



Gilston Park Estate Village | Masterplan

VILLAGE I MASTERPLAN OBJECTIVES

PLANNING REQUIREMENTS & PURPOSE

- The requirement to produce a Village I Masterplan (VIMP) derives from the Gilston Area Concept Framework and the Gilston Area Charter. It will be submitted as a conditional discharge to the outline planning permission for the Gilston Park Estate.
- The VIMP expands upon the principles established in the OPA Parameter Plans, the Gilston Area Concept Framework and HGGT Vision & OPA Strategic Design Guide.
- Whilst development can be prepared in parallel, the Strategic Landscape Masterplan (SLMP) is to be discharged first and VIMP must work with the strategic context set.
- The SLMP & VIMP will establish the key components & character areas, ensuring that the villages & green space function successfully together as a settlement integrated into the surrounding context.
- The SLMP and VIMP will both be accompanied by Design Codes which will build on the OPA Strategic Design Guide and set guidance for all future Reserved Matters Applications.

WHAT WE'RE LOOKING TO ACHIEVE

The objectives of the Masterplan are to:

- Develop and articulate the VIMP into a clear and shared vision.
- Identify the character, purpose and use of each of the key areas of the village masterplan.
- Provide a framework for the successful delivery of the masterplan that encompasses development, access, amenity, SuDS drainage, sport and recreation, ecology and biodiversity, heritage assets and landscape integration, taking into account stewardship.

CREATING A STRATEGY FOR A FLEXIBLE & TIMELESS APPROACH

- Consider recently adopted planning policy documents such as the Gilston Area Charter SPD, as well as the EHDC Sustainability SPD, the EHDC Gilston Area Community Engagement Strategy and HGGT Sustainability Guidance and Checklist. These documents are anticipated to be continually updated and, where consistent with the terms of the outline planning permission, the VIMP will need to respond to the latest guidance throughout the lifetime of the project.
- Opportunity to consult with community groups early in the process, and at key stages during the VIMP. This engagement will be led by the Applicant as set out in the Gilston Area Community Engagement Strategy.
- VIMP will need to project forwards to consider the changes in lifestyle that are likely to occur through the construction cycle of the development. As a result flexibility will be important.
- Action in relation to the Climate Change Emergency and opportunities to integrate new sustainable lifestyles.
- Action in relation to the Biodiversity Emergency including importance of spatial framework in protecting biodiversity.
- Improved sustainable transport links and green active transport links.

VILLAGE I MASTERPLAN ENGAGEMENT

KEY VILLAGE I ENGAGEMENT SESSIONS

- **Working Group Site Tour**
- **Working Group - Workshop 1**
Introduction to study & consultation process, opportunities and constraints, initial thoughts.
- **Working Group - Workshop 2**
Identifying the key design principles and strategies of the masterplan.
- **Public Exhibitions**
- **Working Group - Workshop 3**
Design Coding
- **Working Group - Workshop 4**
Presentation of Study

ATTENDEES - WORKING GROUP 2

- Places for People
- PFP Consultant Team (representing JTP, Quod, & Cratus Communications)
- EHDC Leader - Cllr Linda Haysey
- EHDC Ward Councillor - Cllr Eric Buckmaster
- EHDC Officers - Kevin Steptoe, Sean Rushton + Jenny Pierce
- Harlow Borough Council elected representative - Cllr Mike Hardware
- Hertfordshire County Council Division member - Cllr Eric Buckmaster
- Hertfordshire County Council Officer - Matthew Wood
- Hunsdon Eastwick & Gilston Neighbourhood Planning Group representatives - Anthony Bickmore, Bob Toll, Janine Bryant
- High Wych Parish Council - Tom Payne (Chair)
- Widford Parish Council - Mike Allen (Chair)
- Community representatives - Janet Bellingham (Church of St James - High Wych) + Kirsty Feasey
- Youth representative - Jake Shepherd

DESIRED OUTCOMES

- Collaborative working with stakeholders to identify key concerns and aspirations for the scheme, with the aim of reaching an aligned approach to design solutions where technically and feasibly achievable for the Applicant.
- Gain in-depth local knowledge from the community - to influence and positively shape the future proposals.
- Test emerging design strategies and ideas.
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate.
- Reach constructive outcomes to specific challenges of the scheme.
- Allow the designers and community to align ideas and identify common reference points and understanding of key sensitive features and identification of quality design outcomes, to inform the SLMP and Strategic Design Code and Reserved Matters applications after design outcomes.
- Develop an understanding of a) how the controls in the OPA (Parameter Plans, Development Specification, Strategic Design Guide) translate into the SLMP and VIMP; b) how the SLMP and its design code influence the content of the VIMP; and c) how the SLMP and VIMP and their associated design codes inform future Reserved Matters Applications.

VIMP WORKING GROUP - WORKSHOP 2 - STRATEGY SESSION - SEPTEMBER 8TH 5PM

IN PERSON WORKSHOP

WORKSHOP FOCUS

- Feeding back from Workshop 1.
- Identifying the key opportunities for the site and consider the design principles and strategies of the masterplan.
- Continue to develop a shared vision for the Village 1 Masterplan.

STRUCTURE FOR THE SESSION

- Introduction to the Working Group & Engagement Process. Cratus to introduce and pace the session.
 - Start with 10min presentation by JTP - feeding back from the Working Group Workshop 1.
 - Briefing and introduction to 'Hands-On Planning' and the key strategies and themes which will be covered during the session:
 - Placemaking & Phasing
 - Character Areas & Density
 - Ecology & Biodiversity
 - Access & Movement
 - Green & Blue Infrastructure
 - Mixed-use Centres
 - Stewardship
- Small, mixed groups will be formed, with each group focusing on a different theme / strategy from those listed above. Each topic / theme will then be reported back to and discussed with the full Working Group.
- Activity 1: Hands-On Planning Session 1 - working in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area; beginning to spatially plan ideas for Village 1.
 - Activity 2 : Report Back 1 - opportunity to report back the findings from the small group to the full Working Group.
 - BREAK
 - Activity 3 : Hands-On Planning Session 1 - working in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area; beginning to spatially plan ideas for Village 1.
 - Activity 4 : Report Back 2 - opportunity to report back the findings from the small group to the full Working Group.
 - End of Workshop - Summary & Next steps.

ADVANCE PREPARATION

- Presentation material will be circulated to the Working Group ahead of Workshop 2.

OUTCOMES

- Outcomes of the session to be recorded and subsequently analysed and compiled within a Workshop 2 Report.

SUMMARY OF EMERGING THEMES

The following 'emerging themes' represent the consensus views of Working Group members, shared as part of the online Workshop, and the responses provide a basis for developing the VIMP. Each theme is explored in more detail on the following pages, with a list of consensus points and challenges the developer and design team faces in addressing these.

1. A VIBRANT COMMUNITY



"A neighbourhood with a heart and a real sense of place."

2. DISTINCT NEIGHBOURHOODS



"Each village has a different feel, not cookie cutter villages!"

3. PLACES FOR ALL



"Centre of the village has good mix of shops & facilities providing everything you are likely to need!"

4. GETTING ABOUT



"A place I can move around on foot and by bike, and enjoy the experience and the environments I pass through."

5. LANDSCAPE AND NATURE



"A place where living close to nature and understanding its importance is key."

EMERGING THEMES

1. A VIBRANT COMMUNITY

“A neighbourhood with a heart and a real sense of place.”

“Development that excites, feels safe and encourages community cohesion..”

“A place of opportunity and variety.”

CONSENSUS

- Inclusive and diverse neighbourhoods with a concentration of activity and social networks;
- Places and activities for teenagers and the elderly too;
- Community facilities and communal spaces designed to encourage people to meet and relax;
- Schools to play an essential role in community cohesion through activities and shared facilities;
- Community management and stewardship to be considered from the outset; and
- A range of local job opportunities and high-speed broadband and facilities to support working from home.

CHALLENGES

- Balancing the needs of existing and future communities and ensuring phasing delivers the right uses at the right time to ensure they are successful.

EMERGING THEMES

2. DISTINCT NEIGHBOURHOODS

“Each village has a different feel, not cookie cutter villages!”

“V1 being first new settlement in the area for a long time must get things right.”

“Residents have a strong identity with the place in which they live.”

CONSENSUS

- Each village to have its own identity but ensure cohesiveness throughout the settlement;
- High-quality design throughout;
- Villages to be connected - not isolated from each other;
- Spaces which feel safe and provide natural surveillance; and
- Adaptable and resilient homes which meet future needs.

CHALLENGES

- Ensuring sufficient variation in character across a comprehensively planned development; and
- Establishing appropriate density and a balance of different uses across the villages.

EMERGING THEMES

3. PLACES FOR ALL

“Centre of the village has good mix of shops & facilities providing everything you are likely to need!”

“Legible spaces that are accessible for disabled and dementia-friendly.”

“Family sized homes - not all ‘luxury residencies’ that cannot be afforded by those on average incomes.”

CONSENSUS

- A mix of homes and sizes, including affordable and homes for the elderly;
- A multi-functional and vibrant community hub / village centre with good footfall and a good mix of local shops and facilities;
- Flexible community spaces and a variety of businesses spaces, including for start-ups, grow-on-spaces, offices, light industrial, etc.

CHALLENGES

- Meeting the varying needs of residents, while ensuring flexibility.

EMERGING THEMES

4. GETTING ABOUT

“A place I can move around on foot and by bike, and enjoy the experience and the environments I pass through.”

“A Sustainable Transport Corridor (STC) that is more convenient and cost effective than driving and parking at the station or Harlow town centre.”

“STC could be the glue that connects the whole settlement together. There should be a way of encouraging patronage of sustainable travel.”

CONSENSUS

- A place that encourages active travel for pedestrians, cyclists, and those less able to get about;
- Legible and walkable neighbourhoods; and
- Sensitive connections to existing settlements.

CHALLENGES

- Encouraging people to use active and sustainable transport over cars; and
- A place that isn't dominated by cars or parking spaces.

EMERGING THEMES

5. LANDSCAPE AND NATURE

“A place where living close to nature and understanding its importance is key.”

“Parks and green spaces that fulfil multiple needs - play, dog walking, relaxation, social gatherings, sport.”

CONSENSUS

- Multifunctional open spaces for play, dog walking, relaxation, social gathering, and sports;
- Increase biodiversity and encourage nature and a connection to the wider landscape; and
- Outdoor sports facilities with social spaces.

CHALLENGES

- Ensure existing ecology and setting of existing villages are protected;
- Providing a landscape setting that is high-quality but allows for effective management by a stewardship body; and
- Providing multi-functional green corridors that benefit both people and nature.

BACKGROUND & CONTEXT

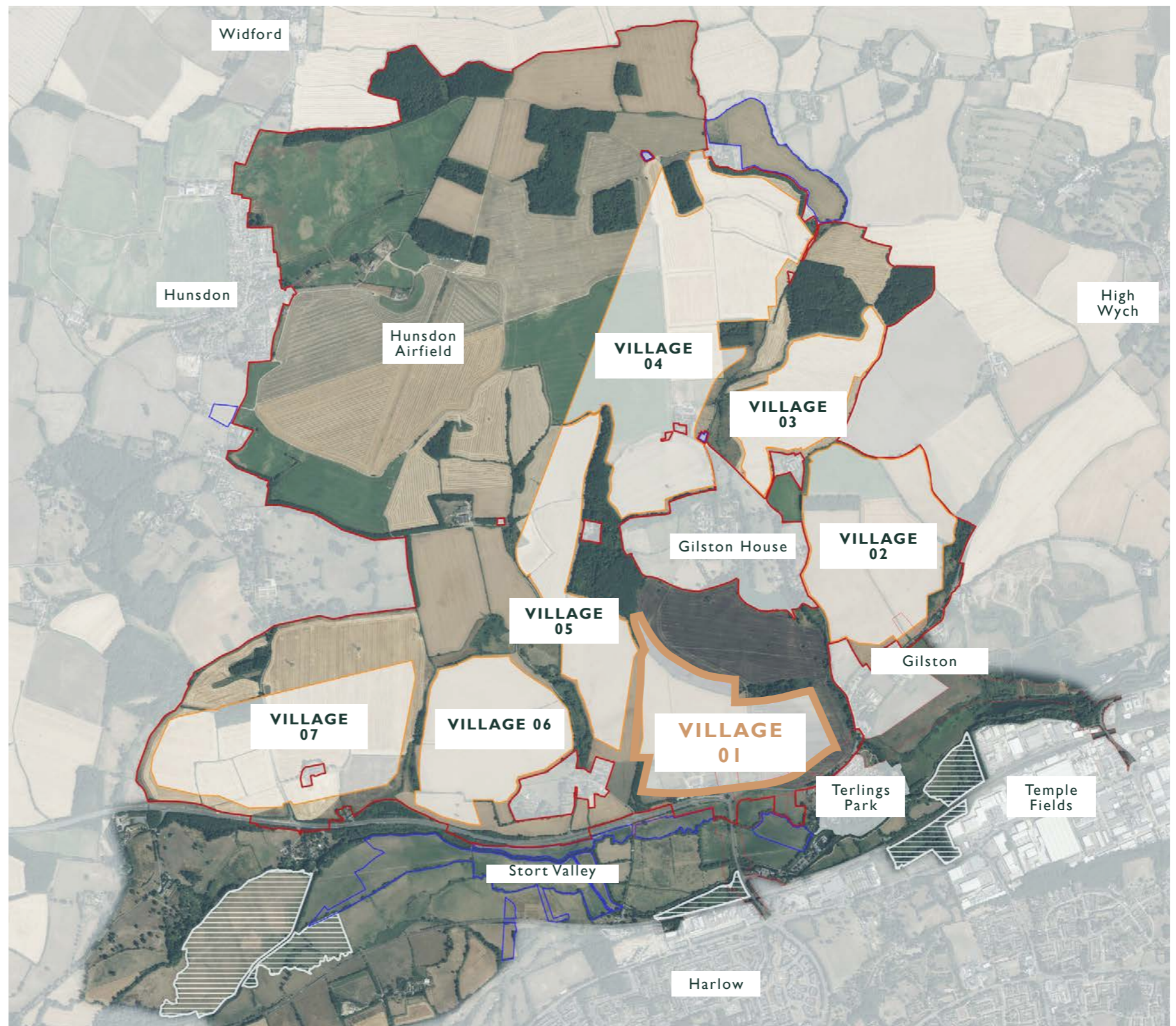
Village Masterplans will be required for each of the Gilston Area villages, together with an overarching Strategic Landscape Masterplan (SLMP) that will address the appropriate strategic elements of the development and the important network of green spaces that will play a key role in knitting the area together and integrating it into the wider context.

Each Gilston Area Masterplan will be supported by a Design Code and together they will provide an added layer of detail to the evolving plans for the Gilston Area, building on the parameters and commitments included within the outline planning application stage and the work already undertaken in the Gilston Area Concept Framework which underpins these applications.

The content of each Masterplan must align with any parameters established through the outline applications, the statutory Development Plan documents and take account of relevant guidance including the Gilston Area Concept Framework and the Garden Town Vision and OPA Strategic Design Guide.

KEY

- SLMP Study Area (Combined PfP & CPP Ownership)
- Additional land within PfP Ownership
- Developable Areas as defined within the OPA Parameter Plans



SLMP Study Area

VILLAGE I STUDY AREA

The Village I Masterplan (VIMP) will establish a spatial strategy for the key components that will comprise the village, such as the village centre, access points and key routes, residential development plots, recreation and open spaces, and key supporting infrastructure such as education and health facilities. While an indicative Village I Study Area has been identified, the VIMP will establish and reinforce links to existing villages and landscape assets beyond this boundary.

The VIMP will be required to complement the Strategic Landscape Masterplan and must plan for a village that: has distinct character; integrates sensitively with its surrounding landscape setting taking account of existing ecological and heritage assets; ensures movement is accommodated to prioritise active and sustainable modes of travel and the achievement of the 60% mode share target; delivers sustainable homes and places that commit to tackling climate change; connects successfully into the wider sustainable drainage network and reduces flood risk; will be a place to live that is safe and secure, promotes healthy lifestyles and fosters a strong sense of community.

KEY

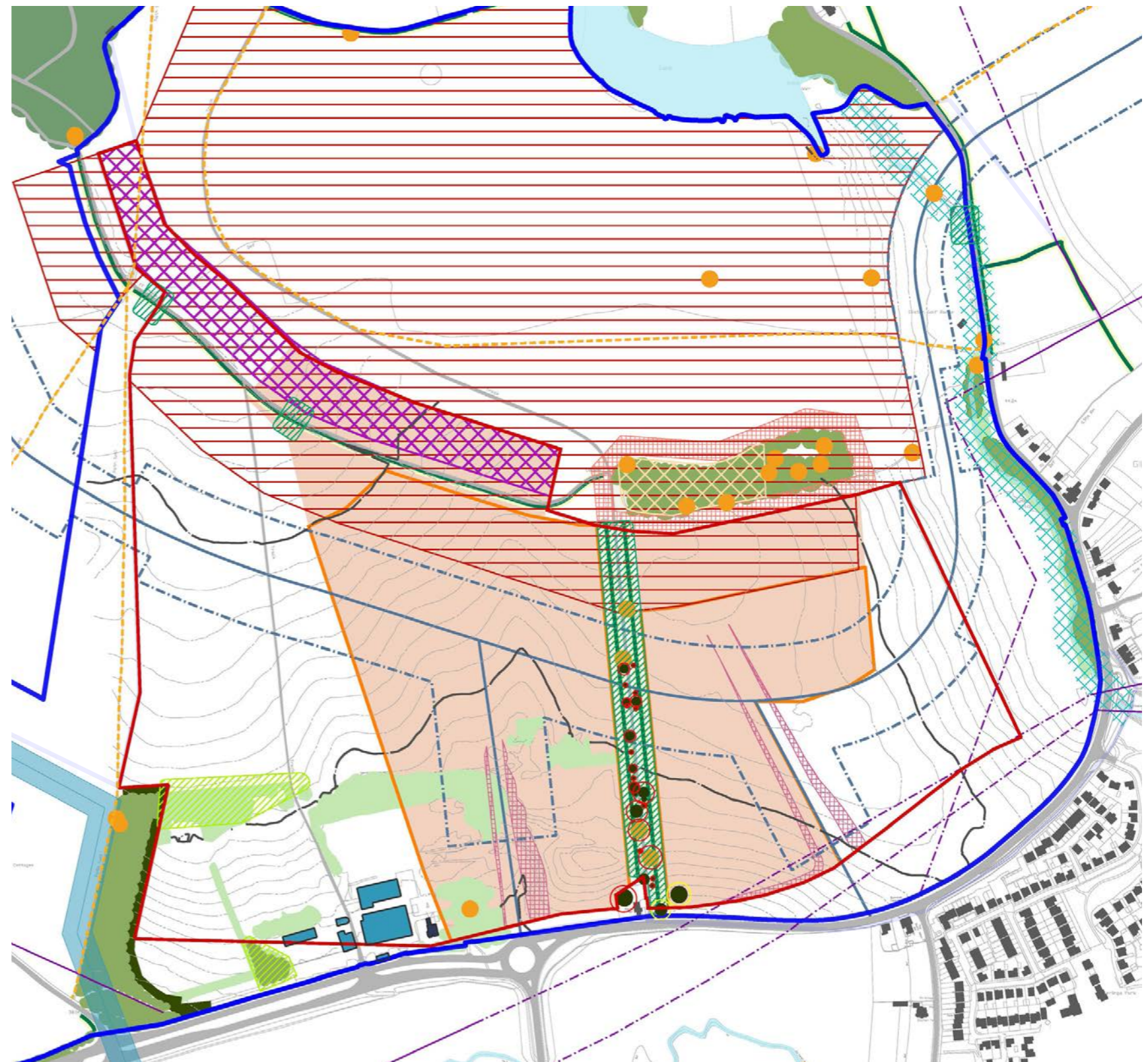
- Developable land as per submitted OPA Parameter Plans
- Indicative Village I Study Area



Location Plan

VILLAGE I CONSTRAINTS MAPPING

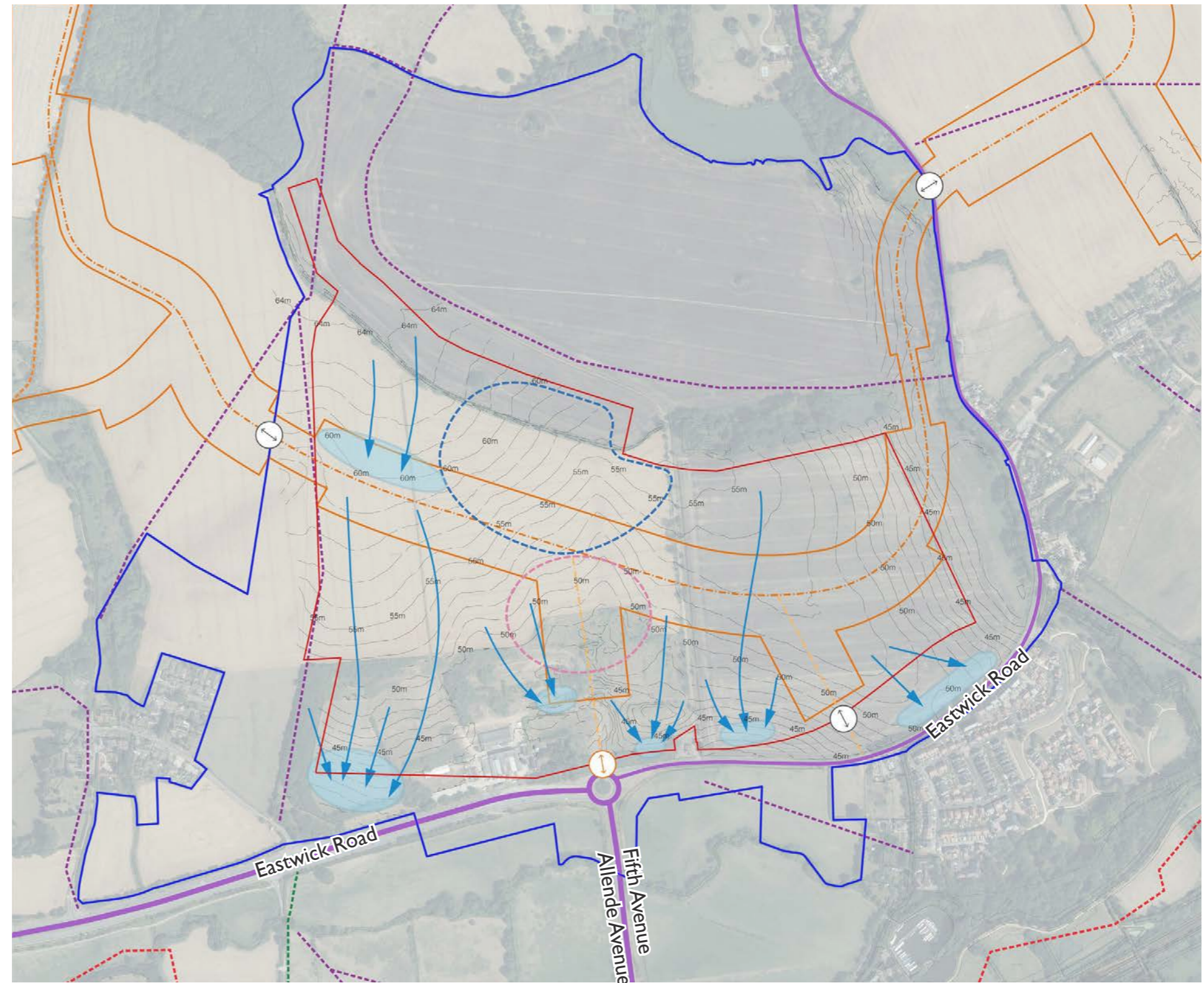
- Village I Developable Boundary
- Indicative Village I Study Area
- Built Form:**
- 10m Contours
- 1m Contours
- Existing buildings retained
- Existing buildings to be demolished
- Existing buildings to be retained or demolished
- Scheduled Ancient Monument
- Sensitive Development Area
- 16m easement either side for water main
- Education and Mixed Use Zones
- Zone with maximum height of 18.0+AOD (refer to development specification for proportion of buildings permitted to achieve maximum height of up to 5 storey)
- Area of additional height control where building height is limited to 11m
- Other existing OHLE cables
- Other existing OHLE cables to be underground, subject to detailed design
- Existing Landscape Features:**
- Existing vegetation to be removed
- Existing vegetation retained subject to detailed design development
- Existing trees to be retained and protected
- Existing trees with associated Root Protection Area (RPA)
- Veteran trees
- Hedgerows
- Clusters of trees
- Woodlands
- 5m Buffer to existing hedgerows (measured from centre of existing hedge)
- 10 Buffer to Existing Woodlands
- Ancient woodlands - including Ancient and Semi-natural Woodlands and Ancient Replanted Woodlands
- 20m wide ecological corridor
- Existing waterways
- 20m Buffer to existing waterways (measured from top of bank on each side)
- Local wildlife site
- Site access and connectivity:**
- Public Right of Way (footpaths)
- Sustainable Transport Corridor (STC)
- Limit of Plan Deviation generally +/- 60m with variations * (*refer to Movement and Access Parameter Plan)
- Access points (and associated bunds)



Village I Constraints Mapping

VILLAGE I BASE PLAN

- Village I Developable Boundary
- Indicative Village I Study Area
- Potential attenuation areas (sustainable drainage)
- Potential school location
- Potential village centre
- Sustainable Transport Corridor (STC) Limit of deviation according to movement and access parameter plan
- Potential STC route
- ➔ Indicative natural drainage paths
- ↔ Potential access point for all transport modes
- ↔ Potential access point for sustainable transport modes
- Footpath
- Towpath
- Byway
- Bridleway



Village I Base Plan

APPENDICES

PARAMETER PLAN: VILLAGE I - EXISTING VEGETATION & BUILDINGS

Key:

- Application Site Boundary
- Existing Buildings Retained
- Existing Buildings to be Demolished
- Existing Buildings to be Retained or Demolished
- Existing Vegetation to be Removed

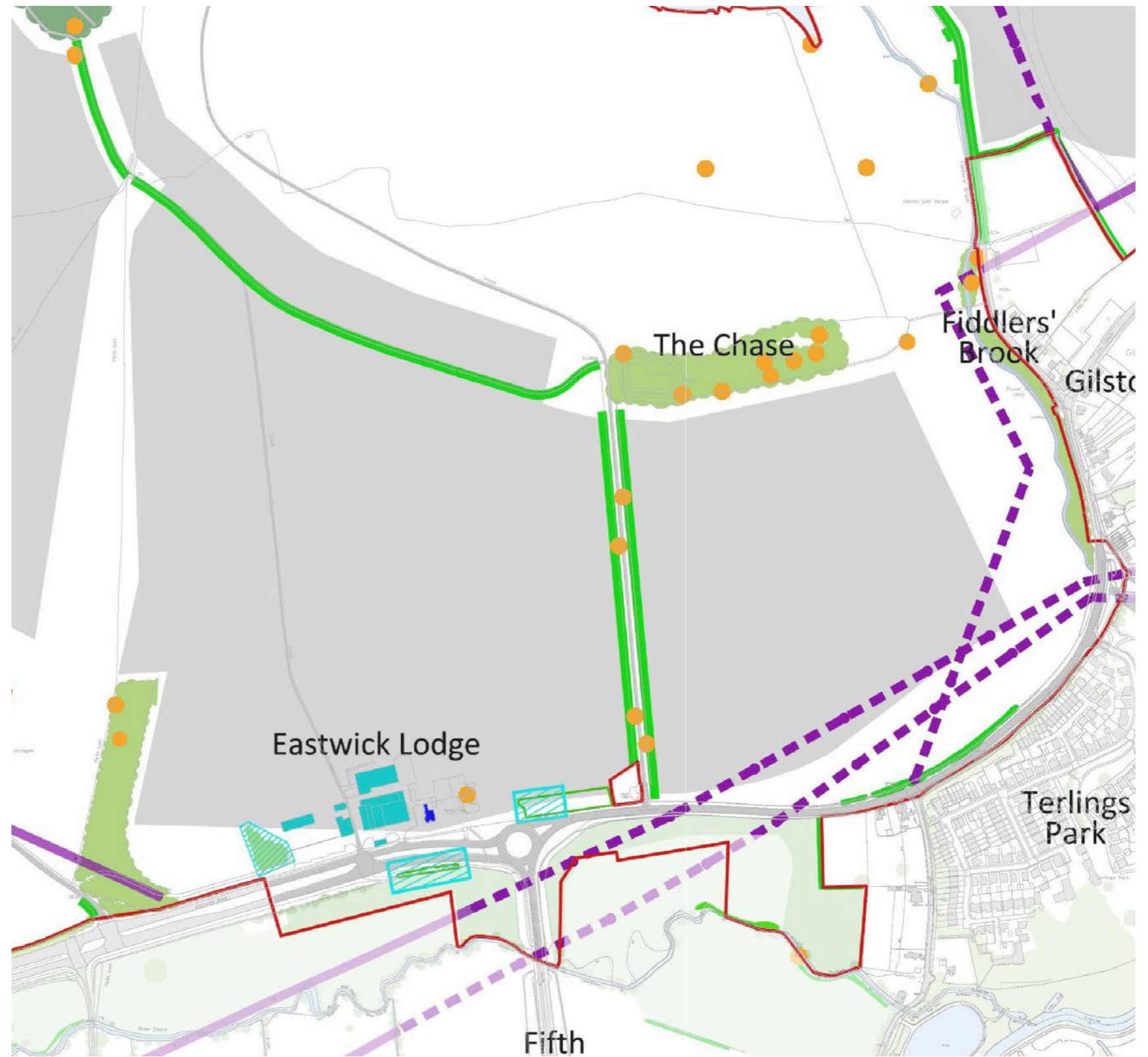
Existing Vegetation Features:

- Ancient Woodlands including Ancient and Semi-natural Woodlands and Ancient Replanted Woodlands
- Woodlands
- Hedgerows
- Veteran Trees

Existing Overhead Line Equipment (OHLE):
















- Other Existing OHLE Cables
- Other Existing OHLE Cables to be underground
(Location and configuration subject to detailed design)

Reference: Grimshaw Drawing: Parameter Plan I - Existing Vegetation & Buildings (November 2020)

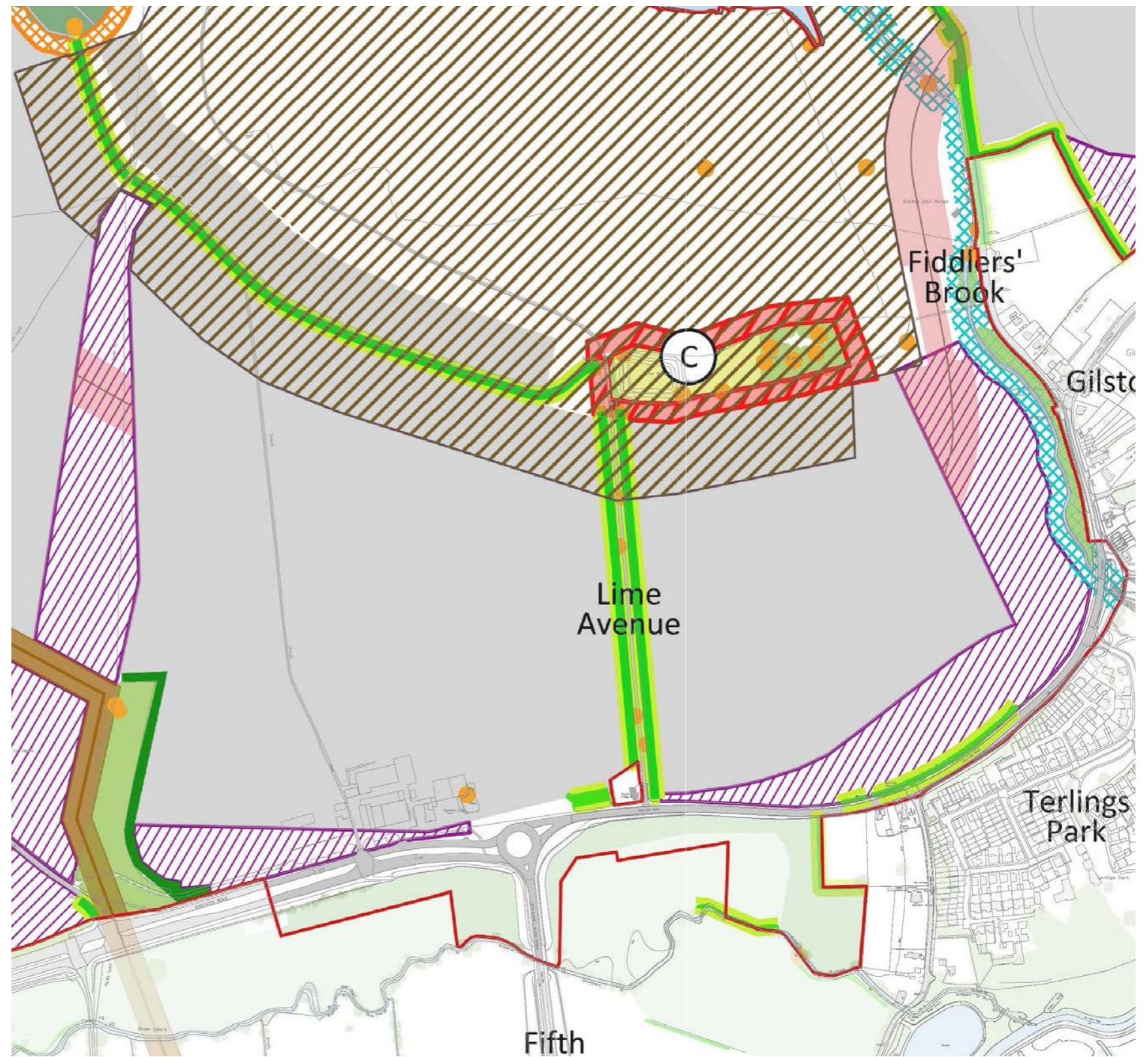


PARAMETER PLAN: VILLAGE I - CORRIDORS, CONSTRAINTS & DEVELOPABLE AREA

Key:

-  Application Site Boundary
-  Village Developable Areas
-  Village Corridors
-  20m Buffer to Existing Ancient Woodlands
-  20m Buffer to Existing Waterways
-  10m Buffer to Existing Woodlands
-  5m Buffer to Existing Hedgerows
-  16m Easement Either Side for Water Main
-  Sensitive Development Area
-  20m Wide Ecological Buffers
-  Local Wildlife Sites
-  Veteran Trees
-  Scheduled Ancient Monument
-  Line of Sustainable Transport Corridor within Limit of Deviation
-  Mount Moated Site (Scheduled Monument)

Reference: Grimshaw Drawing: Parameter Plan 2 - Village Corridors, Constraints and Developable Areas (November 2020)

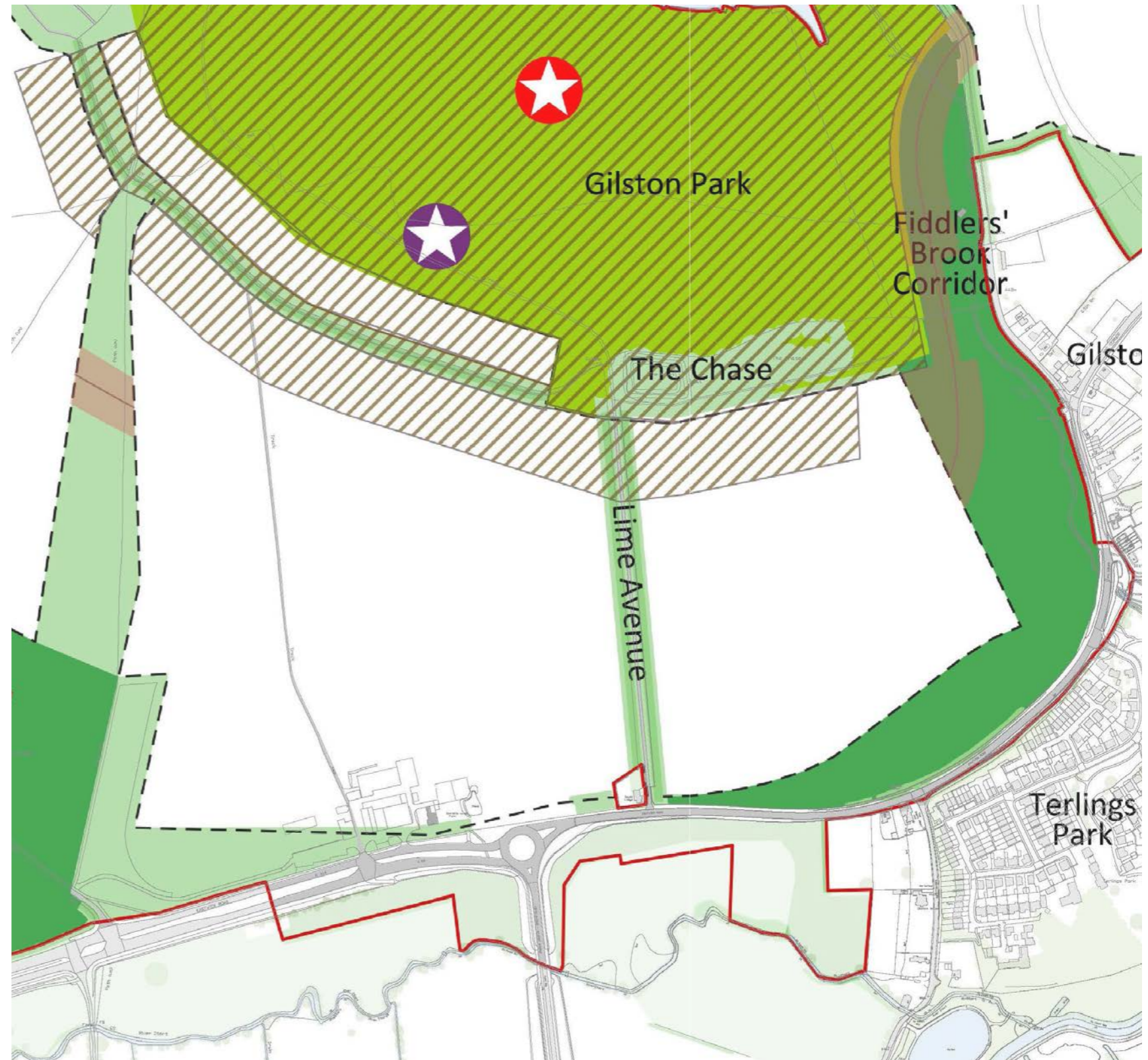


PARAMETER PLAN: VILLAGE I - GREEN INFRASTRUCTURE

Key:

-  Application Site Boundary
-  Village Developable Areas
-  Landscape Areas
-  Strategic Green Corridors
-  Community Parks
-  Sensitive Development Areas
-  Community Sports Areas
-  School Sports Area
-  Line of Sustainable Transport Corridor with Limit of Deviation

Reference: Grimshaw Drawing: Parameter Plan 3 - Green Infrastructure (November 2020)



PARAMETER PLAN: VILLAGE I - ACCESS & MOVEMENT

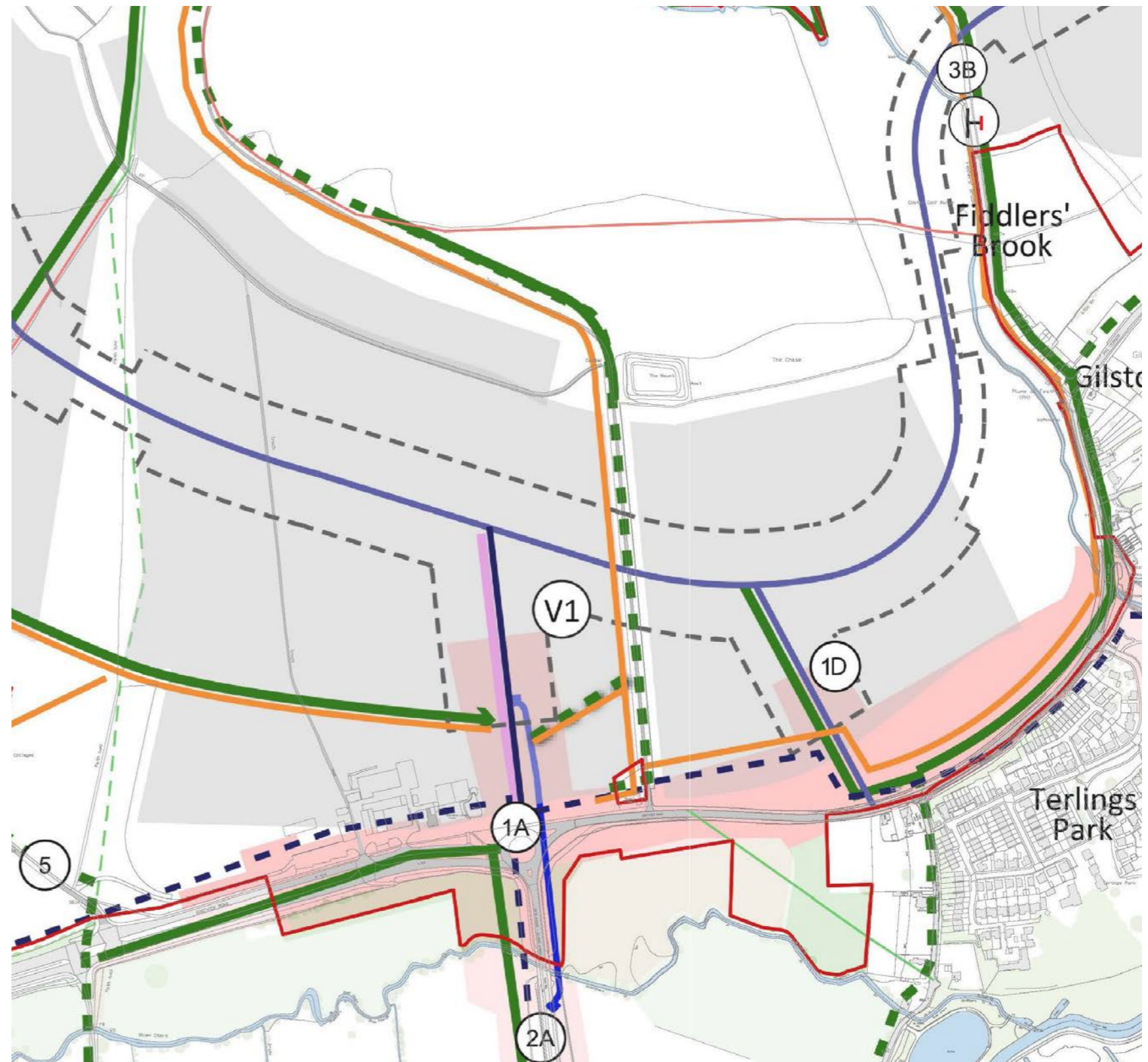
Key:

- Application Site Boundary
- Village Developable Areas
- Application Site Boundaries to Stort Crossings
- Sustainable Transport Corridor & Indicative Commuter Pedestrian and Cycle Routes.
- Limited of Plan Deviation generally +/- 60m with variations as shown
- Vx Village Naming Convention
- 1X Strategic Access Points (applied for in detail)
- 2X Central Stort Crossing and Eastern Stort Crossing (subject to separate planning applications)
- 3A Interface with Existing Road Network (subject to Monitor and Manage Approach)
- 3B Interface with Existing Watercourses and Existing Road Network (subject to Monitor and Manage Approach)
- 5 Proposed Traffic Management for Eastwick (location and configuration to be determined at the Village Masterplan Stage)
- H Potential No-Through Road for Vehicles (location to be determined at the Village Masterplan Stage)
- ↔ Proposed Pedestrian and Cycle Bridge Structure (subject to separate detailed application)
- Village I Access - Sustainable Modes
- Existing Footpaths

- Public Right of Way:**
- Existing Public Right of Way
- Existing Public Right of Way to be Improved
- Existing Public Right of Way to be Potentially Modified

- Indicative Pedestrian & Cycle Routes:**
- Indicative Commuter Pedestrian and Cycle Routes (new)
- Indicative Commuter Pedestrian and Cycle Routes (enhanced existing)
- Indicative Leisure Pedestrian and Cycle Routes (new)
- Indicative Leisure Pedestrian and Cycle Routes (enhanced existing)
- Indicative Leisure Cycle Routes

Reference: Grimshaw Drawing: Parameter Plan 4 - Access & Movement (November 2020)

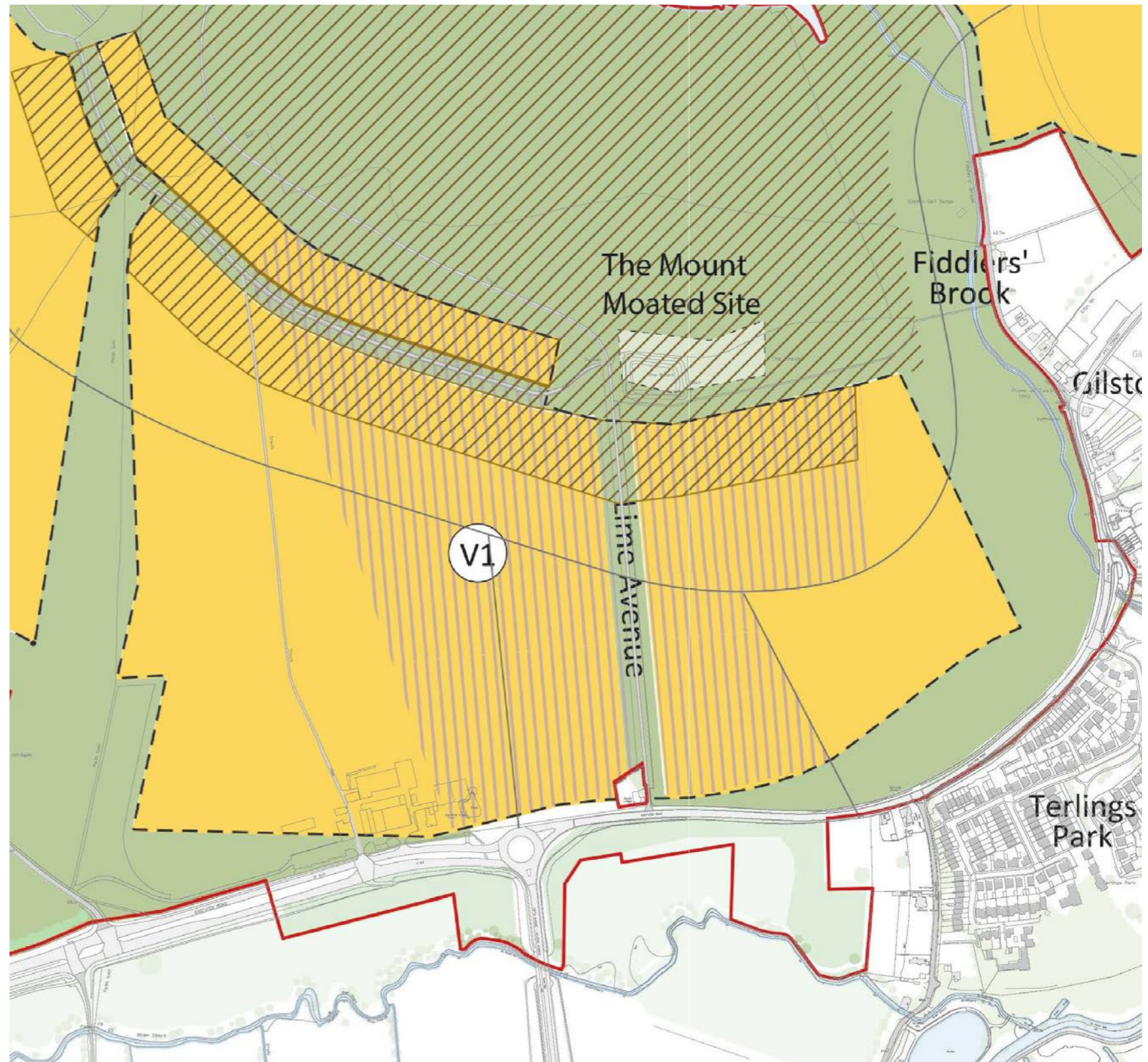


PARAMETER PLAN: VILLAGE I - PRINCIPLE LAND USE

Key:

- Application Site Boundary
- - - Village Developable Areas
- ⓧ Village Naming Convention
- Predominantly Residential
- ▨ Residential / Employment
- ▩ Education & Mixed Use Zones
- Green Infrastructure
- Sustainable Transport Corridor
- ▨ Sensitive Development Area
- - - Schedule Ancient Monument

Reference: Grimshaw Drawing: Parameter Plan 5 - Principle Land Uses (November 2020)



PARAMETER PLAN: VILLAGE I - MAXIMUM HEIGHTS

Key:

- Application Site Boundary
- - - Village Developable Areas
- ⊗ Village Naming Convention
- 18.0m+AOD Maximum Height Zone - refer to Development Specification for proportion of buildings permitted to achieve maximum height of up to 5 storeys
- xx.xx Existing Site Levels AOD (Above Ordnance Datum)

Notes:

In applying the heights parameters, all Parameter Plans should be read together, and reference made to the Development Specification for further limitations regarding heritage assets and development floorspace.

- 50.0m AOD
- 55.0m AOD
- 60.0m AOD
- 65.0m AOD
- 70.0m AOD
- 75.0m AOD
- 80.0m AOD
- 85.0m AOD
- 90.0m AOD

- Sensitive Development Area
- Area of additional height control where building height limited to 11m

Finished ground levels are subject to a limit of deviation of +/- 5m from the existing AOD height shown.

Reference: Grimshaw Drawing: Parameter Plan 6 - Maximum Building Heights (November 2020)

