

EAST HERTS COUNCIL

DISTRICT PLANNING EXECUTIVE PANEL – 8 SEPTEMBER 2016

REPORT BY LEADER OF THE COUNCIL

EAST HERTS DRAFT DISTRICT PLAN – THE GILSTON AREA –
SETTLEMENT APPRAISAL AND NEW DRAFT CHAPTER 11

WARD(S) AFFECTED: ALL

Purpose/Summary of Report

The purpose of this report is:

- To present to Members a Settlement Appraisal for the Gilston Area, together with a proposed new chapter, for subsequent incorporation into the final draft District Plan and a first draft of the Concept Framework.

| <u>RECOMMENDATIONS FOR DISTRICT PLANNING EXECUTIVE PANEL:</u> That Council, via the Executive, be advised that: | |
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| (A) | the Gilston Area Settlement Appraisal as detailed at Essential Reference Paper ‘B’ to this report, be agreed; |
| (B) | the draft revised Chapter 11 (The Gilston Area), as detailed in Essential Reference Paper ‘C’ to this report, be agreed as a basis for inclusion in the final draft District Plan, with the content being finalised when the consolidated plan is presented in September 2016; and |
| (C) | the Gilston Area Concept Framework, as detailed at Essential Reference ‘D’, be agreed as a first draft, with further work to take place in consultation with local communities, in order to prepare of final version prior to Submission of the District Plan in March 2017. |

1.0 Background

- 1.1 The Council published its Draft District Plan Preferred Options for consultation for a period of twelve weeks between 27th February and 22nd May 2014.
- 1.2 The issues raised through the consultation with regard to the Gilston Area Chapter were considered at the District Planning Executive Panel on the 21st July 2016.
- 1.3 This report presents a Settlement Appraisal for the Gilston Area. The Appraisal provides the Council's justification for the proposed redrafted chapter having regard to the issues raised during the Preferred Options consultation, further technical and delivery assessment and sustainability appraisal.
- 1.4 In addition, this report also presents a first draft of the Gilston Area Concept Framework. The purpose of the Framework is to support the allocation of the Gilston Area in the District Plan by providing further information on issues such as design principles, land uses, infrastructure and phasing. Further work will be undertaken on the draft Framework, in consultation with local communities, in order to finalise the document prior to Submission of the District Plan in March 2017.
- 1.5 **Essential Reference Paper 'B'** contains the Settlement Appraisal for the Gilston Area, **Essential Reference Paper 'C'** contains the revised draft chapter, while **Essential Reference Paper 'D'** contains the draft Gilston Area Concept Framework.

2.0 Report

- 2.1 The Preferred Options District Plan presented a draft development strategy which included the identification of the Gilston Area as a Broad Location for Development for the delivery of between 5,000 – 10,000 homes.
- 2.2 The Settlement Appraisal identifies that following further evidence gathering, it is the view of Officers that the Gilston Area should now be allocated within the Pre-Submission version of the Plan for 10,000 homes along with supporting infrastructure including roads, schools, health centres and public open space. Given anticipated build out rates, it is likely that approximately 3,000 dwellings will be provided in the Plan period, with the remainder being delivered after 2033. It should be noted that the Settlement

Appraisal refers to a technical document known as the 'Harlow Strategic Sites Assessment'. This document is currently in preparation, and while the draft findings have informed the Appraisal, a final version will be presented to this Panel on 15th September.

- 2.3 The draft revised chapter sets out what development in the Gilston Area will be expected to deliver. A draft Concept Framework has been prepared jointly by the landowners and the Council. The purpose of the document is to support the allocation of the Gilston through the District Plan and inform future, more detailed, design work and the planning application process. The Framework will be finalised, in consultation with local communities, prior to Submission of the District Plan.
- 3.0 Implications/Consultations
- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper 'A'**.

Background Papers

None

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