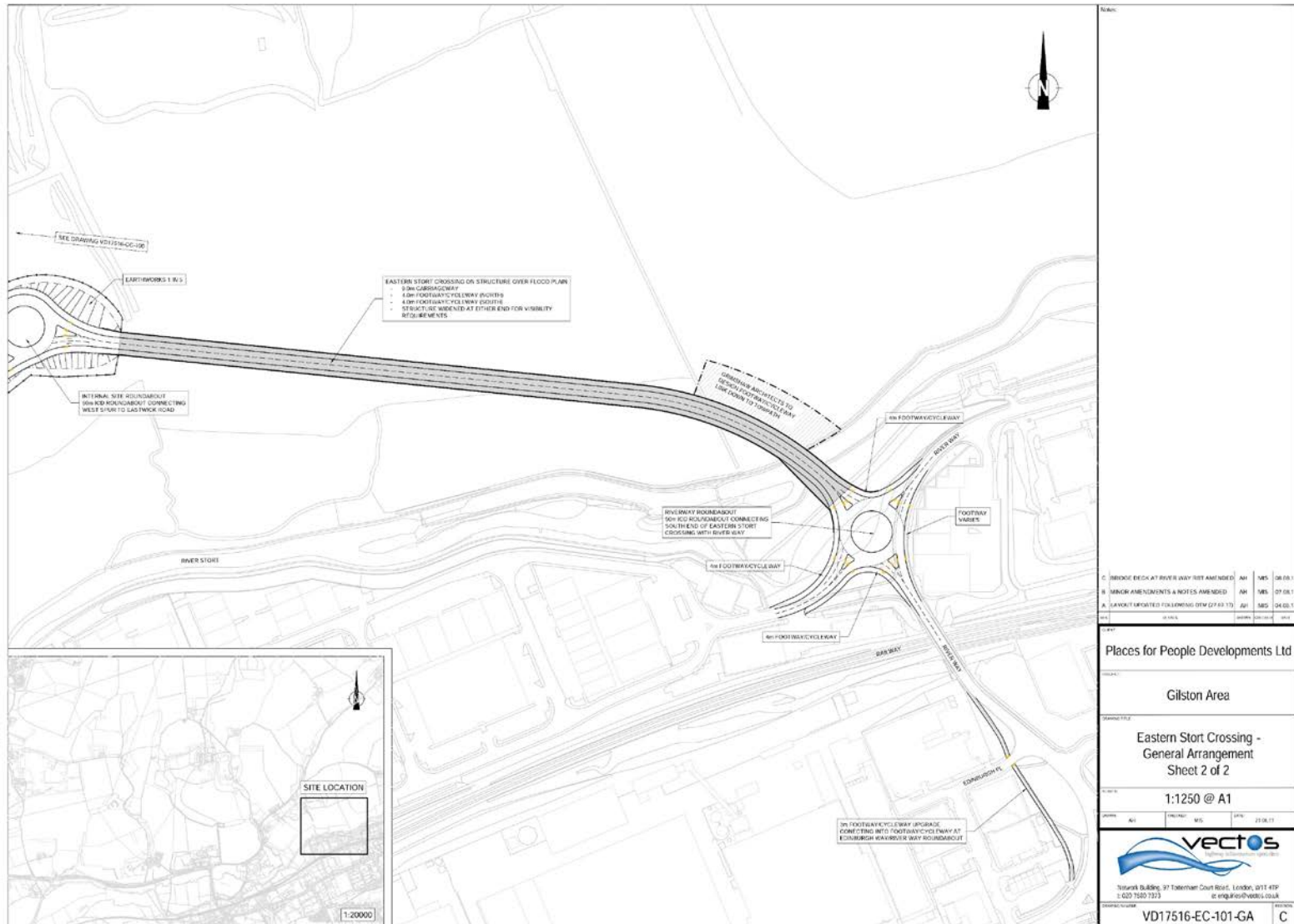
2A. STRATEGIC INFRASTRUCTURE, TIMING AND DELIVERY

[illegible]

Eastern Crossing



Eastern Crossing



Timing of Infrastructure

Stage of Development	Infrastructure
Initial Development	Spur off Eastwick Crossing
Early in Development	Eastwick Signal Junction
Early in Development	Eastwick Crossing
Start of Village 6/7	Church Lane Signal Junction
Start of Village 2	Eastern Interim Access
Circa 3,000 Units	Eastern Crossing

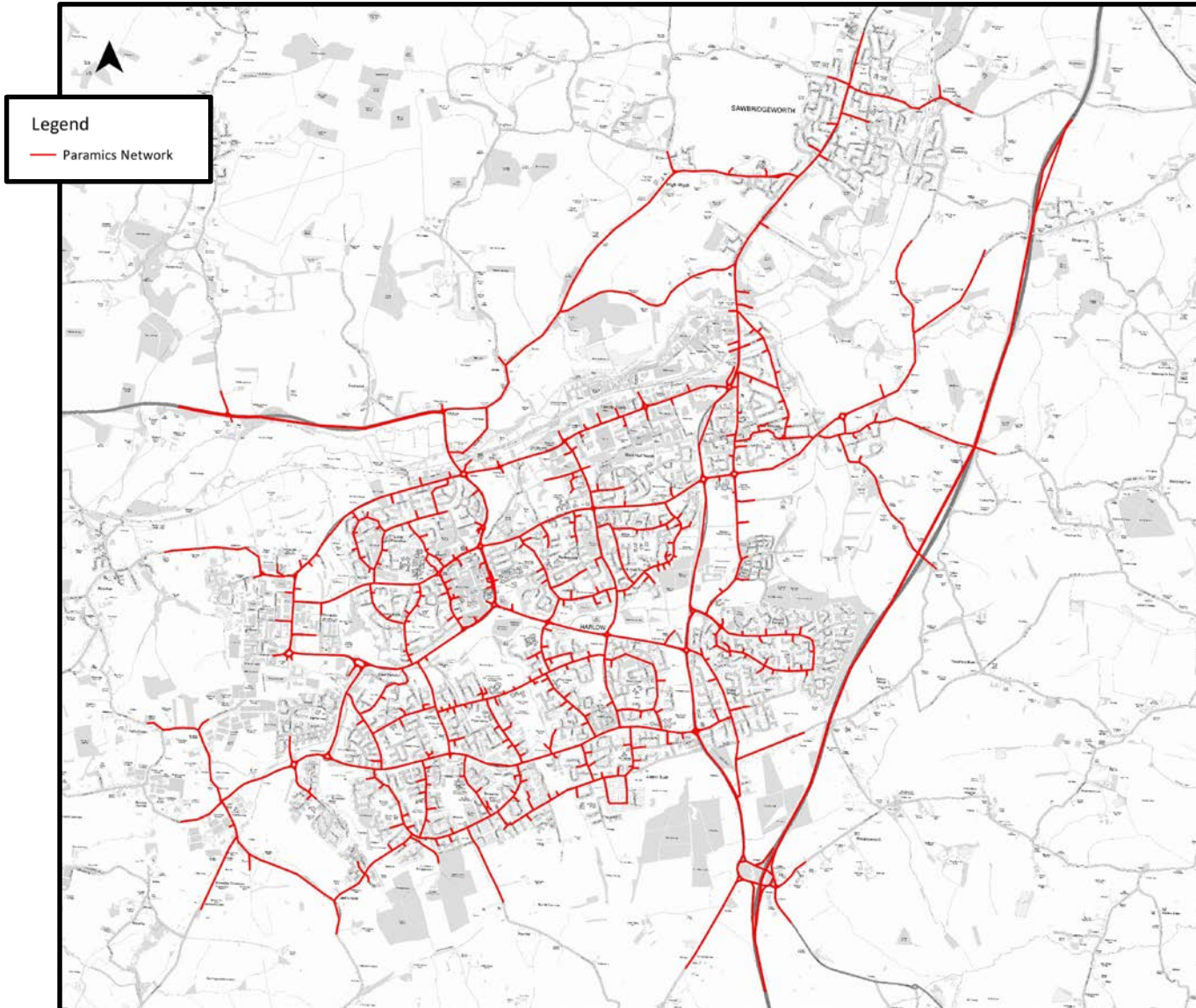


2A. APPROACH TO ANALYSIS

Approach to Analysis

- We have been working with stakeholders including Hertfordshire County Council and Essex County Council;
- There are a number of traffic models in the area;
- Strategic models VISUM and COMET look at a wider area but in less detail;
- Paramics looks in more detail at a local area;
- Base Paramics model has been agreed with Stakeholders;
- Paramics has tested full development at Gilston, as well as other local plan growth in the area;
- A total of 24,000 new units.

Paramics



Results of Analysis

Two key outcomes from the Analysis:

1. A need for additional highway mitigates due to overall growth in the area;
2. A need for a shift in modes – i.e. encourage and enable more people to travel via sustainable modes of transport



2A. FURTHER MITIGATION

Locations of Potential Mitigation for Harlow Growth

Key



Scheme to be included



Scheme already included

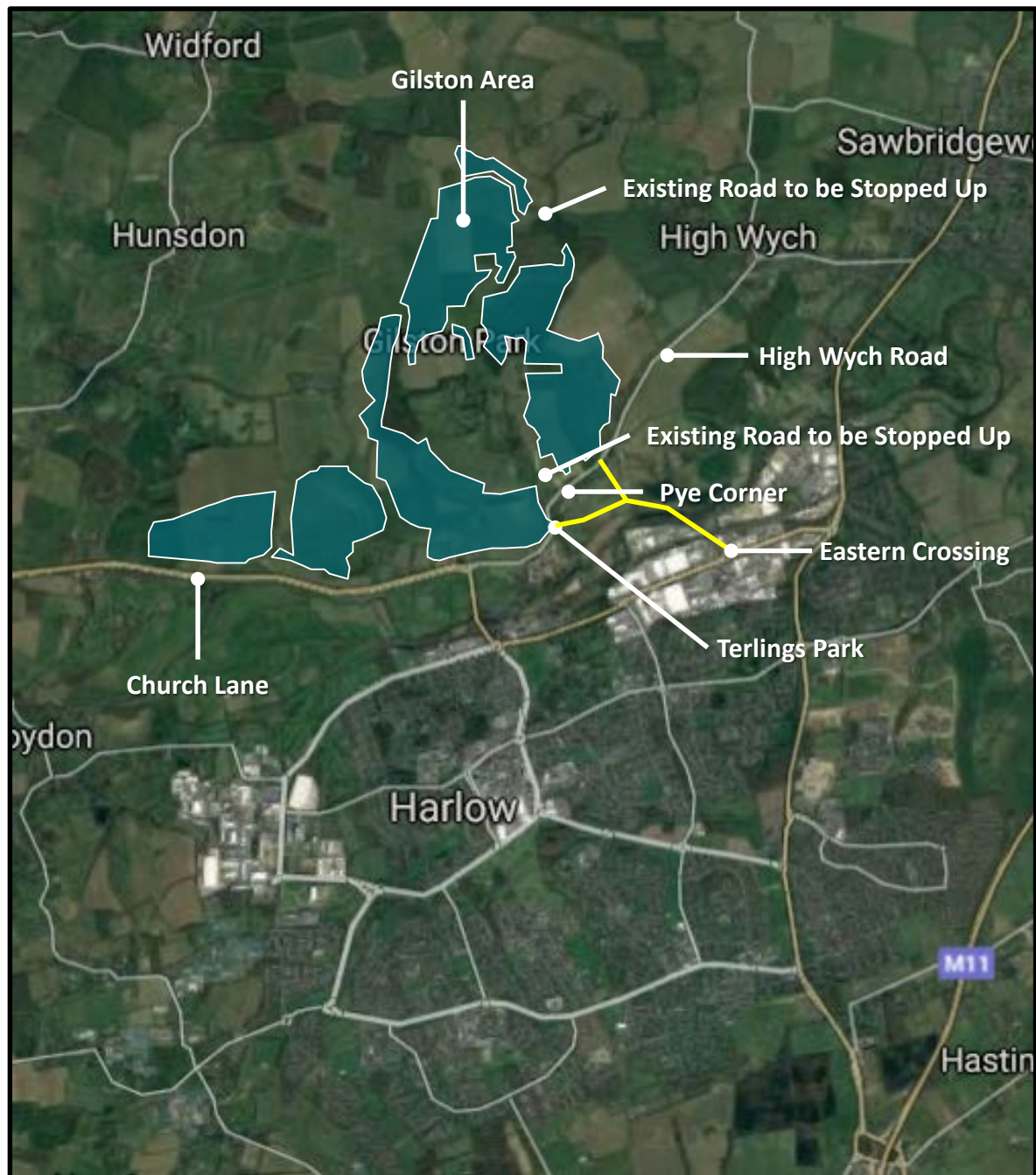
1. A414/B183 Junction
2. A414 Edinburgh Way Corridor
3. Harlow Clock Tower Junction
4. London Road Enterprise Zone Access
7. A414/Cambridge Road Junction
10. A414/Elizabeth Way Junction
17. A1025/A1019 Junction
18. First Avenue/Fourth Junction
20. First Avenue/Howard Way Junction
28. Fifth Avenue Duelling (Central Crossing)
29. Fifth Avenue Duelling (2)





2A. EFFECTS ON LOCAL ROADS

- Church Lane safety improved;
- Access to Terlings Park Improved;
- Through traffic removed from Pye Corner
- Neutral Effect on High Wych
- Local Roads potentially restricted access to the site thus removing the potential for rat running





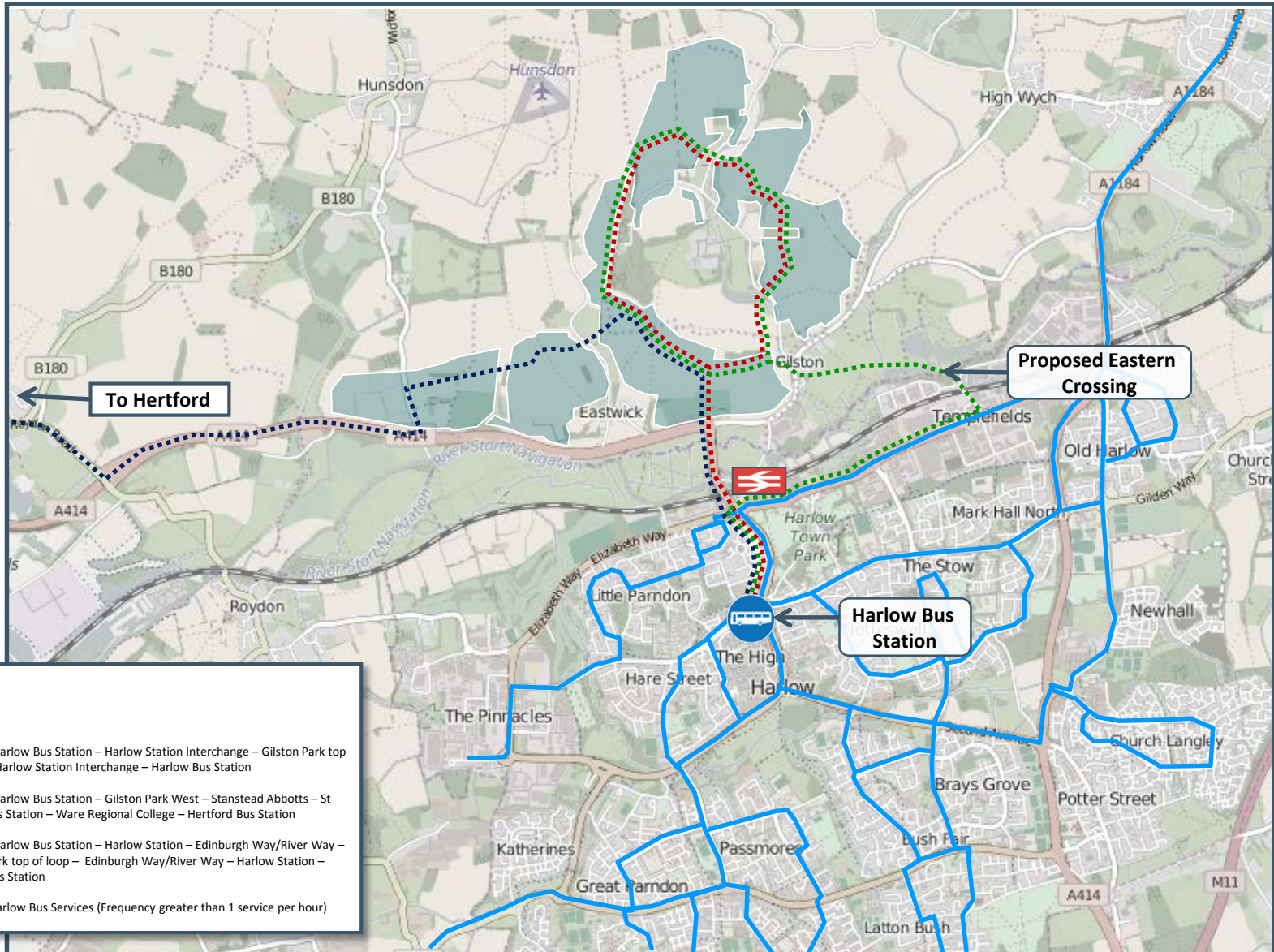
2A. PUBLIC TRANSPORT

Public Transport

A key objective of the proposals is to encourage a reduction in car traffic:

- Containment of trips on site through provision of schools and amenities;
- High quality walking and cycling links to Harlow Town Station and Harlow Town Centre;
- Working with Arriva to develop Bus Strategy
 - Majority of units within 400m of bus route;
 - Less than 10 minute frequency;
- Creation of Northern Station Access;
- Abellio tender process considers Local Plan growth. If Gilston is allocated, it will be considered as part of the next tender process commencing in 2025;
- New electric Bombardier trains to be added to the network in Spring 2019 and will replace all rolling stock by the end of 2020; and
- All peak trains will be 10 carriages, each with capacity for 1,146 passengers.

Bus Strategy



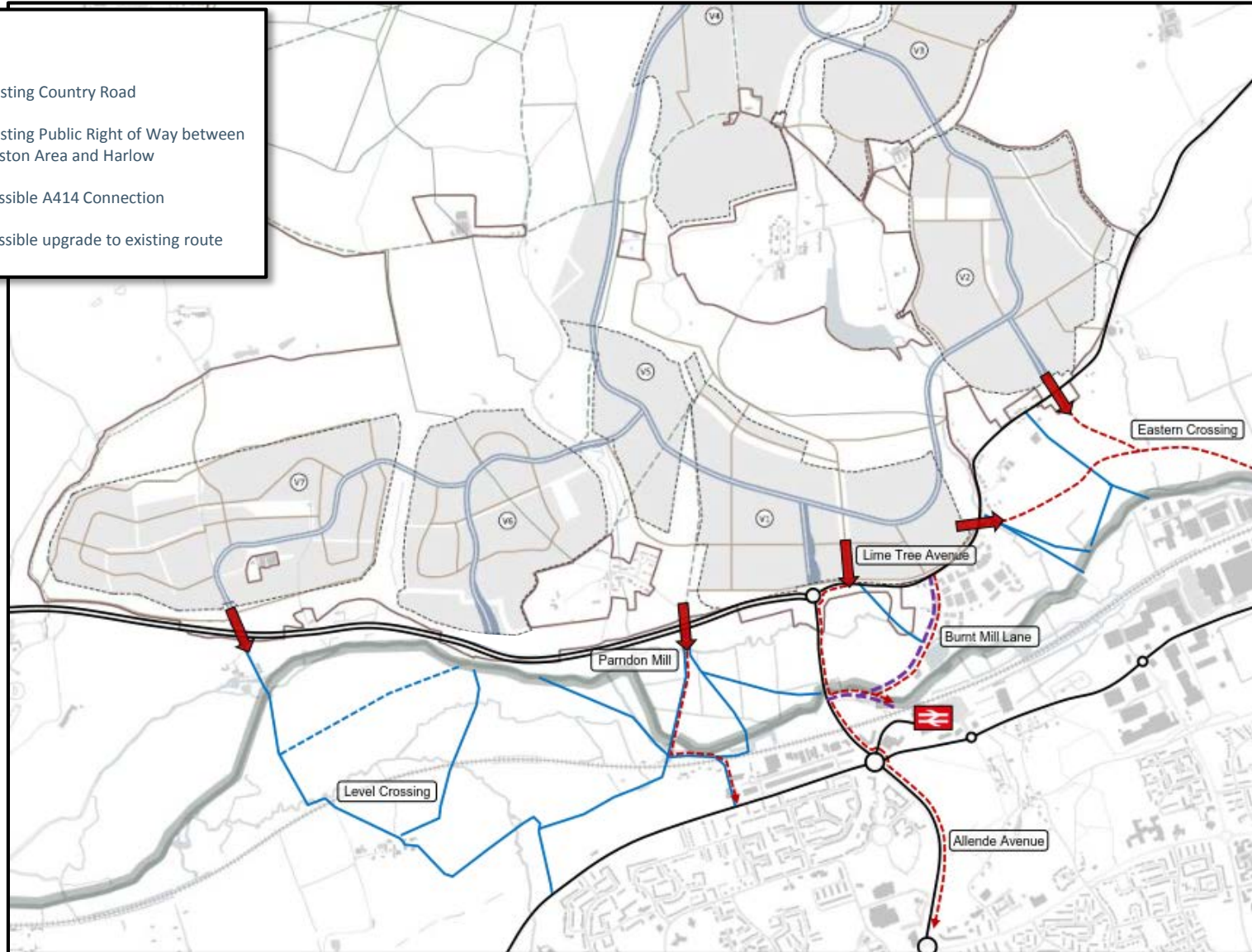
Northern Station Access



Walking and Cycling Strategy

Key

- Existing Country Road
- Existing Public Right of Way between Gilston Area and Harlow
- Possible A414 Connection
- Possible upgrade to existing route





2B. PROPOSED UTILITY INFRASTRUCTURE

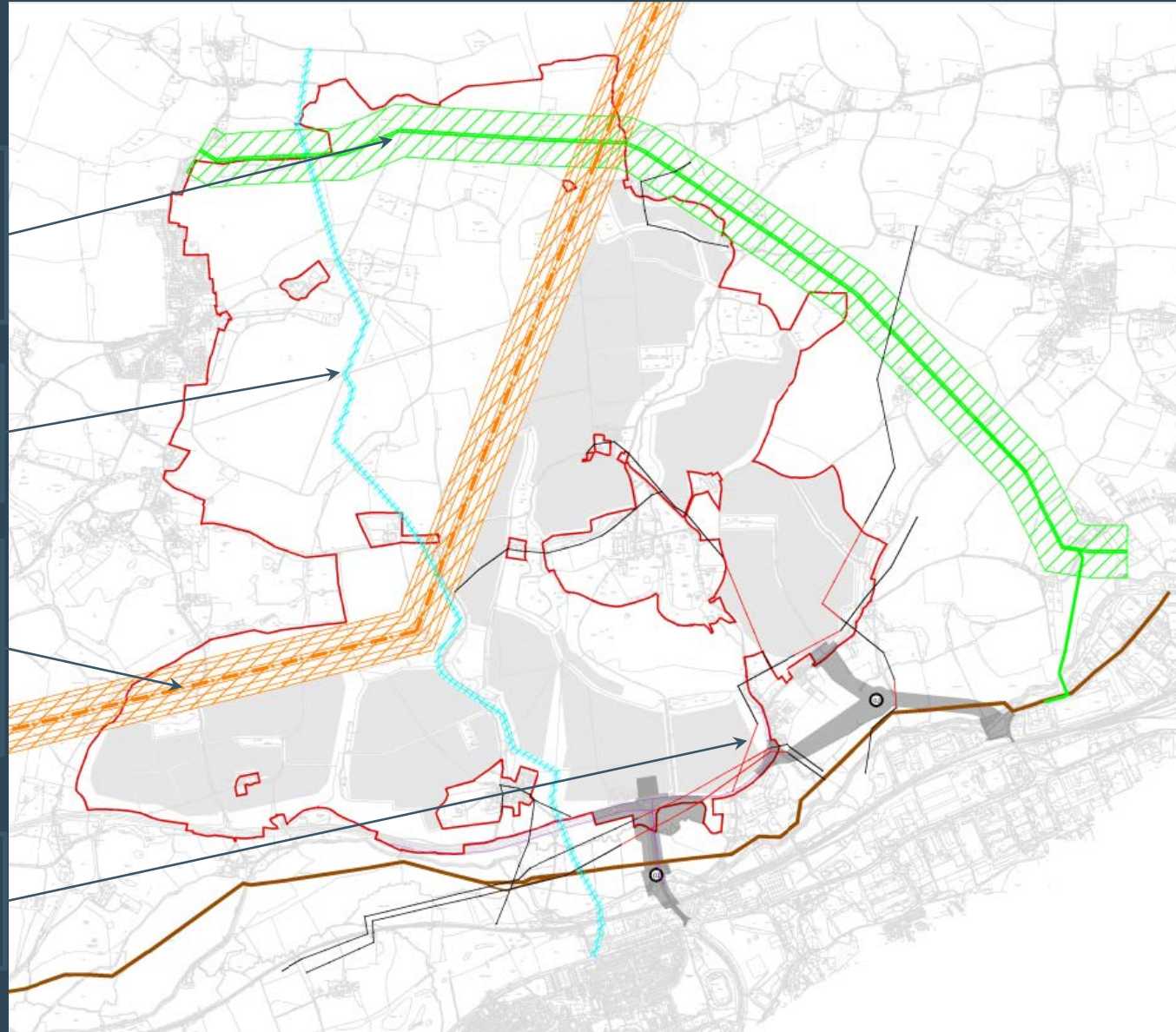
Major Utility Development Constraints

Development area has been formed as a result of major utility easements & constraints
Cadent High Pressure Gas Easement:
135m either side of the HP gas main

Affinity Water Twin Water Mains (16" & 18") Easement:
16m from each pipe centre line

UKPower Networks Overhead 132kVA Pylons Easement:
118m from centre line of pylon recommended for schools & places with children

UKPower Networks Overhead 11kVA lines to be undergrounded

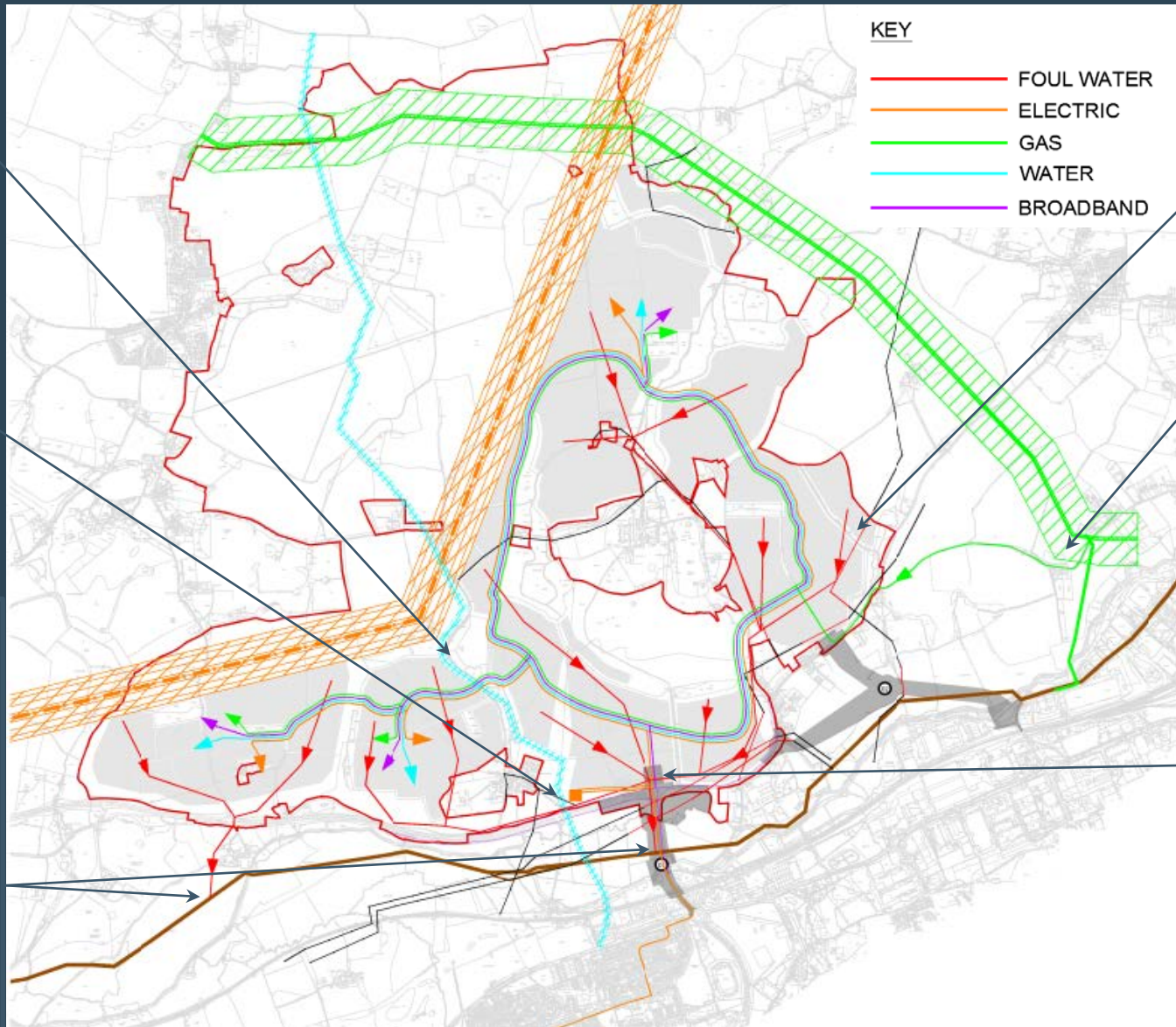


Utility Connections:

Connection to Affinity Water Mains. Long Term Supply Strategy for Harlow Area

New Primary Substation & connection to Harlow West Primary Sub

2 Connections to Thames Water Foul Trunk Sewer. Ongoing discussions with Thames Water for network upgrade requirements



Overhead Electricity Cables to be moved underground

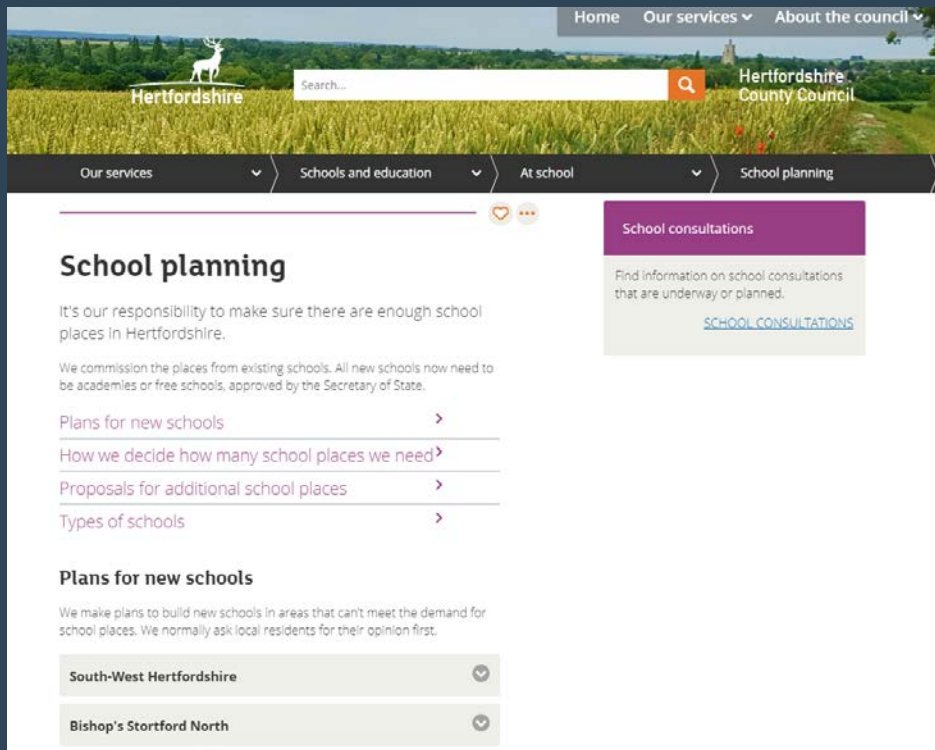
Connection to Gas Main at Redricks Lane

Connection to Broad-band at 5th Avenue. Fibre to the Premises bringing high speed Broadband to the community



2C. PROPOSED SOCIAL INFRASTRUCTURE

School Provision: Context



The screenshot shows the Hertfordshire County Council website. The header includes navigation links: Home, Our services, and About the council. A search bar is present. The main navigation menu includes: Our services, Schools and education, At school, and School planning. The 'School planning' section is active, displaying the title 'School planning' and a brief description: 'It's our responsibility to make sure there are enough school places in Hertfordshire.' Below this, a list of links is provided: 'Plans for new schools', 'How we decide how many school places we need', 'Proposals for additional school places', and 'Types of schools'. A 'School consultations' sidebar is also visible, with a link to 'SCHOOL CONSULTATIONS'.

School planning

It's our responsibility to make sure there are enough school places in Hertfordshire.

We commission the places from existing schools. All new schools now need to be academies or free schools, approved by the Secretary of State.

- [Plans for new schools](#)
- [How we decide how many school places we need](#)
- [Proposals for additional school places](#)
- [Types of schools](#)

Plans for new schools

We make plans to build new schools in areas that can't meet the demand for school places. We normally ask local residents for their opinion first.

- [South-West Hertfordshire](#)
- [Bishop's Stortford North](#)



The graphic features the East Herts Council logo at the top left. The main title is 'East Herts: Infrastructure Delivery Plan 2017'. The design is composed of several blue squares and circles of varying sizes. The central circle contains a white house icon. Surrounding it are other circles containing icons for a car, a hospital, a bus, a person walking, a car, a house, and a car. The overall theme is infrastructure and community services.

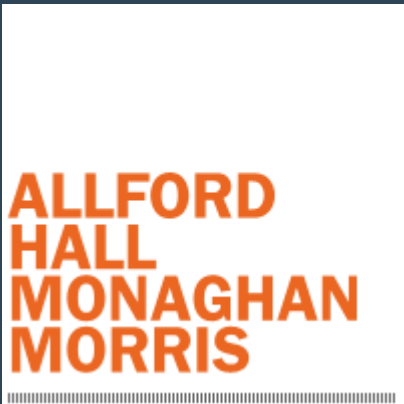
East Herts: Infrastructure Delivery Plan 2017

School Provision: Proposals



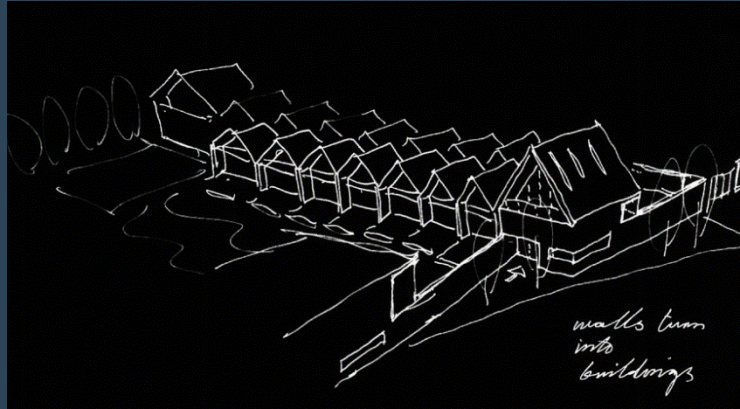
School Provision:

AHMM, specialist school architect on board



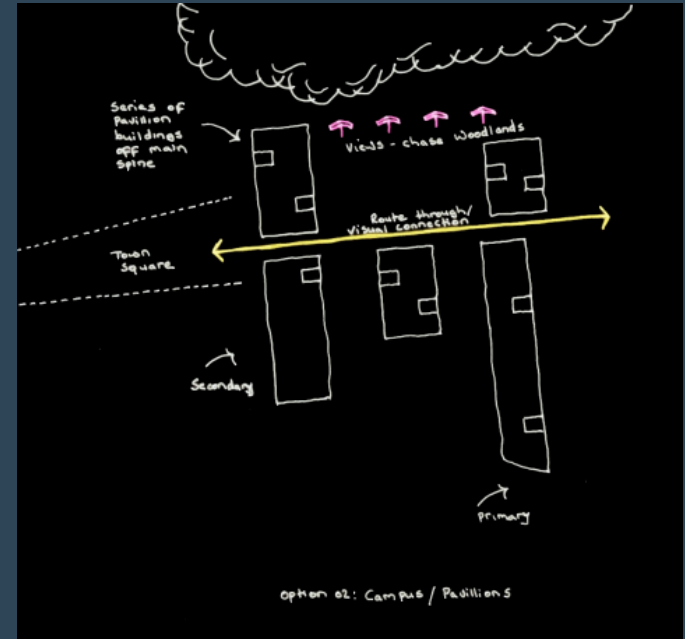
School Provision:

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School Provision:

AHMM, specialist school architect on board

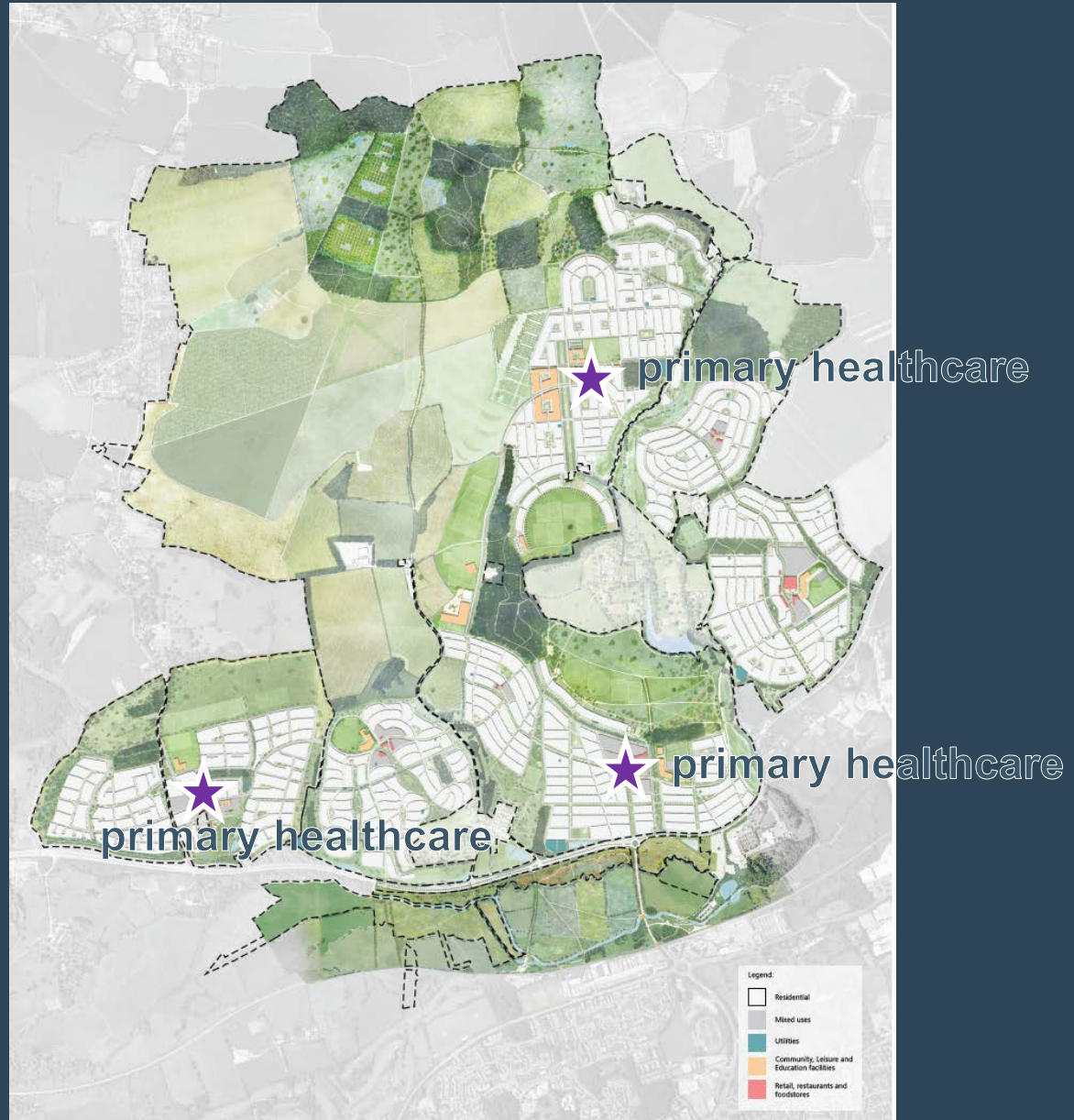


Health Provision

Space for at least 15 GPs + associated facilities on-site including potential for pharmacies, dentists, triage, physio and /or specialist clinics for health and lifestyle management for chronic conditions such as asthma or diabetes.

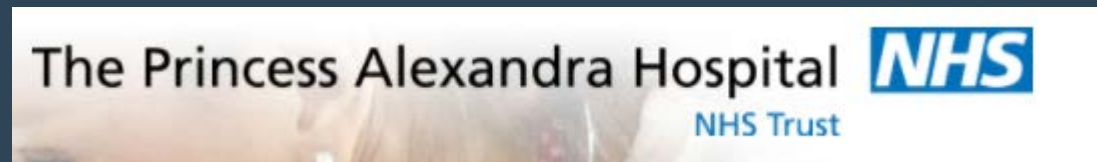
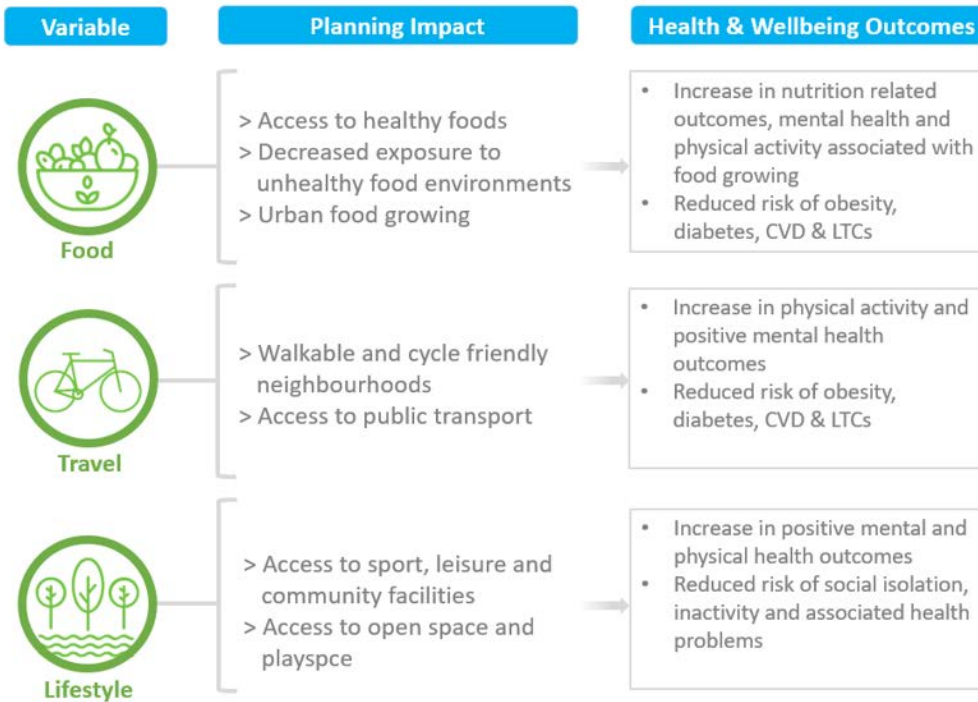
Designed and delivered in partnership with key stakeholders

Deliver 21st century healthcare



Healthy Place Strategy

Figure 2: Access to Healthy Choices - Health and Wellbeing Pathways



Joined-up approach to housing and community



Older person's housing in a range of tenure options



Healthcare and healthy lifestyle support



Community spaces & facilities

BREAK OUT WORKSHOP SESSION –

Feedback on proposed infrastructure

- Transport
- Utilities
- Social





3.CONCLUSIONS & NEXT STEPS

THANK YOU

