



Delivery & Implementation 6

Summarises the principles that will inform the delivery of the development, including the Site Allocation status of the site, phasing and implementation

DELIVERY & IMPLEMENTATION

CONTEXT

The Gilston Area 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 represented a sustainable location to accommodate development that will assist meeting 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 Gilston Area is to be identified as a Site Allocation for 10,000 homes within the Publication version of the District Plan.

The adjacent plan provides an indication of the spatial extent of the Gilston Area that will inform the Site Allocation. Within this area the key diagram in the District Plan is likely to confirm that the built form of the 7 villages is to be located south and east of the existing pylon corridor, leaving the area north and west of the corridor to be retained and improved as green space, woodland and agricultural land, which may include some small scale buildings and structures such as car park facilities, facilities associated with recreation uses, etc. Furthermore, as indicated in Chapter 5 of the document there are areas within that covered by the key diagram allocation that will not be subject to development such as immediately around Eastwick and Gilston village, Gilston House, etc.

PROGRAMMING AND BUILD OUT RATES

The scale of the Gilston Area development is such that the 10,000 homes are expected to be delivered during this plan period and beyond. In light of the significant role the Gilston Area will play in contributing to meet the acute housing need within the housing market area as well as assisting to deliver economic regeneration within Harlow, it is important that development commence as swiftly as possible. Precise details of the anticipated programme and delivery will be discussed in more detail as the project advances to the next stage of detailed design.

Overall, the Gilston Area will make an early and continued contribution to the delivery of homes of varying types and tenures that will significantly assist address local housing needs.

PHASING

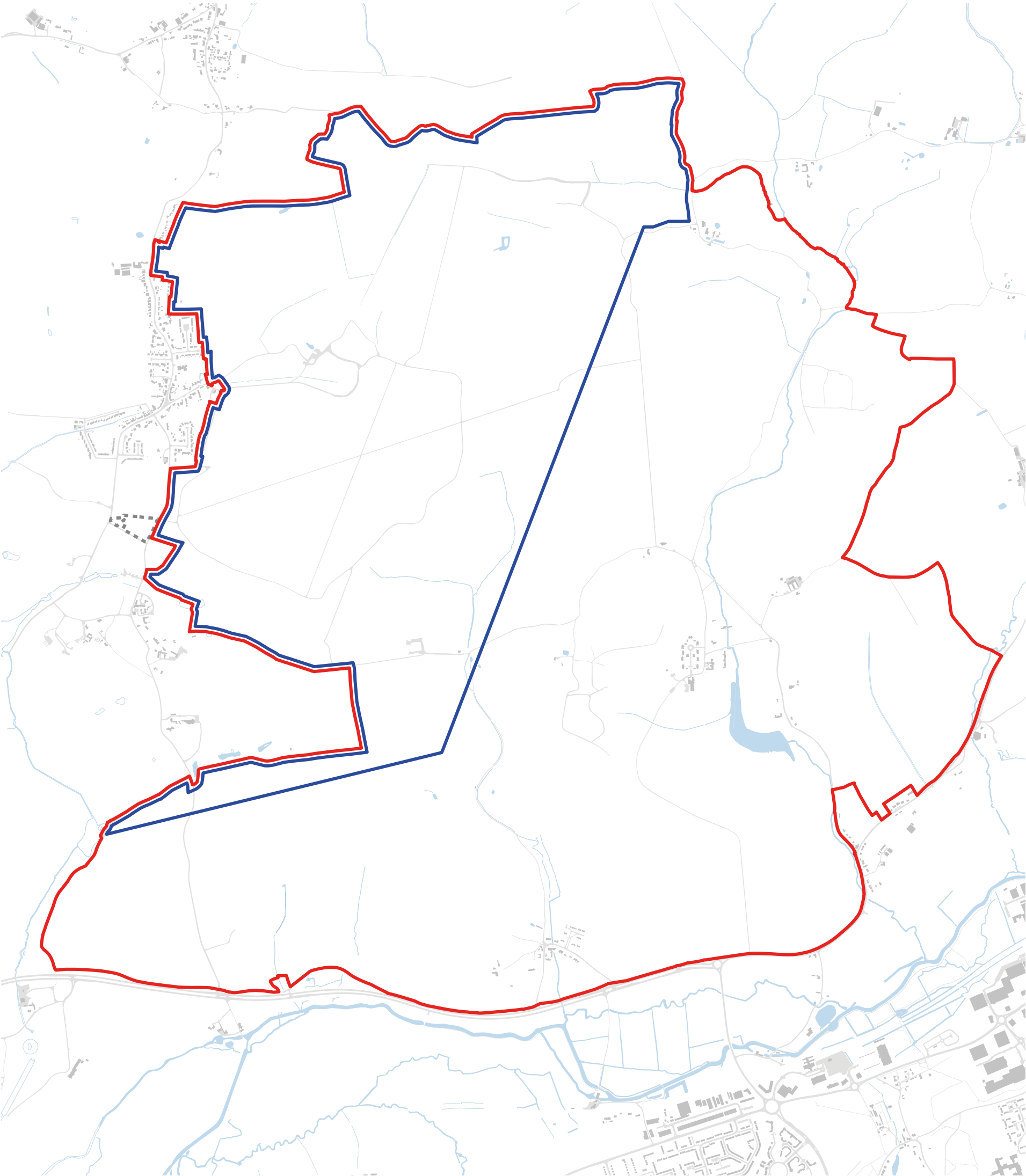
The preparation of the Principal Landowners Concept Masterplan is founded on an extensive technical evidence base, as listed at Appendix 1, and early and effective engagement with various key stakeholders including East Herts, HDC, HCC, ECC, Historic England, Highways England, Environment Agency, etc. Through this process it has been possible to identify the indicative phasing of the villages, and the critical infrastructure necessary to support the development of the Gilston Area. A copy of the illustrative phasing plans are provided at Appendix 2.

The timing for the delivery of the main physical or social infrastructure items will be identified through specific development triggers linked to a certain quantum of development or specific event. These development triggers cannot be precisely identified until detailed testing is undertaken as part of the planning application process. However, based on the work undertaken to date the high level delivery principles for the main infrastructure items are set out on the Illustrative Phasing Plans at Appendix 2.

The infrastructure delivery principles provide an indication of the delivery aspirations. The detailed timings for the delivery will be informed by the detailed technical assessments that will be undertaken at the planning application stage. Furthermore, additional work will be required to determine who should be responsible for delivering the various infrastructure items, particularly the strategic items which are to facilitate a wider growth beyond the Gilston Area, across the greater Harlow area.

LEGEND

- Site Allocation
- Parklands



Site Allocation Plan



Next Steps

Describes the anticipated next steps toward the detailed design and realisation of proposals at the Gilston Area



NEXT STEPS

This Concept Framework demonstrates that there is sufficient evidence for the Gilston Area to be allocated in the emerging District Plan. The land is both available and suitable for development which will support the growth and spatial strategy of East Herts, whilst also delivering benefits to Harlow.

This document provides the necessary evidence to demonstrate that at this stage of the development plan process there are no show stoppers which would prevent the required scale and mix of development being delivered on the site. The document also demonstrates the collaborative working that has been undertaken thus far in the process.

Notwithstanding that, there is significant further work to be done in consultation with the interested Councils, the parishes and local communities to develop the principles in this document and initial concept masterplan, to evolve them into a definitive masterplan for the Gilston Area and to realise the homes that are so urgently needed in the local area.

Moving forward the key steps in this process are likely to include the following:

DISTRICT PLAN ADOPTION

The next stage of the District Plan process is the issue of the Publication version, scheduled for November 2016. The District Plan is programmed for Submission in March 2017, and Examination in Summer 2017. This will conclude with an anticipated adoption in December 2017. The process will provide the necessary development plan certainty for the determination of any planning applications on the site. It will be necessary to develop and agree the wording of the site specific policy for the Gilston Area, ensuring it captures the key principles for the development.

PRE-APPLICATION ENGAGEMENT AND DESIGN DEVELOPMENT

As explained throughout this document there is a substantial local housing need and desire to secure the economic regeneration of Harlow. The Gilston Area can make a meaningful contribution to both by maximising the amount of development that is delivered during the plan period. The next step in the process (post completion of this Concept Framework) will be to commence initial pre-application discussions with the Councils in relation to the development of the Gilston Area masterplan and the preparation for a planning application.

STAKEHOLDER AND PUBLIC ENGAGEMENT, AND GOVERNANCE STRATEGY

The Principal Landowners are keen to build on the far-reaching consultation work undertaken to date which has actively engaged with and informed communities and stakeholders across Harlow and East Herts. The next phase of consultation work is expected to include digital and social media activity, on-the-ground events including public exhibitions and community meetings, and targeted stakeholder activity

through workshops and steering committees. The Principal Landowners are also keen to be involved in the development of governance structures, and engage with the parish councils.

FURTHER TECHNICAL ASSESSMENTS

The development of a detailed masterplan for the Gilston Area and preparation of a planning application will need to be underpinned by a further analysis of various technical matters. This will build upon the extensive work undertaken to date, and respond to the specific nature of the scheme being progressed.

PHASING

Having regard to the outcomes of the additional technical assessments consideration will need to be given to the timing and phasing of the development and its associated infrastructure. Whilst ensuring a viable and deliverable development, the phasing strategy will also need to have regard to place making principles to ensure that infrastructure is delivered so to align with the development quantum that triggers the need for it.

A strong collaborative approach between the Principal Landowners and the Council has supported the preparation of the Concept Framework. This will continue to support the next stages of the detailed masterplanning design work.



Village 3, frontage to landscape - based upon Illustrative Concept Masterplan



Appendix 8



APPENDIX

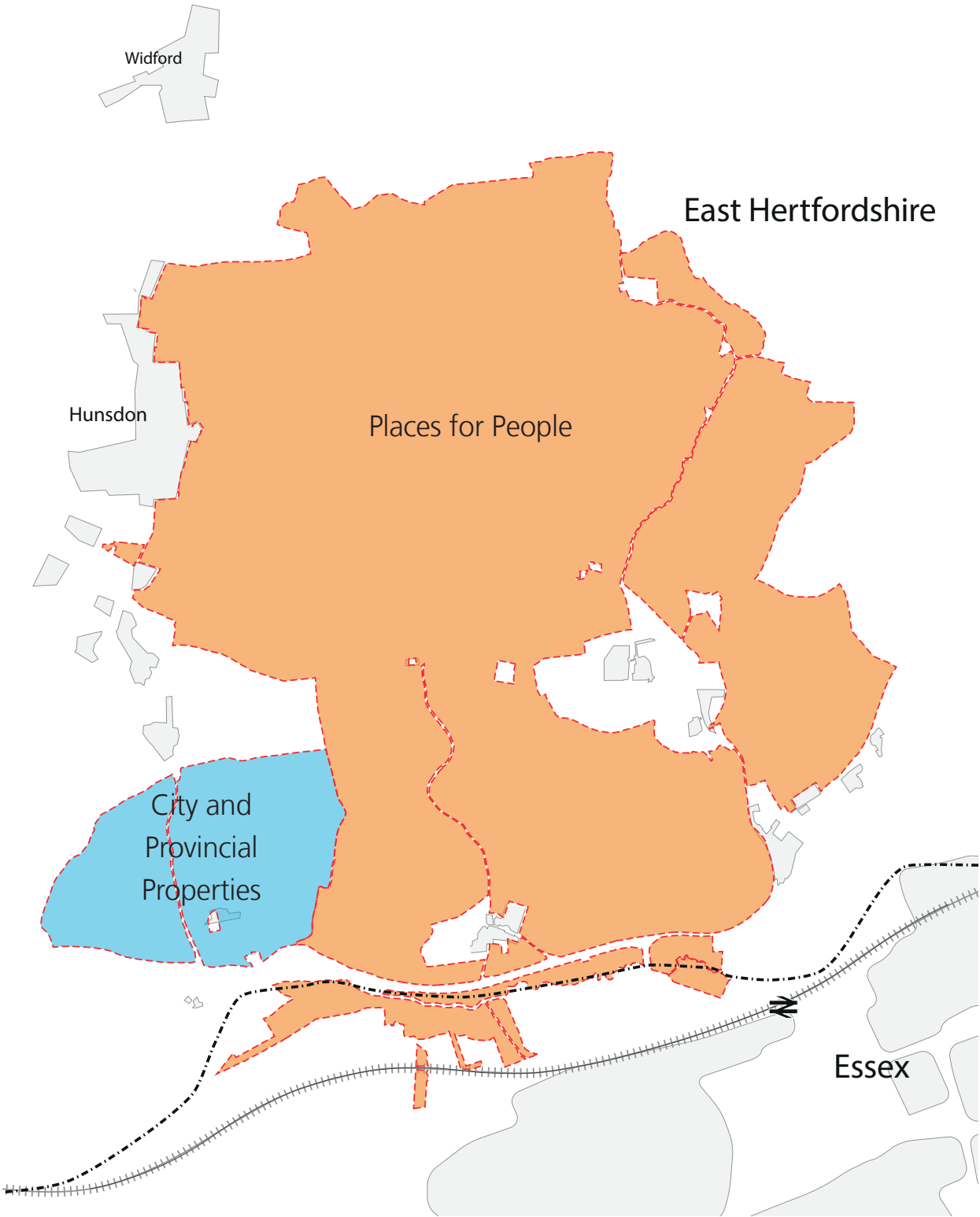
PRINCIPAL LANDOWNER EVIDENCE BASE DOCUMENTATION

Principal Landowner evidence base documentation

- Design Statement (prepared by Grimshaw and Rick Mather Architects with Figure/Ground Architects);
- Regeneration Strategy (prepared by Quod with Savills);
- Delivery Strategy (prepared by Quod with Savills);
- Green Belt Strategy (prepared by Capita with Churchman Landscape Architects);
- Landscape and Visual Appraisal (prepared by Capita with Churchman Landscape Architects);
- Transport Strategy (prepared by Vectos with Alan Baxter Associates);
- Biodiversity Strategy (prepared by EPR with CSA);
- Recreational Impacts Note (prepared by EPR);
- Landscape and Public Realm Strategy (prepared by Grant Associates);
- Flood Risk and Drainage Assessment (prepared by Aecom with Hoare Lea);
- Energy Statement (prepared by Aecom with Hoare Lea);
- Utility Strategy (prepared by Aecom with Hoare Lea);
- Minerals Evaluation (prepared by Matthews & Son);
- Sewerage Treatment & Foul Drainage Strategy (prepared by Aecom with Hoare Lea);
- Heritage and Archaeological Desk Based Assessment, and Archaeological Management Plan (prepared by LP Archaeology); and
- Governance Strategy (prepared by Quod with Savills).



CITY & PROVINCIAL
PROPERTIES PLC



Land holdings of the Principal Landowners

