

GILSTON AREA

CONCEPT FRAMEWORK

SEPTEMBER 2016



CITY & PROVINCIAL
PROPERTIES PLC





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Introduction



INTRODUCTION

PURPOSE OF THE CONCEPT FRAMEWORK

This Gilston Area Concept Framework has been prepared to support a strategic Site Allocation in the emerging East Herts District Plan for 10,000 new homes, along with supporting social and physical infrastructure.

This document represents a first draft of the Concept Framework. Places for People & City and Provincial Properties (“the Principal Landowners”) and the Council are committed to working collaboratively with Harlow Council and local communities in order to finalise the document prior to submission of the District Plan in March 2017.

A plan showing the Gilston Area within its surrounding context is shown on the facing page.

East Herts and Harlow Councils support the principle of development at the Gilston Area, which was identified within the Preferred Options draft of the emerging District Plan (February 2014) as a Broad Location for a strategic scale mixed use development of between 5,000 and 10,000 homes. It was recognised that the Gilston Area represents a sustainable location to accommodate development that will assist meet local housing needs, whilst also contributing to the economic regeneration of Harlow.

Since that point additional technical evidence has been prepared and following further collaborative working, the Councils and Principal Landowners have agreed to jointly prepare this Gilston Area Concept Framework with its purpose being to support the Gilston Area as an identified Site Allocation for 10,000 homes within the Pre-Submission version of the District Plan scheduled for November 2016.

In addition to supporting the Site Allocation, the Gilston Area Concept Framework also serves to:

- support the comprehensive approach to development across the landholdings of the Principal Landowners;
- establish a basis for high quality design and place-making;
- establish key principles for the development including, land use, movement, green infrastructure, etc; and
- inform future planning decisions.

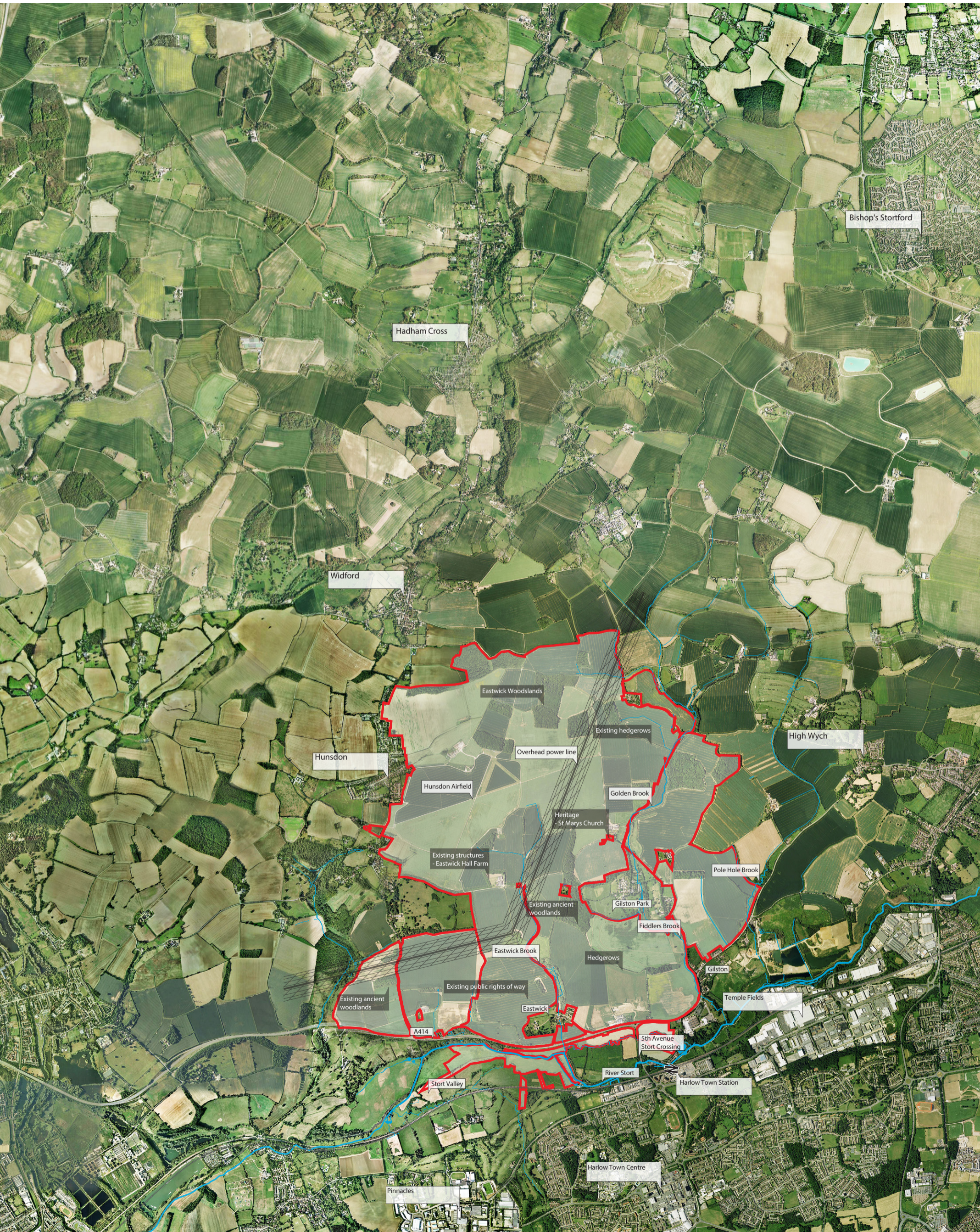
The Gilston Area Concept Framework is based upon the evidence currently available. In light of the constraints and opportunities identified, the Concept Framework establishes the key principles that should underpin the redevelopment of the Gilston Area and guide the preparation of future detailed proposals.

The application of these key principles is shown in the illustrative spatial proposals developed for the Gilston Area by the Principal Landowners - the Illustrative Concept Masterplan. This illustrative masterplanning work, which is shown throughout this Concept Framework, provides an indication of one way in which the key site principles would be developed into a spatial layout. This masterplan is purely illustrative at this stage. Detailed proposals for the Gilston Area will need to be shaped by further technical and design work, which will involve the participation of key stakeholders including the local communities. However, it provides a useful tool in showing how a high quality outcome could be achieved and forms the basis for assessing broad development impact and mitigation as a result of the proposals at this strategic location.

It is anticipated that the key strategic principles identified in this Concept Framework will inform the Site Allocation policy in the District Plan and assist guide the detailed design process.



Site Context Plan



CONTENT

The Concept Framework is structured to address the following:

- Chapter 2 – provides the local and strategic context to the Gilston Area, including a summary of the relevant planning policy framework;
- Chapter 3 – establishes the overall vision and development objectives for the Gilston Area;
- Chapter 4 – evaluates the baseline constraints and opportunities of the Gilston Area, based on the technical evidence collected to date;
- Chapter 5 – establishes the key design parameters and principles which together define the spatial framework and place-making aspirations for the Gilston Area;
- Chapter 6 – summarises the principles that will inform the delivery of the development, including the Site Allocation status of the site, phasing and implementation; and
- Chapter 7 – describes the anticipated next steps toward the detailed design and realisation of proposals at the Gilston Area.

CONCEPT FRAMEWORK STATUS

This Concept Framework will demonstrate that there is sufficient evidence to enable the site to be allocated within the Publication version of the District Plan, and in turn influence the content of the Site Allocation policy for the Gilston Area, which will guide the preparation of future planning applications at the site.

The status of the Gilston Area Concept Framework is as an evidence based document produced to inform plan making and specifically support the Site Allocation policy for the Gilston Area in the Publication version of the District Plan. East Herts may in the future decide to 'adopt' the document for Development Management purposes, or undertake the further necessary work to evolve the document into a supplementary planning document.

The Gilston Area Concept Framework is based upon the evidence currently available including that collated by East Herts and the considerable body of technical evidence which has been commissioned by the Principal Landowners (as listed at Appendix 1).

The Publication version of the District Plan and its supporting evidence base (including the Concept Framework) will be subject to public and stakeholder consultation. As the project moves forward through to detailed design, further testing and analysis will be required in the preparation of any future planning applications which will include further public and stakeholder consultation.

The land holdings of the Principal Landowners (which is shown on the facing page) has formed that basis of the study area for the Concept Framework. The study area has been the main focus for examining the technical and environmental issues of the Gilston Area, however, the extent of the assessment for some disciplines has gone well beyond the study area such as determining visual impact, transportation and ecology to examine the wider implications of the development.

All land required to deliver the development within the villages proposed for the Gilston Area is available and is within the control of the two Principal Landowners. Some third party land will be required to deliver the river crossings over the River Stort and the Principal Landowners anticipate that this land will be acquired, where necessary, at the appropriate stage of the planning process. The Councils are able to use their Compulsory Purchase Powers, if necessary, to facilitate the delivery of the river crossings given their importance to securing economic and social growth in the wider Harlow area.

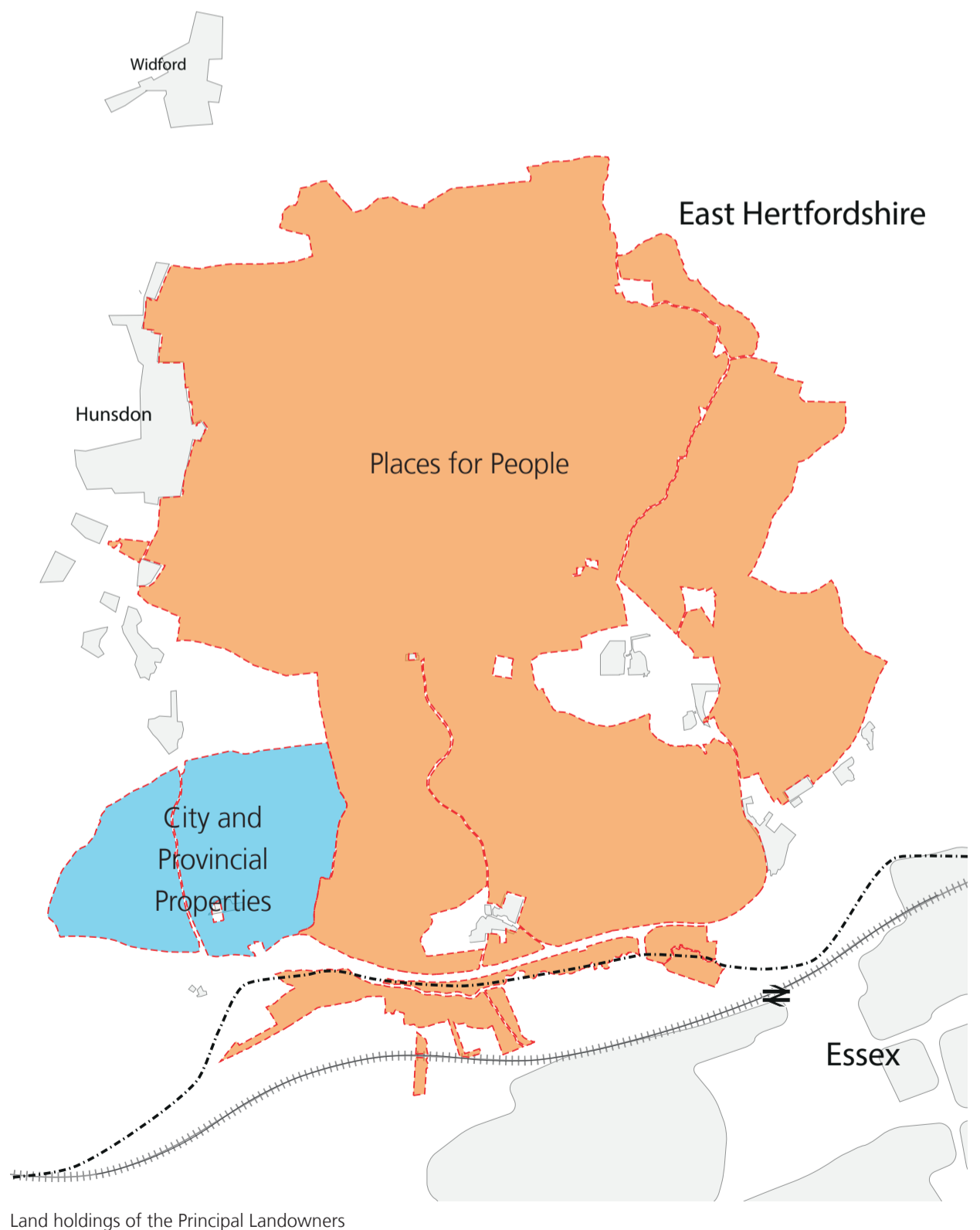
PARTNERSHIP WORKING

The Principal Landowners and East Herts are working collaboratively to prepare this Concept Framework. This collaboration has established a shared vision and a series of development objectives that are embraced by both groups to support the objectives of both districts within their respective Local Plans.

The Advisory Team for Large Applications (“ATLAS”) have been fully engaged from an early stage of the project as a facilitator providing both spatial planning and project management advice. ATLAS have supported joint working between the Councils and with the Principal Landowners, as well as the scoping and preparation of the Concept Framework and supporting evidence base.

It was agreed between the parties that during the preparation of the Concept Framework joint working sessions would be arranged with relevant officers and members from the Councils to ensure a comprehensive understanding of the proposals for the Gilston Area in the form of a Site Allocation, aiding the production and agreement of the document.

This Concept Framework deals solely with matters relating directly to the Gilston Area ie place making principles, direct site access, green infrastructure, etc. Wider planning matters concerning the greater Harlow area, including the potential for a new Junction 7A on the M11, relocation of the Princess Alexandra Hospital and other growth locations are being initially considered in other cross-boundary forums including via officer joint working, the Co-operation for Sustainable Development Board, etc.



Land holdings of the Principal Landowners