

Hunsdon, Eastwick and Gilston Neighbourhood Plan Group
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Gilston Area Neighbourhood Plan (Version 1)

Regulation 14 Consultation

The Eastwick, Gilston and part of Hunsdon would like to invite you to provide your comments and feedback to the Draft Gilston Area Neighbourhood Plan (Version 1).

The consultation will run for the Statutory Period of 6 weeks from 14 September to 26 October inclusive.

- **The Neighbourhood Plan area covers the entirety of Gilston Parish, Eastwick Parish and that part of Hunsdon Parish which lies within the proposed Gilston Area (Policy GA1) development outlined in the East Hertfordshire District Plan – see Fig. 1**
- **The application for designation of the Neighbourhood Area was approved by East Hertfordshire Council on 28 November 2017.**

1. Why have a Neighbourhood Plan?

- 1.1** The Green Belt designation, which restricted development in the area around Gilston and Eastwick, was removed when the East Hertfordshire District Plan was adopted in October 2018, when the area was allocated for significant growth (10,000 homes, jobs and services). The development forms a part of the Gilston and Harlow Garden Town government initiative, which is expected to deliver comprehensive infrastructure upgrades in the area and regenerate Harlow, with support of government funding and substantial housing development.
- 1.2** People living in the area are concerned about the impacts of this on their communities and are determined to influence the character and quality of new development in the Gilston area to ensure that the integrity of Hertfordshire settlements is respected and development takes place in a way that protects landscape, heritage, and the essential quality of living within the countryside. A shared aspiration is to ensure that the removal of Green Belt status from this area genuinely leads to a development of exceptional quality, that will create a set of distinctive villages each with their own individual identity set within an attractive rural landscape, while at the same time protecting and enhancing the existing settlements and delivering benefits for the existing community, all as promised in the District Plan
- 1.3** Between September 2017 and January 2018, many people from the local community participated in workshops to revise and develop the proposal's Concept Framework. This was followed by intense work with the developer/landowners and East Hertfordshire Council in the production of the Gilston Area Concept Framework, which was finalised by the developers and endorsed by the Council in July 2018 as a material consideration and benchmark in the future determination of planning applications. The Parish Councils believe

that the Concept Framework (2018) sets appropriate foundations for respectful development and but they recognise that, in its present form, it does not have the status of formally adopted planning policy.

- 1.4 For this reason, the Parish Councils decided to prepare a first stage Neighbourhood Plan, which is essentially based on the vision, principles and statements agreed through the Concept Framework and elevate them to formal policy status so that, together with the District Plan, they will provide the planning policy framework for the determination of all planning applications in the Neighbourhood Plan area. This will ensure that what was agreed then will be carried through in the design and construction of the site.
- 1.5 The intention is to have the Neighbourhood Plan agreed and ‘made’ at a faster pace than usual, to be on time to influence the key design and infrastructure decisions for the site. For this reason, the Neighbourhood Plan is envisaged to be developed as two successive versions:
 - Version 1 – essentially based on the Concept Framework, already agreed with local authorities and developers and focused on the structural characteristics of the future area and the relationship between the existing settlements and the new villages. This is based on the workshops of September 2017 and January 2018 and on subsequent discussions within the community.
 - Version 2 – incorporating Version 1, but also including more detailed policies and development guidelines for future phases of development within new and existing communities.
- 1.6 We anticipate that the Gilston Area Neighbourhood Plan (Version 1) will be ready for Examination by spring 2020 and proposed to Referendum in the summer of next year. It is expected that work on Version 2 will start, funding permitting, around January 2020.

2 How to participate in this community consultation

- 2.1 The Neighbourhood Plan Group welcomes any suggestions and feedback on the Neighbourhood Plan, recognising that some issues may have to be further discussed by the community and/or deferred to Version 2.
- 2.2 The Neighbourhood Plan (Version 1) is available on the website at www.hegnp.org.uk
- 2.3 Your feedback can be received on or before 26 October 2019 by:
 - Email letter to: feedback@hegnp.org.uk
 - Post to: Hunsdon, Eastwick and Gilston Neighbourhood Plan Group, c/o Channoeks Farm, Gilston Nr Harlow, CM20 2RL
- 2.4 During the consultation period there will be three ‘drop in’ sessions, where you can see the proposals and understand more about this initiative.
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September 14th - St Mary's Church, Gilston

10am-1pm with a presentation at 11am
Gilston Lane, Gilston, CM20 2RJ

September 21st - Hunsdon Village Hall

3pm-6pm with a presentation at 5pm

45 High Street, Hunsdon, Ware, SG12 8NJ

September 28th - St Botolph's Church, Eastwick

10am-1pm with a presentation at 11am

Eastwick Hall Lane, Eastwick, CM20 2QY