



Responding to feedback on Gilston Park Estate



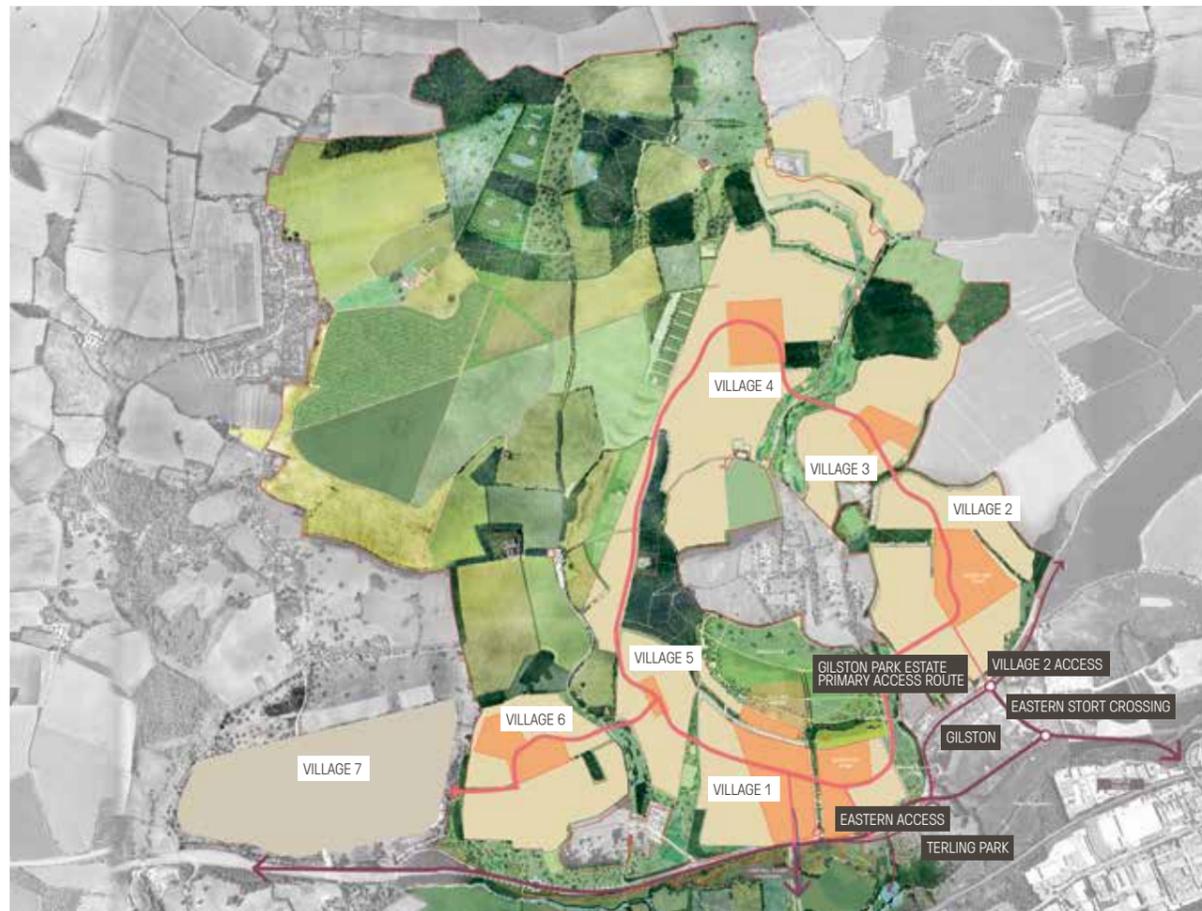
How people have
influenced our plans



Proposal at a glance

Plans to create a beautiful and resilient new garden community at Gilston Park Estate are being shaped by public and stakeholder feedback. A new community of 8,500 homes is proposed by Places for People which includes six sensitively designed, distinct new villages as part of a thriving, sustainable well-connected new place to the north of the Stort Valley.

- » 8,500 new homes, meeting urgent and pressing need for local housing
- » A series of distinct villages, each with their own character
- » Investment of more than £600m in infrastructure
- » New education, health and community facilities
- » Supports the economic and social regeneration of Harlow Town Centre
- » Improvements to local transport
- » Thousands of construction jobs and associated employment opportunities



Planning applications

Following extensive consultation with local people, in May 2019 Places for People submitted the following planning applications:

- » An outline planning application for 8,500 new homes spanning six new villages along with supporting social and community infrastructure – schools, health and leisure facilities.
- » A full planning application for the Central Stort Crossing, enhancing the connection between East Herts and Harlow. The proposals widen the existing Fifth Avenue route to facilitate the creation of part of the Garden Town’s sustainable transport corridor.
- » Full planning application and listed building consent for a proposed new crossing of the Stort Valley, to connect a revamped Eastwick Road in East Herts with River Way in Harlow.

Together, these plans form part of wider ambitions for the 10,000-home Gilston Area development, which is part of the Harlow and Gilston Garden Town designated by the Government in 2017. The Gilston Area was allocated for housing development in East Herts’ District Plan in October 2018, following years of local engagement.

Many people and organisations have commented on the applications since their submission in May 2019. We have worked closely with East Herts District Council to review this feedback and are responding with changes to the applications submitted.

This document provides an overview of the main changes proposed to the applications including connectivity, education and employment space provision, the site’s heritage and important design principles. It also contains information about what will happen next on page 10.

Any comments on these changes should be made directly to East Herts District Council, once their formal consultation process begins shortly, through their planning portal citing the relevant application reference below and using the following link: www.eastherts.gov.uk/planning-building/object-comment-or-view-planning-application-or-decision

- Outline planning application ref: 3/19/1045/OUT
- Central River Stort Crossing planning application ref: 3/19/1046/FUL
- Eastern Stort Crossing planning application ref: 3/19/1051/FUL
- Listed Building Consent ref: 3/19/1049/LBC

We would like to thank everyone who has helped to shape our plans for Gilston Park Estate over recent years. This feedback will help to make a vibrant, connected, successful community to be proud of.



Overview of scheme changes



Feedback to the planning applications has been received from local councils, the community, stakeholders and other interested parties. We have reviewed all feedback and, where appropriate, have made changes that respond to the points made. Some of the main changes are outlined in this image and explained below.

SUSTAINABLE MOVEMENT

1. The main 'boulevard' access to Village 1 is to be made a sustainable transport only corridor with dedicated provision for buses, walking and cycling. We are also working with Essex County Council to help deliver new sustainable transport infrastructure and replace the existing River Way road bridge.
2. A new access point for all modes of transport including private vehicles will be created to the east of the boulevard access.
3. The design of the junction providing access into Gilston/Pye Corner will change significantly to reduce impact on homes in and around Terlings Park. The junction is reduced in size and moved to the north to provide room for noise mitigation to Terlings Park. Access to Terlings Park is to be moved to the west via Burnt Mill Lane and the existing alignment of Eastwick Road.

INCLUSIVE GROWTH

4. Increased employment floorspace to meet the demand for future workspace and job opportunities.

NATURAL AND HISTORIC LANDSCAPE

5. Village buffers have been increased in a number of areas, including:
 - To the south of Channocks Farm (to 30m) and to the north (to 20m)
 - To the north of Pye Corner (to 30m)
 - Between Village 1 and Village 5 to give more space between these two villages
6. We also propose to extend sensitive development areas in response to discussions with Historic England.
7. We have also removed an area proposed for development on land to the south of St Mary's Church.
8. We have also allowed more flexibility within the new villages for the 'sustainable transport corridor, which will be the main route for cycle and bus travel. Also, in response to feedback about new development near the Eastwick moated sites and the Mount, we have reduced the amount of flexibility for the route so that we protect these heritage features.

Providing more employment opportunities



Creating jobs and opportunities for local businesses has always been an important part of plans for Gilston Park Estate. We are responding to feedback from the council's economic development team by providing more and different types of employment space for small and medium-sized businesses. This will help the district achieve the economic potential unlocked by this development.

We've looked closely at the level of employment and the types of space that can be provided at Gilston Park Estate and updated the planning applications:

- » The total proposed employment floorspace is now 29,200 sq m, up from 15,000 sq m.
- » Up to 6,500 sq m of this space is proposed for a flexible construction contractors and skills hub.
- » Reserve floorspace to be provided if there is demand for it has been increased from 5,000 sq m to 12,200 sq m.
- » The Village 1 Centre has been enlarged to enable the increased levels of employment space to be accommodated.
- » More details on the type and nature of employment space provided would be set out when the village masterplan and detailed plans are agreed.

Sustainable movement

Gilston Park Estate will see genuinely ambitious plans for sustainable movement to ensure quick, high quality and affordable ways to travel around without using a car. To support this ambition, we've formally committed to a target of delivering over half of all journeys by sustainable modes.

Places for People have engaged closely with the Garden Town and the planning and highways authorities to further develop the scheme to meet this ambition and secure the benefits it will bring to people, places and the environment. This has resulted in a number of changes to the proposals as follows:

BURNT MILL AND PARNDON MILL

A design showing potential improvements to Burnt Mill Lane for pedestrians and cyclists has been included. This would narrow the carriageway for vehicles to reduce speeds and provide more width for sustainable users. A route via Eastwick Road and Parndon Mill for pedestrians is also being facilitated.

PYE CORNER & TERLINGS PARK JUNCTION



The Pye Corner & Terlings Park junction has been fully redesigned including the following changes:

- Reducing the number of vehicle lanes at the widest part of the junction from five lanes to two (both with additional right turn bays) and moving the Eastern Stort Crossing further north from Terlings Park;
- Reduction in the width of the proposed bridge over Fiddlers' Brook;
- Moving the access to Terlings Park to the west to join Eastwick Road at Burnt Mill Lane;
- Relocating the proposed noise mitigation screen further away from existing properties within a new attractive living and woven willow structure; and
- improvements to walking and cycling routes to allow convenient travel across the junction, as well as more scenic routes via the public footpaths, river and the listed Fiddlers' Brook footbridge that pass under the new road.

VILLAGE 1 ACCESS



The main entrance to the Gilston Park Estate in Village 1 will be for sustainable transport modes only with a separate entrance for private vehicles to the east of the main access.

There will also be a 5m wide pedestrian and cycle bridge over the junction & onward connection to Harlow. The image above shows the area to the south of the access on the Stort Crossing.

VILLAGE 2 & 6 ACCESSES

These are now proposed as traffic signal-controlled junctions with appropriate priority for buses.

Village schools



We have adapted the level of education provision proposed for Gilston Park Estate to enable a larger secondary school to be built, as well as ensuring a primary school place for every child. These changes respond directly to Hertfordshire County Council’s aspirations as the local education authority.

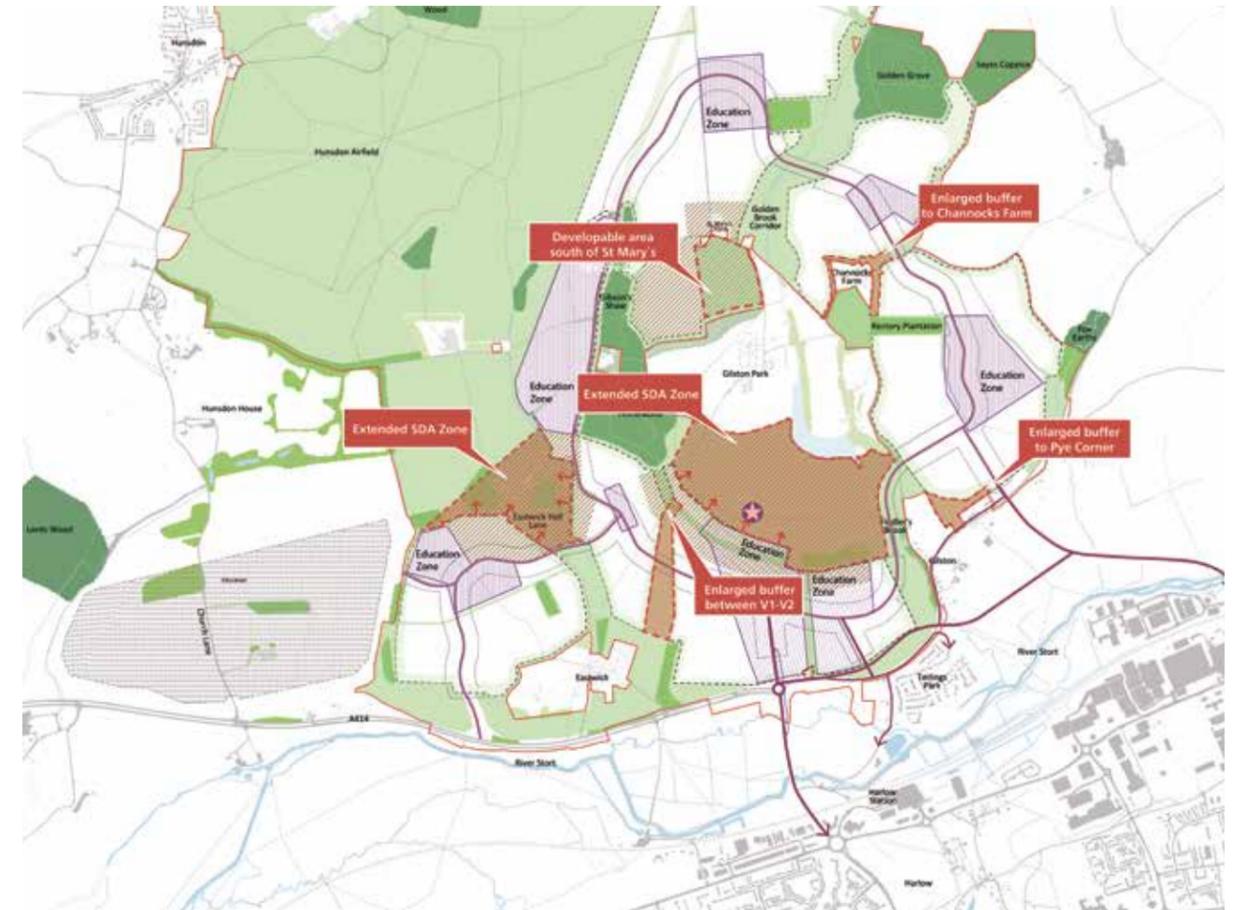
We propose to expand the ‘education zone’ in Village 1, which will enable a larger secondary school to be built at Gilston Park Estate if it is needed. Expanding this area north, to the boundary of Gilston Park, and further west would also ensure the new secondary school has direct, safe access to playing fields at Gilston Park.

Because the schools in Village 1 would have priority access to these playing fields, we have proposed more community sports pitches within the Airfield Park. School pitches and sports facilities would be also be available for community use when there is availability, like at weekends, for example.

Original proposals for four primary schools, and two “reserve” primary sites, have been changed to enable a new facility to be provided in each of the six villages if they are needed.

We will work with Hertfordshire County Council to track the number of homes being built and understand who is living in them so that we can plan when and where the school places are needed. An Education Review Group involving Places for People and the local authorities will oversee this work. Future members of this group are already working closely together to ensure the outline planning application includes the right commitments on education.

Protecting and enhancing local heritage

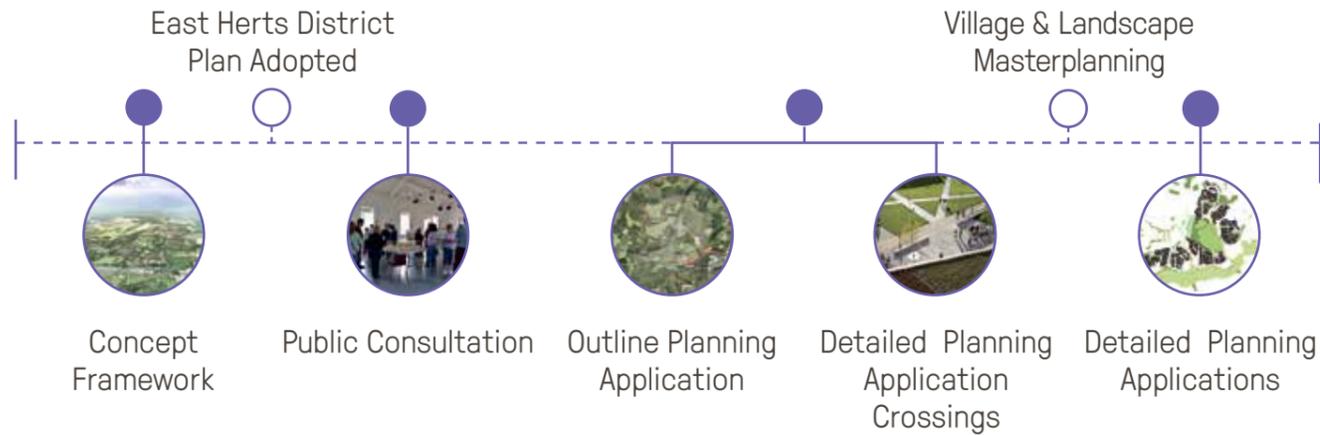


We recognise the importance of the local historic landscape, heritage and archaeological features to Gilston Park Estate’s future. This is why we have worked very closely with Historic England and East Herts District Council to explore ways to protect and enhance the area’s heritage for future generations. The changes to our applications reflect these aspirations.

The new proposed heritage measures include:

- » Extending the three Sensitive Development Areas, intended to protect and enhance the site’s historically important parts.
- » Refining heritage design principles, which will influence development in these areas.
- » Removing developable area from land to the south of the Grade 1-listed building at St Mary’s Church.
- » Widening buffer zones - or ‘village corridors’ - around local features in areas including Gilston village and Channocks Farm, and between Villages 1 and 5 to create distinctive communities.

Responding to local feedback



Our applications have drawn many responses from the local community, and key stakeholders, alongside council officers and partner organisations. We have also held a detailed session with expert members of the Harlow and Gilston Garden Town Quality Review Panel, which was set up to advise on the partners' vision for the garden town.

In addition to the commitments outlined in this document, a number of important changes are proposed in response to this feedback:

- » The nine strategy documents submitted with the outline application already contain commitments to demonstrate how the aspirations for Gilston Park Estate will be maintained. Places for People is now offering these commitments for approval as part of any planning permission granted.
- » In addition, the placemaking strategy which will guide the development of future spaces around the site has been updated. Places for People is committing that all village and landscape masterplans will be shaped by this placemaking strategy.
- » Following work on the Gilston Area Charter and with the Hunsdon, Eastwick and Gilston Neighbourhood Plan Group, the approach to preparing future landscape and village masterplans has been updated. These changes cover things including the scope of any Strategic Landscape Masterplan, which will cover both landowners' sites and landscape between the villages. This change is reflected in the Development Specification.
- » Clarification has been provided on how the scheme responds to the concept framework and Harlow and Gilston Garden Town vision.

East Herts Council has also asked Places for People and Briggens Estate to agree proposed locations for accommodation for Gypsies, Travellers and Travelling Show people within the Gilston Area. We are continuing to work on this requirement with the Council's team.

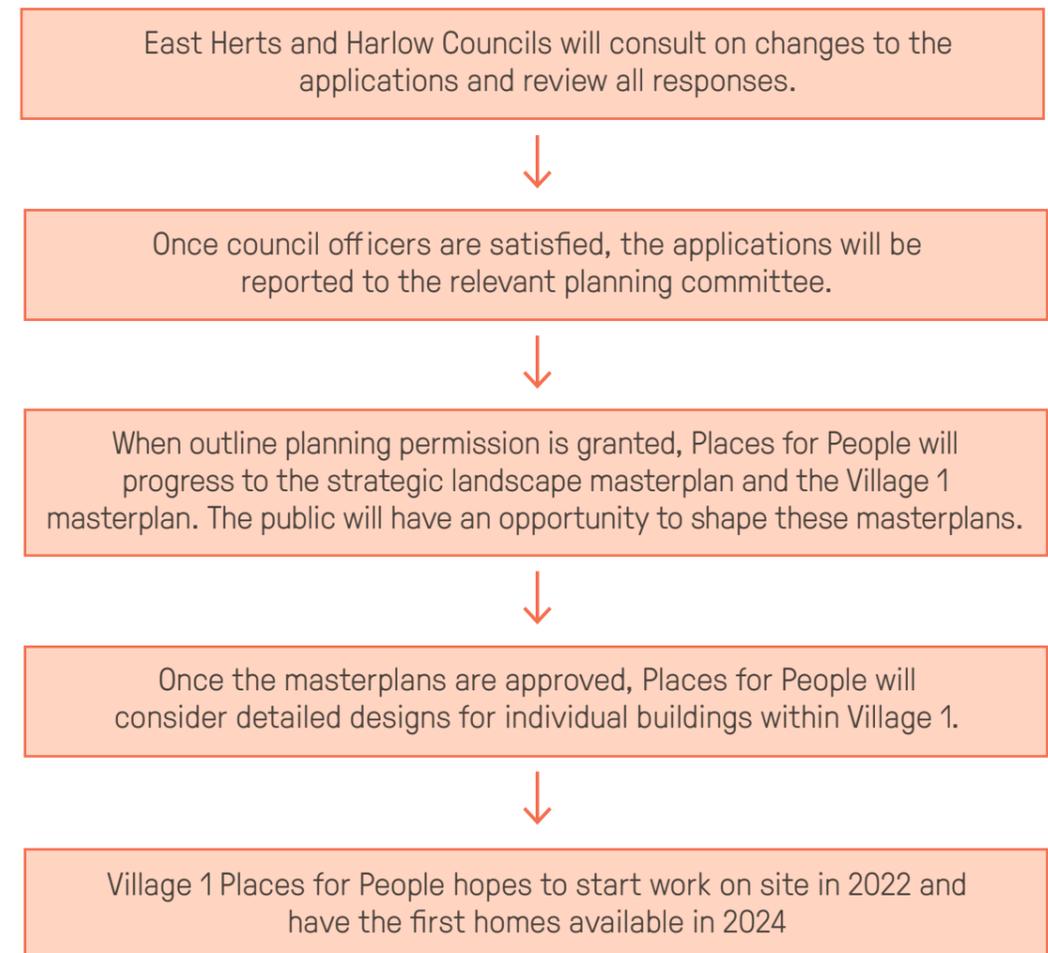
Next steps

The changes to the Gilston Park Estate applications described in this document are reflected in the core application documents that will shape any future planning permissions.

Below you can find details of how you can provide feedback to East Herts District Council: <https://gilstonparkestate.com/join-the-conversation/planning-applications>.

The next steps for the Gilston Park Estate project are set out below.

Next steps



You can find further information by visiting our project website: www.gilstonparkestate.com.



Gilston Park Estate:
enquiries@gilstonparkestate.com