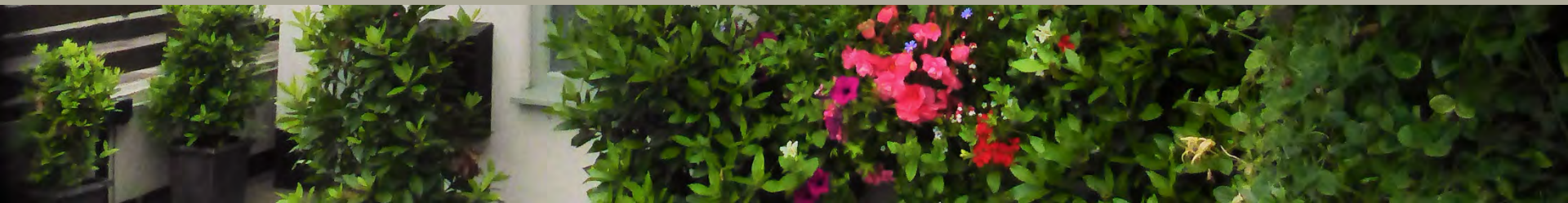


The background image shows a white building with a red-tiled roof. A sign on the gable end reads '1850 Plume of feather'. There are several hanging flower baskets with purple and pink flowers. The image is partially obscured by a dark blue semi-transparent overlay.

GILSTON AREA COMMUNITY-LED CDF WORKSHOP 2

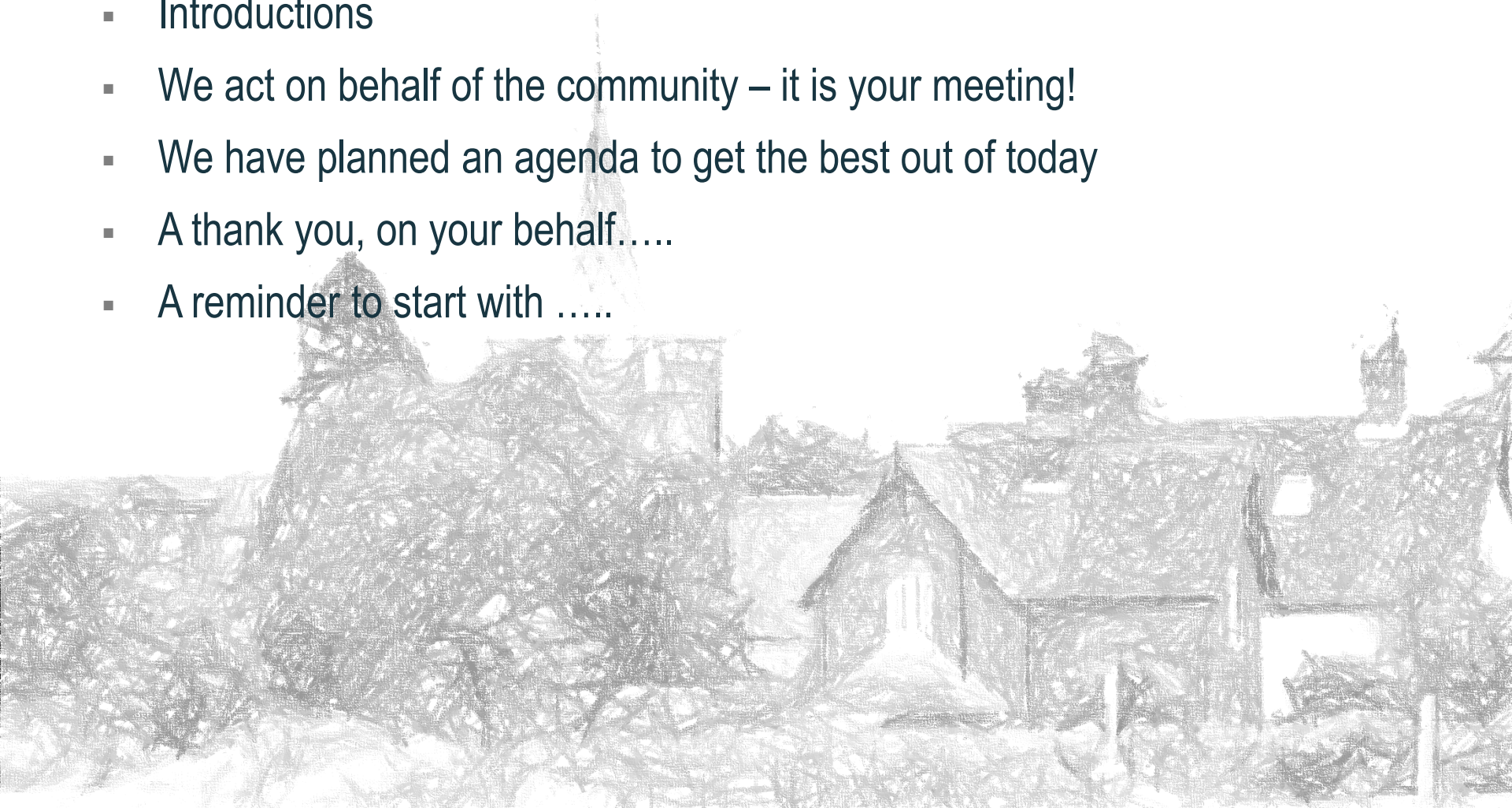
HUNSDON EASTWICK AND GILSTON
NEIGHBOURHOOD PLAN GROUP

20 JANUARY 2018



► WELCOME - ANTHONY BICKMORE

- Introductions
- We act on behalf of the community – it is your meeting!
- We have planned an agenda to get the best out of today
- A thank you, on your behalf.....
- A reminder to start with



► LEADER OF EAST HERTS ASSURANCE

“ We will expect the master plan of Gilston to **comply with Garden Town/Village** concepts and principles.

It is important that we work closely with you and the developers to create a **development of the highest standard**, one that we can have pride in.

This needs to provide opportunities to create communities so that the first families moving in want to live there and **call Gilston home.**”

Linda Haysey, Sep 2017



► REMINDERS

- Our purpose as a Group
- What we have done to date
- Gilston's proposed villages are meant to be **Villages** so different from Harlow Garden Town
- It will have a major impact on all of us for years
- **Mark Prisk, our MP**, is hoping to join us at around 11:00



► OUR PLAN FOR TODAY

10:10 - 10:15	Linda Haysey Leader -East Herts
10:15 – 10:20	Mary Parsons Places for People
10: 20 – 11:00	URBAN Silence – review of changes
11:00 - 11:15	Questions as a group
11:15 – 12:00	Discussion in table groups
12:00 – 12:20	Feed back from table groups
12:30 –13:30	Next steps ... followed by informal discussion

► SOME KEY POINTS TO HELP

- A. We have selected the “**strategic themes**” this does not mean that the detail is not important – it is just that we cannot drill into it in the time
- B. We have made representations and the **Developers have listened** and made significant changes to the CDF – in our view it still requires **more work**
- C. East Herts have agreed a **further consultation** on the revised CDF



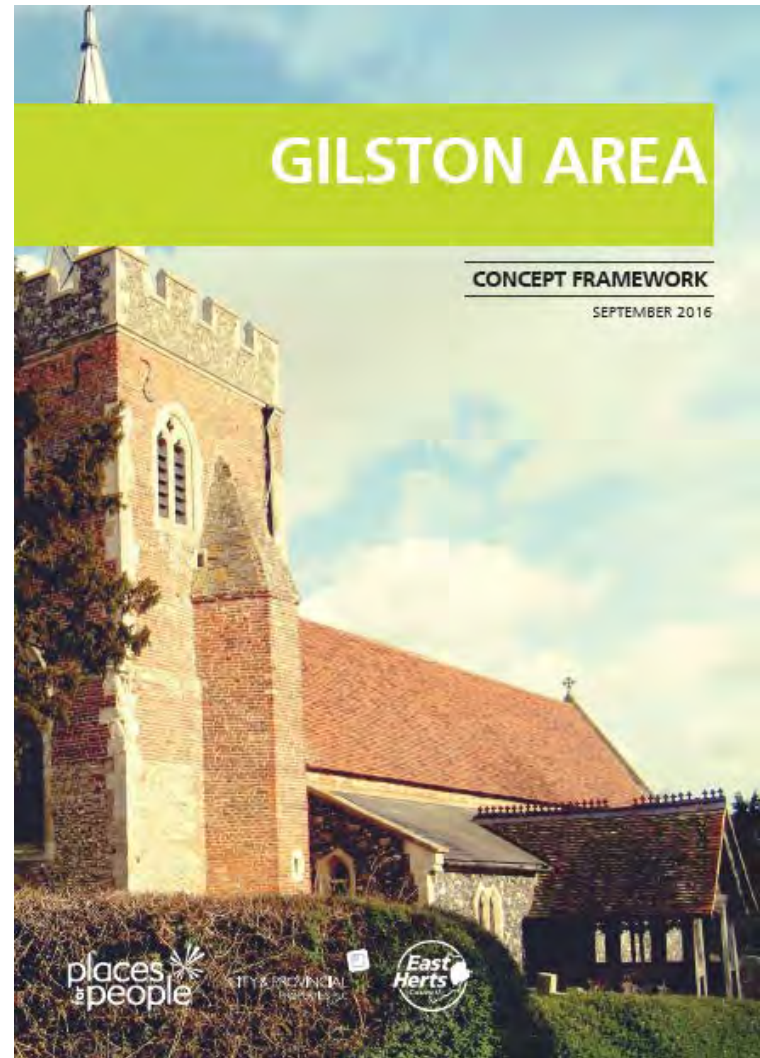
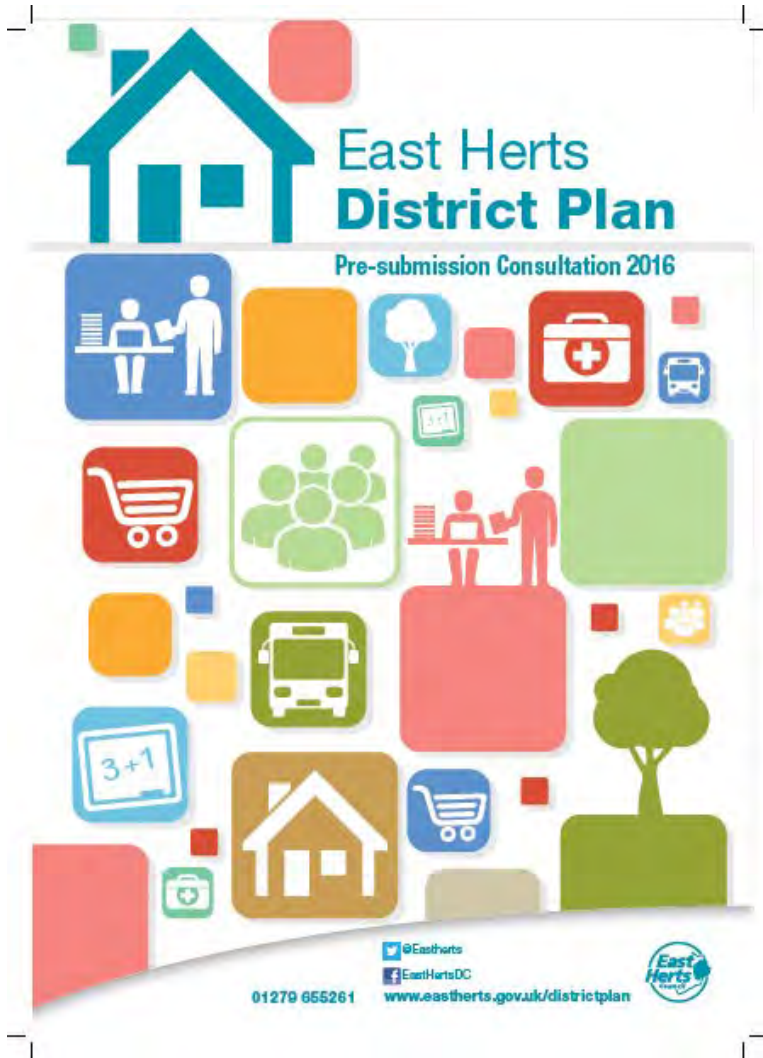
► ADAM HALFORD – EAST HERTS



MARY PARSONS – PLACES FOR PEOPLE



► PLANNING FOR NEW DEVELOPMENT



► POLICY GA1- REQUIREMENT FOR CDF

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.

► KEY ISSUES WHEN WE LAST MET

- Need to emphasise importance of CDF in context of Policy GA1
- CDF should meet criteria set out in Policy GA1
- Need for further work on CDF prior to endorsement by Council
- CDF should be endorsed by East Herts and provide framework for the outline planning application
- Need for more detailed design work 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

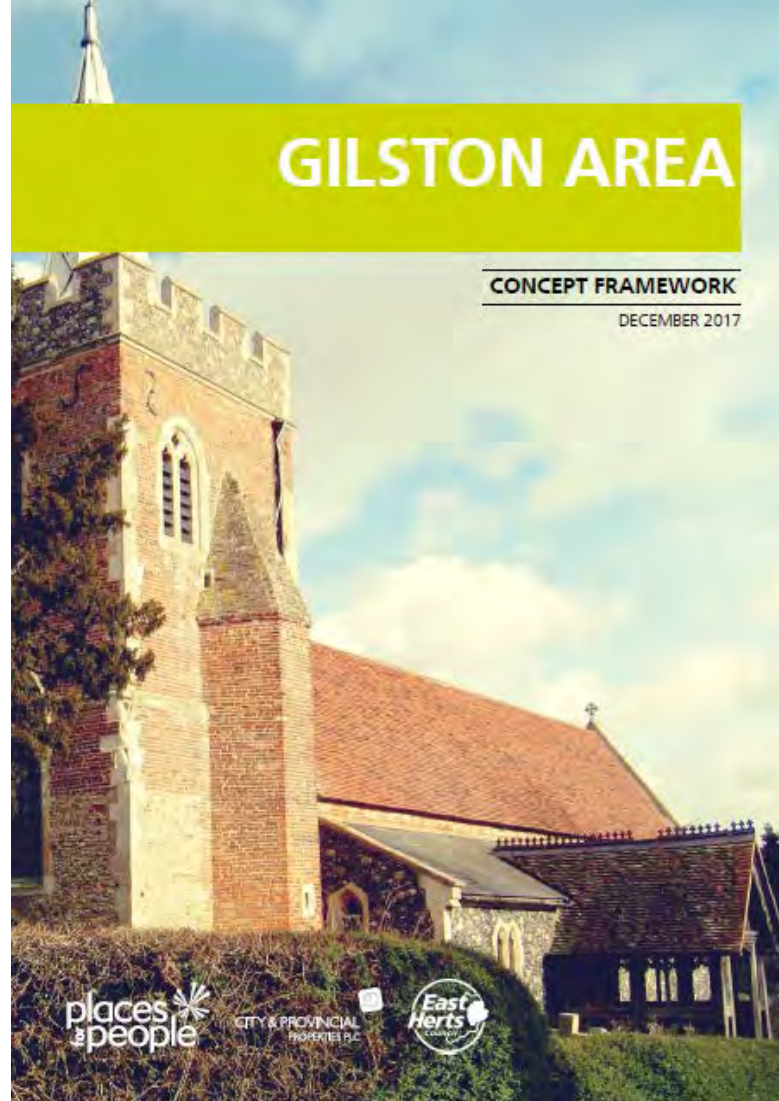
► WHAT HAS HAPPENED SINCE WE LAST MET?

1. Submission of response to Draft CDF to East Herts following September Workshop
2. Meeting of NPG with East Herts and Places for People to discuss response and possible amendments to CDF
3. Examination in Public of Draft Local Plan – November 2017
4. Harlow and Gilston Garden Town Visioning Work- due to report early 2018
5. Appointment of Director for Garden Town
6. Amended Draft CDF issued to NPG – late December 2017

► WHAT HAPPENS NEXT?

1. Consultation on Major Modifications to District Plan- February 2018 (including revised CDF)
2. Consultation on Minerals Local Plan Review - January-February 2018
3. Endorsement of CDF by East Herts
4. Submission of outline planning application (including Eastern Crossing) – likely Spring 2018
5. On-going work on Harlow and Gilston Garden Town
6. HEGNPG Joint Community Engagement (On-going)
7. Hunsdon Neighbourhood Plan (On-going)
8. Inspector's Report on District Plan – Spring 2018
9. Adoption of District Plan - Autumn 2018

► REVISED CDF (DECEMBER 2017)



► HOW YOUR VIEWS HAVE BEEN TAKEN INTO ACCOUNT

- Clearer commitment to community engagement at each stage of process
- Significant changes to Vision, Objectives and Principles
- Revised illustrative masterplan removing detail of village form and layout and illustrations
- Greater consideration to mitigation of impacts on existing communities
- Further analysis of village character
- Stronger landscape strategy
- More detail on protection and enhancement of heritage assets

▶ HOW YOUR VIEWS HAVE BEEN TAKEN INTO ACCOUNT

- ▶ References to 'learning from Harlow ' modified to emphasise distinctiveness of Gilston
- ▶ Scale and massing should be appropriate to village character
- ▶ Confirmation that overall density will be 33 dph (equivalent to Terlings Park)
- ▶ Expanded guidelines on green infrastructure and open space
- ▶ Clearer guidelines on village development- size and facilities
- ▶ More appropriate precedent images
- ▶ Greater clarity on process going forward

► BEFORE...A NUMBER OF PARALLEL PROCESSES

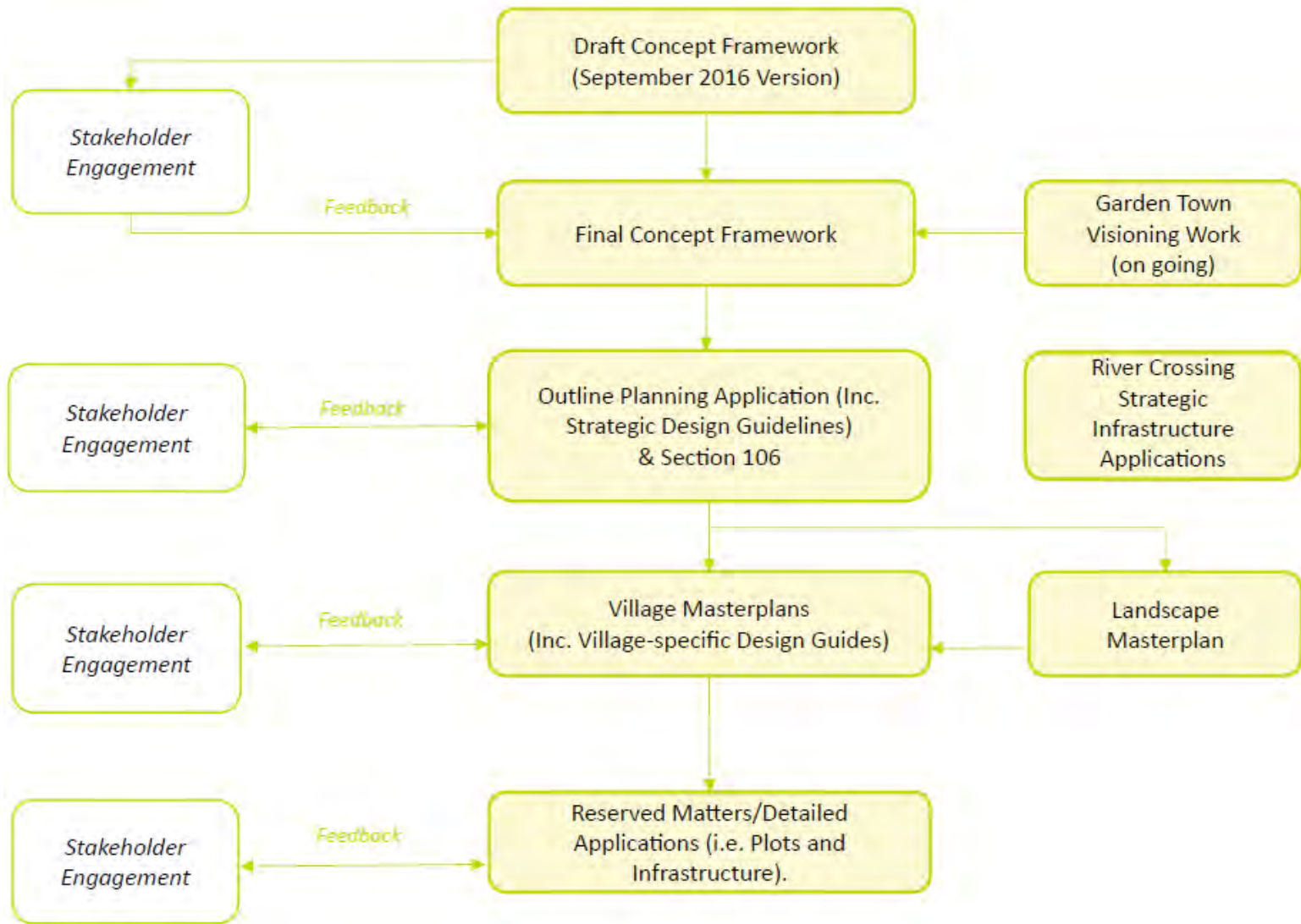
District Plan
EiP

Draft CDF

Outline Planning
Application

Harlow &
Gilston Garden
Town Visioning

► NOW.. A STAGED PLANNING PROCESS



► WHERE IS FURTHER CLARIFICATION REQUIRED?

1. Status of document and how it will be used
2. Strategic context and co-ordination with ongoing work on Harlow and Gilston Garden Town
3. Landscape buffer strategy
4. Massing and height guidelines
5. Density guidelines
6. Social infrastructure provision
7. Transport Strategy
8. Eastern crossing and impact on Terlings Park
9. Phasing and delivery of infrastructure
10. Governance structure

► STATUS OF DOCUMENT

- CDF a requirement of Policy GA1 : needs to provide further guidance not just to support allocation
- Council confirmed at Steering Group meeting in October 2017 that CDF was an East Herts owned document which would be formally adopted by Council but status is still unclear
- EHDC indicated they intend to use it to inform planning decisions
- CDF needs to provide a clear framework, requirements and guidance for preparation and determination of planning applications
- Community needs confidence that guidance in CDF will be complied with: not just inform



► NPG RECOMMENDATION

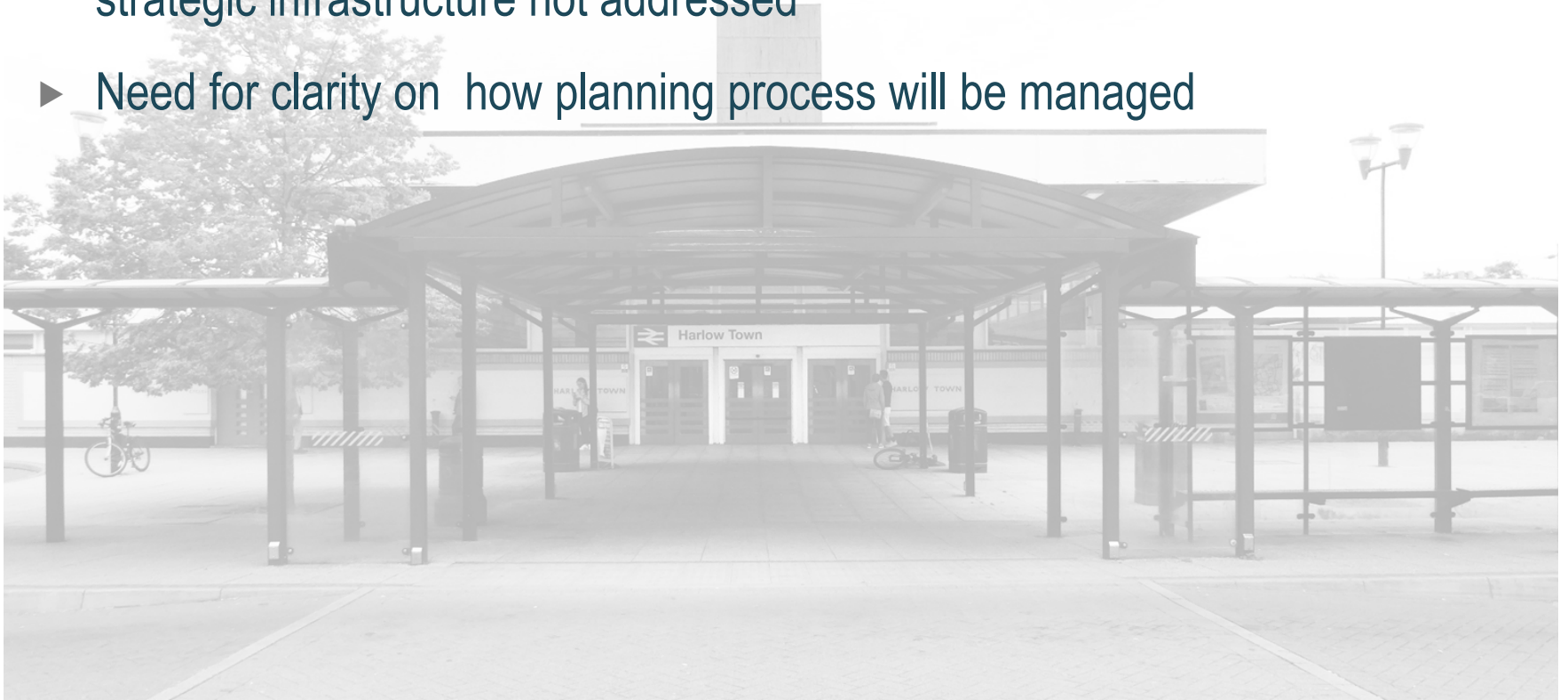
East Herts to:

- Confirm ownership of CDF and process for endorsement by Council
- Clarify how the CDF will be used by the Council in the determination of planning applications
- Reinforce planning guidelines which development proposals will be required to comply with
- Confirm documents and supporting information to be submitted with planning applications

**CDF TO BE AMENDED TO INCORPORATE ADDITIONAL TEXT TO BE
PREPARED BY EAST HERTS**

► STRATEGIC CONTEXT

- Reference made to [Harlow and Gilston Garden Town](#) initiative but further clarity needed on how this interacts with the Gilston Area development
- Concern that [cumulative impacts](#) of development and funding/delivery of strategic infrastructure not addressed
- Need for clarity on how planning process will be managed



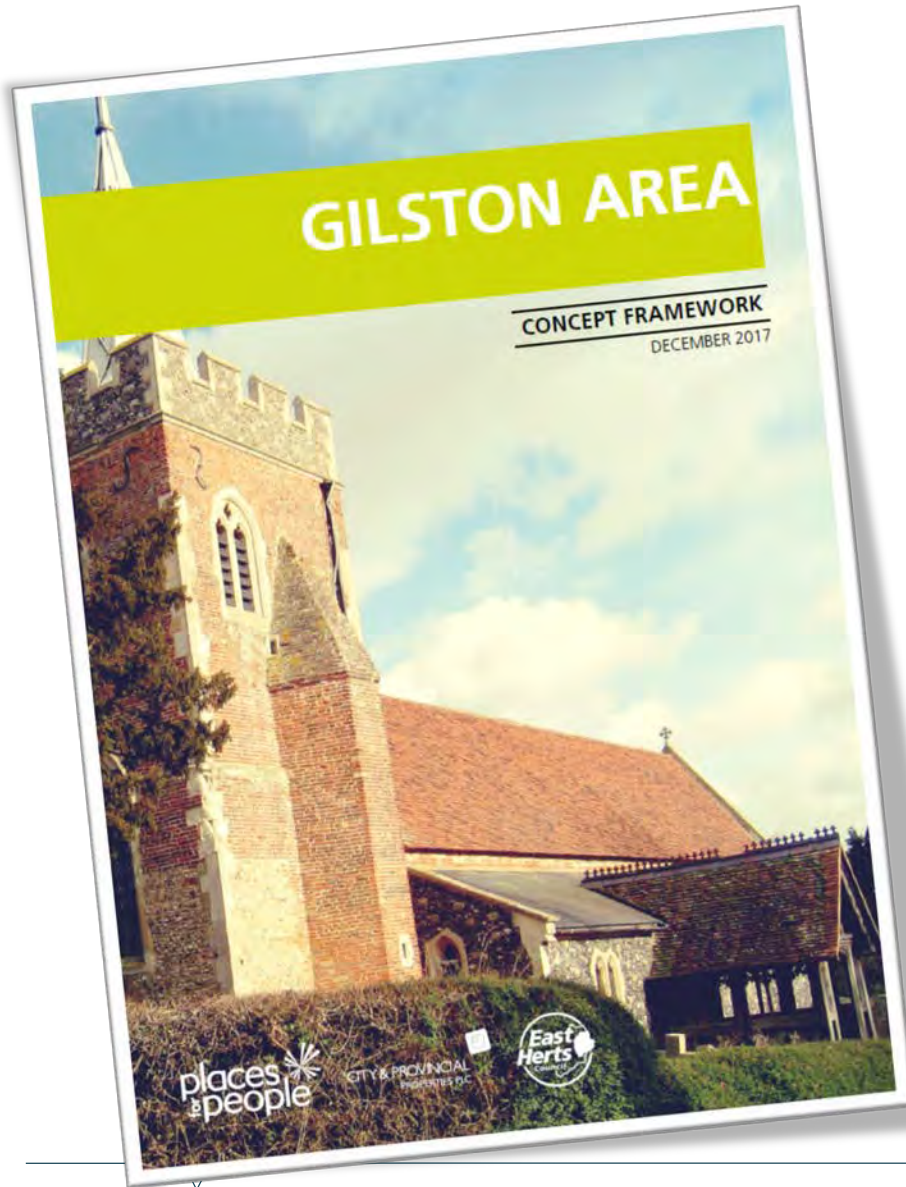
► NPG RECOMMENDATION

East Herts to:

- Provide further details of working arrangements and commitment to collaborative working with adjoining authorities
- Make clear that cumulative impacts must be fully assessed at planning application stage to ensure adequate infrastructure capacity
- Clarify timescale and process for securing funding for necessary strategic infrastructure

**CDF TO BE AMENDED TO INCORPORATE ADDITIONAL TEXT TO BE
PREPARED BY EAST HERTS**

► WHAT DOES THE CDF COVER



1. VISION AND DEVELOPMENT OBJECTIVES (12 PAGES)
2. CONTEXT (8 PAGES)
3. BASELINE SUMMARY (40 PAGES)
4. CONCEPT FRAMEWORK (90 PAGES)
5. DELIVERY AND NEXT STEPS (LESS THAN 10 PAGES)

THE OVERALL APPROACH

► THE REVISED VISION

Clear reference to:

- Several distinct villages of individual character
- Clearly separated by meaningful landscape
- Compact village centres with services
- Genuinely affordable housing
- Homes with frontage on streets and public spaces
- Cohesive and enhanced rural landscape / permanent green setting
- Garden City principles
 - 1 - equality, health, quality of life, access to employment, etc
 - 2 – community engagement and land value capture

DOES THIS REFLECT
COMMUNITY
PREFERENCES
PREVIOUSLY
EXPRESSED?



► REVISED DEVELOPMENT OBJECTIVES

FOR BOTH NEW **AND** EXISTING

- Creating distinctive and balanced community
- Maintaining distinctiveness and managing the impacts of development on existing villages
- Delivering a wide choice of quality homes
- Well connected to, but distinctive from, Harlow
- Promoting healthy communities
- Promoting sustainable travel
- Creating walkable neighbourhoods
- Promoting high quality design
- A protected and enhanced landscape and network of green spaces
- Protecting and enhancing natural assets
- Protecting and enhancing heritage assets
- Engaging local communities
- Ensuring the phased delivery of necessary infrastructure to meet the needs arising from the development

DO YOU
AGREE WITH
THESE
OBJECTIVES?

THEY WILL
GUIDE THE
PROPOSALS

VILLAGES AS CLEAR MODELS



VILLAGES	KEY FEATURES	LESSONS LEARNED
ALDBURY, HERTFORDSHIRE Population: 537 		LANDSCAPE AS INTEGRATED ELEMENT Incorporating natural landscape elements within the village centre provides focal points, informality and natural forms
FINCHINGFIELD, ESSEX Population: 1300 		SCALE AND COMPOSITION A formal or informal grouping around a central green space which is the focus of village life is typical of many villages.
FINCHAMSTEAD, HERTFORDSHIRE Population: 6410 		INTIMACY AND ENCLOSURE Successful village centres are well defined with a strong sense of enclosure. Views in the main are orientated inwards rather than to the surrounding countryside.
WOODSTOCK, OXFORDSHIRE Population: 2,100 		FOCAL POINT & CENTRE Landmark buildings often with a distinctive form or differentiated scale act as focal points or terminate vistas. These civic or important buildings also serve to create variation in massing and village identity.
BUNTINGFORD, HERTFORDSHIRE Population: 4820 		PUBLIC-PRIVATE INTERFACE A localised and focused centre of activity along a defined high street length provides successful village centres.

SOME
ISSUES
WITH SCALE
AND HEIGHT

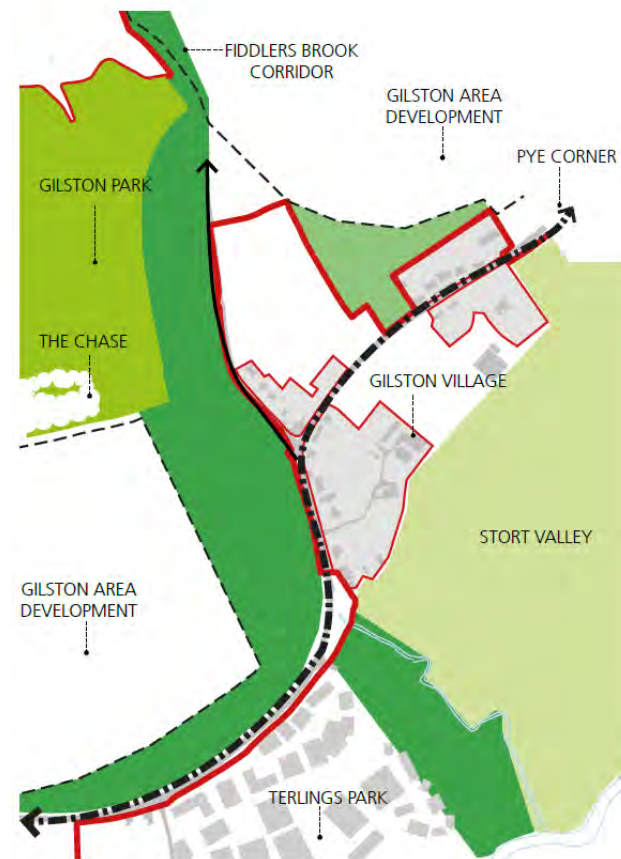
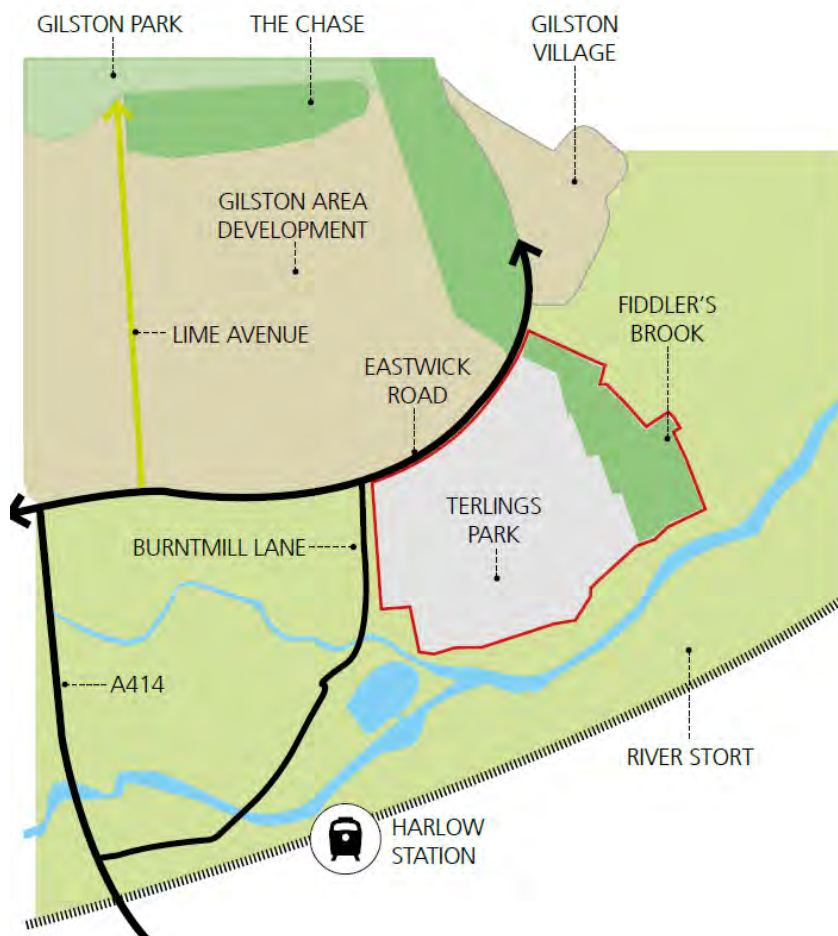
(‘UP TO 5
STOREYS?’)

LOCAL VILLAGES STUDIED



WHAT KIND OF **INSPIRATION** SHOULD COME FROM LOCAL VILLAGES?

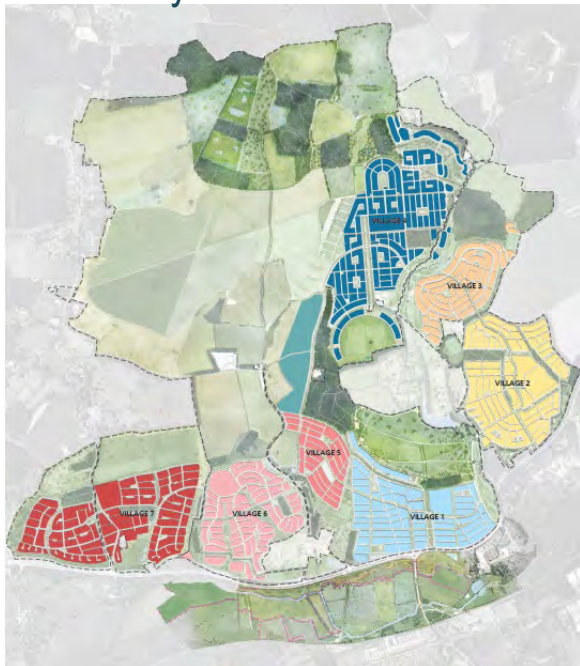
► IS TERLINGS PARK PART OF GILSTON?



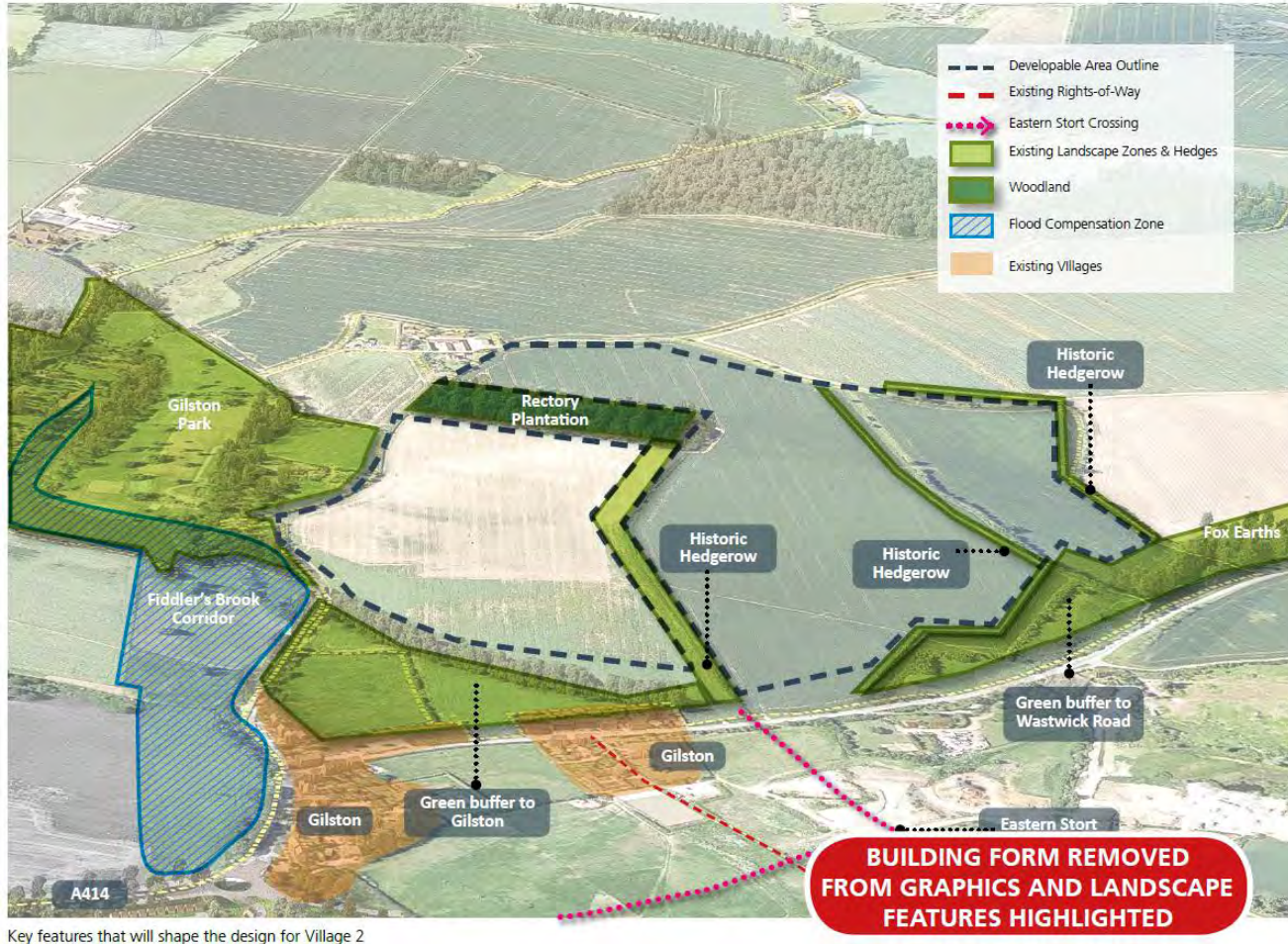
SHOULD THE DEVELOPMENT HELP **JOIN** OR **SEPARATE** THE TWO?

► NEW PLACEMAKING PRINCIPLES AND CONCEPTUAL DIAGRAM

Previously....

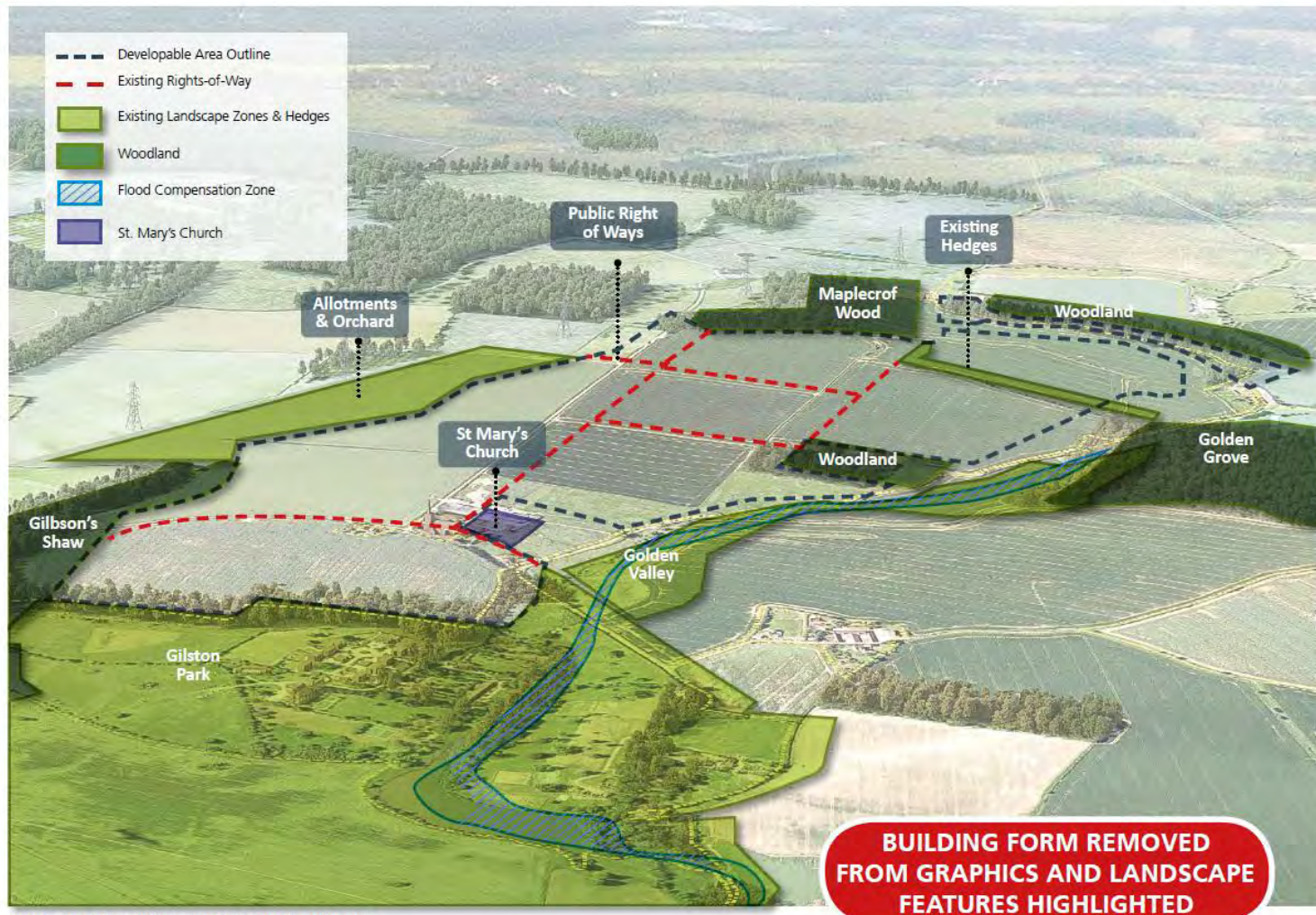


LANDSCAPE-LED APPROACH



IS THIS A STRONG ENOUGH APPROACH?

LANDSCAPE-LED APPROACH



Key features that will shape the design for Village 4

COULD IT BE STRONGER?

THE ISSUES THAT NEED CLARIFICATION

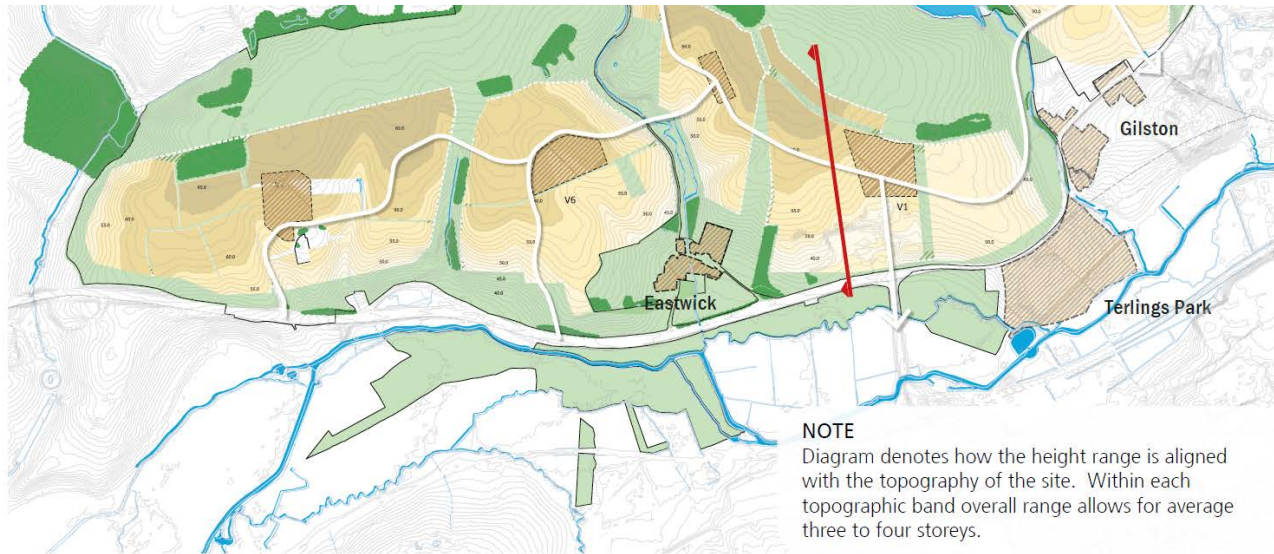
► ISSUE 1 – ‘SEPARATED BY MEANINGFUL LANDSCAPE’

- Landscape Buffer Strategy is critical as separation is already limited
- Qualitative commitment only
- No definition of minimum separation
- No definition of ‘meaningful’

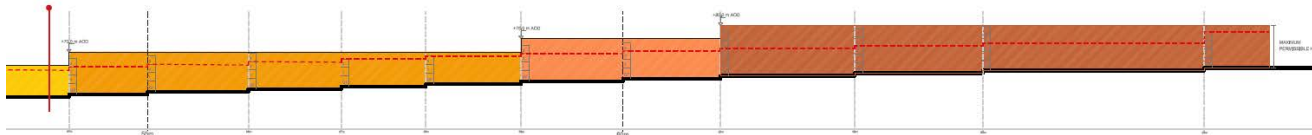


GIVEN THE DEVELOPMENT APPROACH, WHAT WOULD YOU LIKE TO SEE?

ISSUE 2 – HEIGHT AND MASSING



Illustrative Maximum Heights Plan



- **Vision** – Village character
- Qualitative commitment (p.102) – appropriate to village, drawing from local area
- Illustrative suggestions – 2-3 storeys
- Topographic approach sets benchmark at 4 storeys top of the slope
- Quantitative reference – 'Generally **3-4 storeys**, with a **range of 2 to 5**'
- Need for clarity as references are inconsistent

WHEATHAMPSTEAD, HERTFORDSHIRE Population: 6410



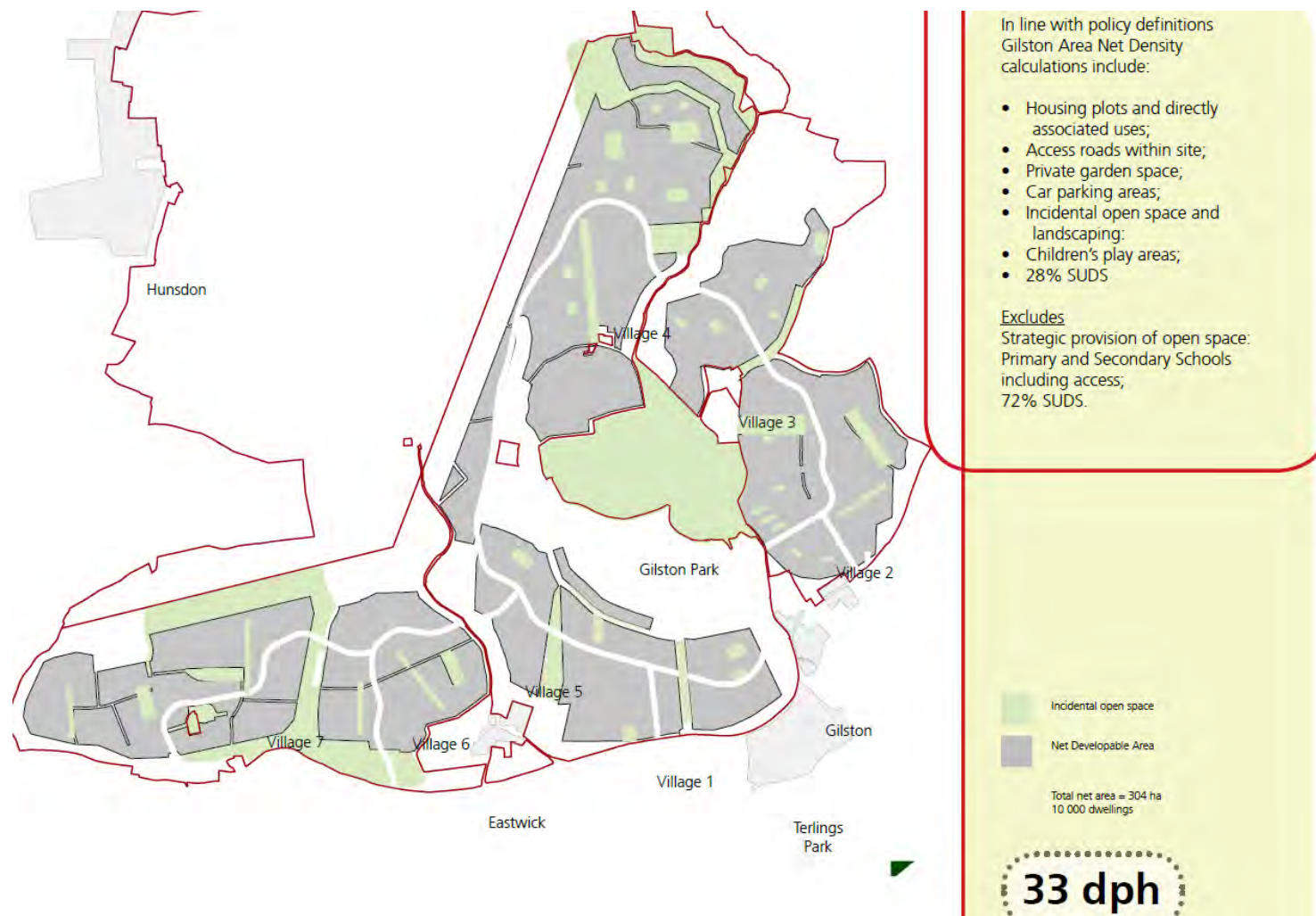
WOODSTOCK, OXFORDSHIRE

Population: 3,100



THE HEIGHTS WILL BE
FIXED AS PART OF THE
OUTLINE PLANNING
APPLICATION –
**BUT ARE THE
FOUNDATIONS HERE
CORRECT?**

► ISSUE 3 - DENSITY



**THE OVERALL
DENSITY OF 33
DPH WILL
EVENTUALLY
BECOME A
PLANNING
COMMITMENT –
ARE YOU HAPPY
WITH IT?**

ISSUE 3 – DENSITY: IMPORTANCE OF DISTRIBUTION AND RANGE



- Principle of higher density closer to public transport
- Highest density within reach of Harlow station
- Highest density at Gilston?
- When a village stops to be a village and looks like a town?
- What is the maximum density allowed?
- Is there a requirement for density ranges?

THE DISTRIBUTION AND RANGE WILL BE
FIXED AS PART OF THE OUTLINE PLANNING
APPLICATION –
BUT ARE THE FOUNDATIONS HERE
CORRECT?

► 33 DWELLING PER HECTARE?

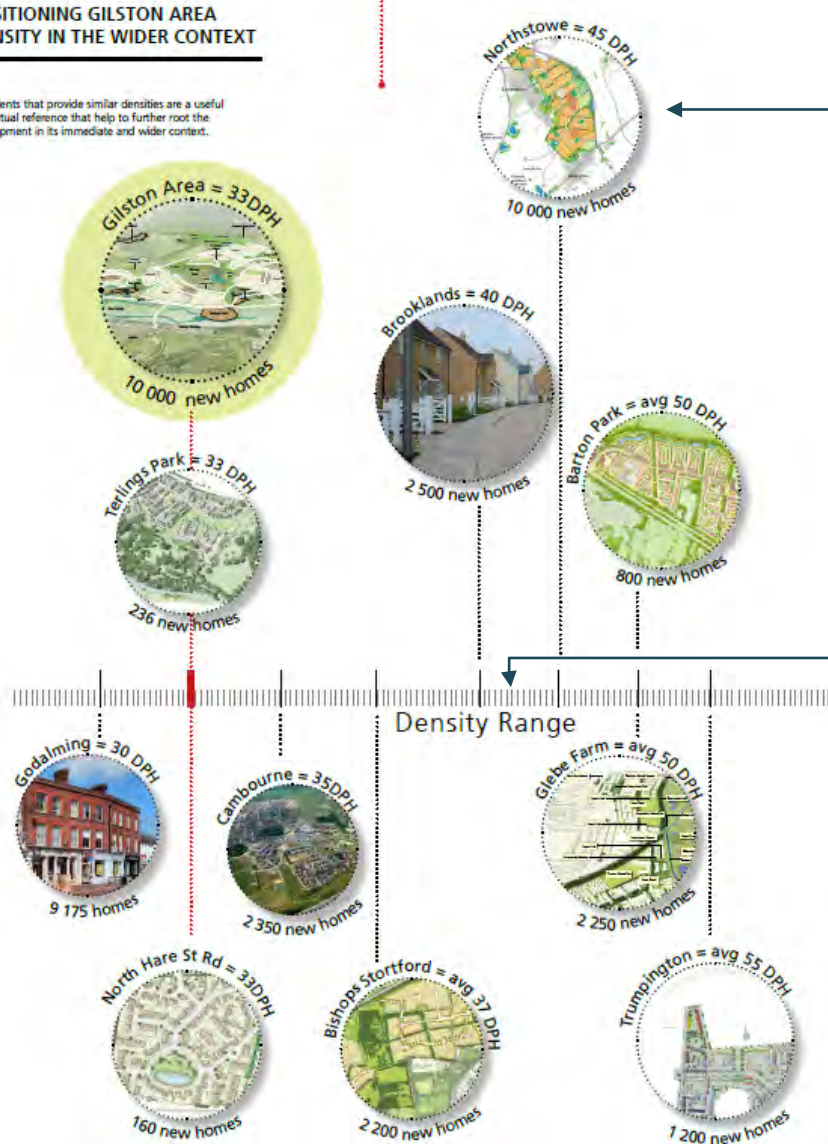


(Manual of Housing Density – Blue Pencil Design, 2016)

ISSUE 3 – DENSITY: THE RANGE

POSITIONING GILSTON AREA DENSITY IN THE WIDER CONTEXT

Precedents that provide similar densities are a useful contextual reference that help to further root the development in its immediate and wider context.



Northstowe: 'A New Town In Cambridgeshire'

- ▶ 45dph
- ▶ 10,000 homes
- ▶ 11,000 jobs
- ▶ Guided Busway





Beaulieu: 'A New District within Chelmsford'

- ▶ 41dph – maximum 50dph
- ▶ 3,600 homes



ISSUE 4 – SOCIAL INFRASTRUCTURE PROVISION

VILLAGE	INDICATIVE HOUSING UNITS APPROX.	EDUCATION	COMMUNITY FACILITIES	PUBLIC REALM
 <p>VILLAGE 1</p>	<p>1,800 homes</p>  <p>A rich mix of typologies provision; houses</p>	 School  ABC  Childcare	 Food Store  Community Centre  Older People Homes  Retail & related uses  Primary Health Care  Leisure Gym	 Pocket Parks  Neighbourhood Squares
 <p>VILLAGE 2</p>	<p>1,700 homes</p>  <p>A rich mix of typologies provision; houses</p>	 School  ABC  Childcare	 Food Store  Retail and related uses	 Amenity Space  Pocket Parks
 <p>VILLAGE 3</p>	<p>1000 homes</p>  <p>A rich mix of typologies provision; houses</p>	 ABC  Childcare	 Retail and related uses	 Amenity Space  Pocket Parks  Neighbourhood Squares

THE DISTRIBUTION AND TIMESCALE FOR DELIVERY WILL BE FIXED AS PART OF THE PLANNING APPLICATION – BUT ARE THE FOUNDATIONS HERE CORRECT OR IS THERE A NEED FOR FURTHER GUIDANCE?

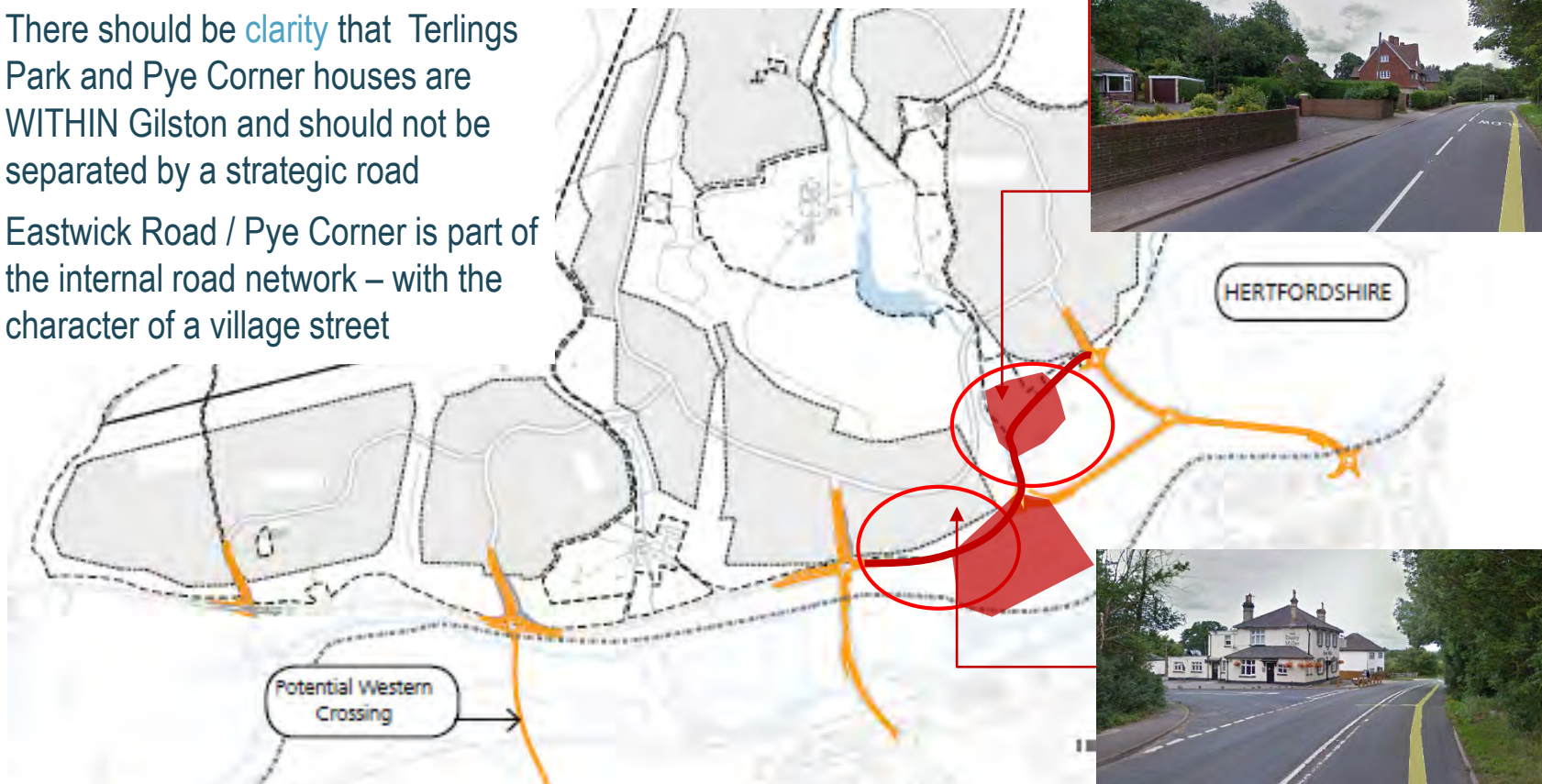
► ISSUE 5 – TRANSPORT STRATEGY

- No change from previously
- Needs further identification of current issues
- Needs to reference overall **vision** and **objectives**
- Should be written as a planning commitment
- Investments in Harlow and Jnct 7a (and consequent changes in traffic) must be considered
- Commitment to 'village character' must include the Primary Street and to the Eastwick Road / Pie Corner area
- Commitment to buses in early stages should be included
- Ways to serve existing communities should be included
- Commitment to enabling future technologies is needed

**A TRANSPORT ASSESSMENT WILL BE SUBMITTED WITH THE PLANNING APPLICATION-
BUT IS THE CONCEPT CORRECT?
SHOULD FURTHER REQUIREMENTS AND GUIDANCE BE SET OUT IN THE CDF?**

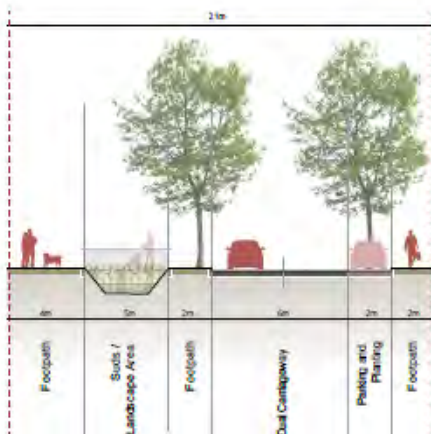
► ISSUE 5 – THE EASTERN CROSSING

- No details in the CDF about changes to Eastwick Road / Pye Corner
- There should be **clarity** that Terlings Park and Pye Corner houses are **WITHIN** Gilston and should not be separated by a strategic road
- Eastwick Road / Pye Corner is part of the internal road network – with the character of a village street

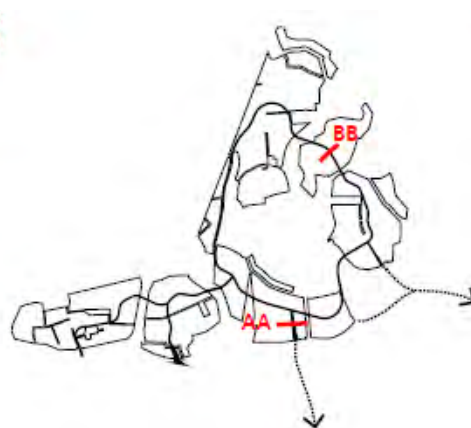


THE PLANNED JUNCTION 7a WILL INCREASE TRAFFIC BY 15% TOWARDS THE EAST –
ARE THERE **SUFFICIENT SAFEGUARDS** HERE?

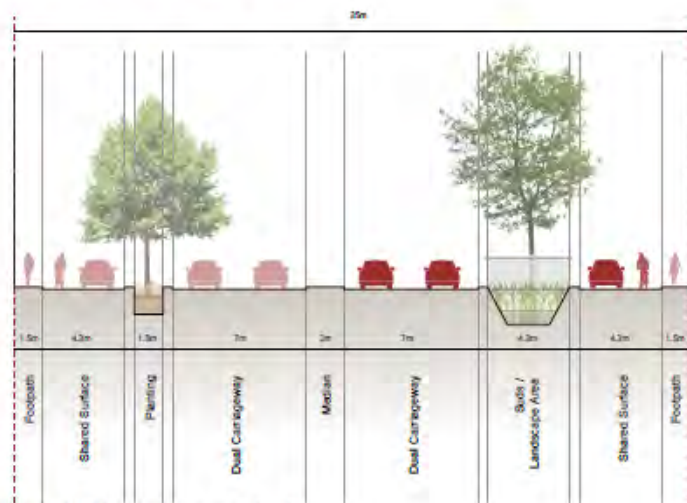
ISSUE 5 – THE PRIMARY STREET



Village 03 Primary Street - BB Section



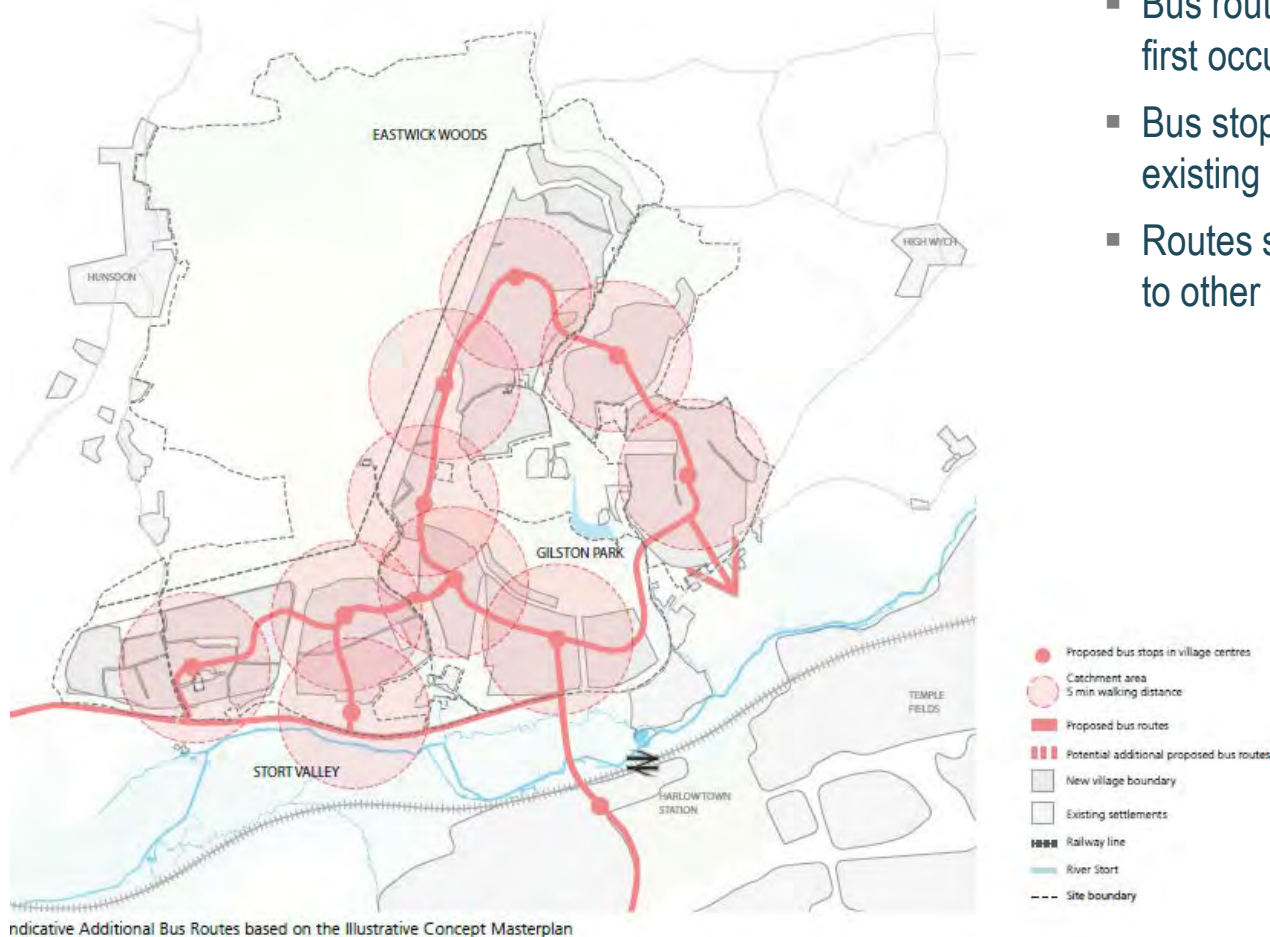
- No details of where road needs to be wider and why
- There should be **FIRM** commitment in the CDF to a street character typical of villages – no dual carriageways through housing, no 6 lanes
- Clarity of access to properties, pedestrian movement, cycle provision



Village 01 Primary Street - AA Section



► ISSUE 5 – THE BUSES



Indicative Additional Bus Routes based on the Illustrative Concept Masterplan

- Bus routes should be provided from first occupation by new residents
- Bus stops and alignment should serve existing communities
- Routes should be explored to connect to other destinations

**A TRANSPORT ASSESSMENT WILL BE SUBMITTED WITH THE PLANNING APPLICATION-
BUT IS THERE ENOUGH TO HAVE CONFIDENCE IN THE CONCEPT?
SHOULD FURTHER REQUIREMENTS AND GUIDANCE BE SET OUT IN THE CDF?**

► ISSUE 6 – PHASING AND DELIVERY

1. There should be an indicative phasing plan
2. There should be clarity of method to define infrastructure delivery in line with need
3. Precedents (i.e. current needs or needs before the development is allowed to start) should be identified
4. Reliance on delivery of critical infrastructure by others should be clearly identified
5. Cumulative impacts by developments in Harlow?

CLARITY OF REQUIREMENTS AND METHODOLOGY
SHOULD BE INCLUDED

A SCHEDULE AND PLAN OF KEY
INFRASTRUCTURE REQUIREMENTS SHOULD BE
INCLUDED BY EHDC

The critical infrastructure required to mitigate the impact of the development, as well as that required to assist with place making, **will be provided to support the development** that creates the demand for it. Infrastructure will be provided such that it is operational at the appropriate point to mitigate the impact of development. The timing for the delivery of the main physical or social infrastructure items will be identified through **specific development triggers, linked to a certain quantum of development or a specific event.** Further detail of the infrastructure triggers to control the delivery of key infrastructure items will be provided as part of the future outline planning application (see section 7).

Furthermore, additional work will be required to determine **who should be responsible** for delivering the various infrastructure items, particularly the strategic items which are to facilitate a wider growth beyond the Gilston Area, across the greater Harlow area.

► ISSUE 7 - GOVERNANCE

- Written as a pledge – not a planning requirements by EHDC
- Brief outlines of milestones
- Triple structure: plot / village / site overall
- There should be a requirement for a funding structure that ensures charges remain affordable
- There should be a clear requirement for the existing community to be involved and their interests safeguarded
- There should be explanation why Village 7 is different
- There should be clearer view of who and how the green spaces between villages and the sport pitches will be maintained

LEVEL	PLOT	VILLAGE	SITE-WIDE
WHO?	Plot Developer	Village Trust	Community Body
WHAT?	Access Common Areas	Parks and Open Space Some Community Facilities	Parklands and Farmland
HOW?	Service Charge	Service Charge Endowment / Asset Income?	Rent / Service Charge (?) Endowment Income Streams



DISCUSSION

► OUR PLAN FOR TODAY

10:00 -	Welcome – Anthony Bickmore
10:10 - 10:15	Linda Haysey Leader -East Herts
10:15 – 10:20	Mary Parsons Places for People
10:20 – 11:00	URBAN Silence – review of changes
► 11:00 - 11:15	Questions as a group
11:15 – 12:00	Discussion in table groups
12:00 – 12:20	Feed back from table groups
12:30 – 13:30	Next steps ... followed by informal discussion

► DISCUSSION POINTS

Status of document and role of EHDC

Vision and Objectives

Landscape buffers and village separation

Massing and height guidelines

Density guidelines

Social infrastructure provision

Transport strategy

Eastern crossing and impact on Terlings Park

Phasing and delivery of infrastructure

Governance structure

► WHAT'S NEXT?

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 and agreeing response to consultation