



Gilston Area Steering Group Meeting

Thursday 29th April 2021 -16:30 pm
Zoom Meeting

Minutes

Present:

EHC

Cllr Linda Haysey (LH) (Chair) - Leader (EHC)
Cllr Eric Buckmaster (EB) – Sawbridgeworth Division HCC
& Hunsdon Ward District (EHC)
Kevin Steptoe (KP) – Garden Town Project Lead
Jenny Pierce (JP) – Senior Project Officer
Karen Page (KP) - Place Making & Growth Officer
Annesta Lee (AL) (minutes) –Project Co-ordinator (Gilston Area)

HCC

Sarah McLaughlin (SM) – Head of Growth and Infrastructure Unit

HDC

John Hoad (JH)

ECC

Graham Thomas (GT) – Head of Planning

Parish Councils

Bob Toll (BT) Chair - Hunsdon Parish Council (HPC)
Anthony Bickmore (AB) Chair - Hunsdon, Eastwick & Gilston
Joint Neighbourhood Planning Group (NPG)
Mark Orson (MO) - Eastwick & Gilston Parish Council (EGPC)
Mike Allen (MA) – Chair Widford Parish Council (WPC)

Developers

Paul Mumford (PM) – Places for People
Chris Lovegrove (CL) – City & Provincial Properties (CPP)
Julian Seymour (JS) – Cratus Communications
Will Sendell (WS) – Places for People (Pfp)

Apologies:

Richard Cassidy (RC) – Chief Executive

Naisha Polaine (NP) – Director, HGGT

Sammy Steele (SS) - PfP

Danny Purton (DP) – Harlow District Council

Molly Stroyman (MS) – Stewardship & Community
Development Officer

David Sprunt (DS) – Highways

Tom Payne (TP) – Chair High Wych Parish Council

1. Welcome, Introductions & Apologies

- 1.1. Cllr LH formally welcomed everyone to the meeting and representative from PfP, Will Sendell, Senior developer working on the Gilston Area project.
- 1.2. Cllr LH confirmed apologies received as set out above.

2. Minutes of the previous meeting

- 2.1. Cllr LH introduced the minutes of the last meeting 14th January 2021.
- 2.2. The minutes were agreed as a correct record.

3. Update on Actions

- 3.1. KS went through the actions of the previous meetings and provided updates.
- 3.2. AB indicated that community members have voiced concerns on the issue of water stress given the existing limited development and demand in the area. Given that, what impact will the new Gilston Area development have. The group still need to have a briefing from Thames Water (TW) on this matter but considered that the previous contact may not be the most appropriate one at TW. Suggested that KS make contact with others at East Herts who are involved in this matter and SM suggested Julie Greaves at HCC and sustainability work she is involved in.

Action: KS to explore possible alternatives contacts to be invited to the Steering Group meeting to provide a briefing on the current water supply situation and action required given the demand that will be created by the development.

- 3.3. EB informed the steering group that the work on the Minerals Plan remains in progress.
- 3.4. AB enquired on position of the Harlow Metro feasibility study brief and the Garden Town Employment Commission.
- 3.5. In relation to the Harlow Metro feasibility, JH explained that there was no fully prepared brief at this stage. He suggested that the HDC Cabinet report, where it was agreed to commission the brief, be circulated to provide the most recent update. Report attached to these minutes.

Action: With regard to the Employment Commission, KS to check whether this can be circulated to the group.

4. Update Summary of consultations

- 4.1. KS provided updates on the consultations and indicated that in relation to the Gilston Area V1-6 planning application, the Environmental Impact Assessment (EIA) regulations requirement is for a targeted further period of notification to review additional information submitted in relation to it. The consultation is currently on-going and will end 24th May 2021.
- 4.2. AB informed that the Gilston Area Neighbourhood Plan (GANP) will be submitted for Referendum on 27th May 2021
- 4.3. The Steering group noted that the dates for Minerals Local Plan consultation is yet to be confirmed post elections.
- 4.4. With regard to the LCWIP, which focusses on existing Harlow urban walking and cycling network, the consultation will run from 12th May to 13th June 2021.
- 4.5. LH recommended the addition of consultation exercises in relation to Harlow Town developments to the summary.
- 4.6. AB enquired on whether there were any consultations exercises planned post July. KS confirmed that the summary contains details known at this stage, but will be rolled forward to provide more information when it becomes available.
- 4.7. BT enquired on whether further changes to the Environmental Impact assessment are anticipated for Village 7.
- 4.8. In relation to this, KS indicated the new ES information submitted on the V1-6 application is related to the proximity of the Gypsies Travellers/Travelling Show people (GT/TSP) to the A414 and noise impacts

as a result. Village 7 does not have the same issue of proximity of the GT pitches to the A414.

- 4.9. BT raised a question in relation to the proposed V7 football hub and whether the ES submitted with the V7 application needs to be revised as a result of the amended proposals. KP indicated that officers are currently reviewing the ES to assess its robustness.
- 4.10. CL requested that any specific information required on the ES regarding Village 7 should be emailed to him and feedback provided in due course.

5. Future Gilston/Garden Town delivery programme

- 5.1. The Group noted the programme provided by PfP. It sets out a considerable amount of concurrent work.
- 5.2. LH expressed congratulations to all the individuals who worked on HIG agreement to enable final sign off.
- 5.3. PM provided an overview of the HIG programme, its various components, timescales and milestones for the delivery of key infrastructure of the two River Crossings and some infrastructure in Village 1 and on Masterplanning and policy and guidance which informed the Masterplanning process.
- 5.4. PM indicated that the discussions on the Housing Investment Grant (HIG) have been concluded and the contracts relevant to parties involved have been signed.
- 5.5. The steering group noted that HIG programme provides the timescales and milestones required for the delivery of key infrastructure for the River Crossings.
- 5.6. PM indicated that the Housing Investment Grant (HIG) funds are primarily allocated for the two River Crossings and may require CPO powers of both East Herts (EHDC) and Harlow District Council (HDC). Places for people (PfP) is approaching the existing land owners to negotiate the land acquisition for the infrastructure.
- 5.7. PM further pointed out that the funds agreed for HIG will also be used to fund key infrastructure in village 1 to enable access to the village for sustainable modes access.
- 5.8. Early provision is to be made in Village 1 for primary school.
- 5.9. EB enquired on the ambitions for the V7 first start of housing.
- 5.10. PM indicated that all the details of housing will be included the housing delivery programme at reserved matter stage.

- 5.11. AB pointed out that there seems to be no early wins included in the HIG programme.
- 5.12. AB suggested that updates on the HIG programme be shared with the steering group at future meetings. To be confirmed.
- 5.13. BT enquired on whether the delivery of the Central Stort Crossing (CSC) and Eastern Stort Crossing (ESC) place controls on the occupation of houses, to what degree and limitations.
- 5.14. Ks confirmed that there would be controls but that negotiations are on-going regarding triggers related to housing delivery and are yet to be agreed.
- 5.15. PM pointed out that a monitoring process will be agreed for tracking traffic generation and its relation to the agreed mode shares.
- 5.16. LH suggested that consideration be given in the architectural designs of the schools to enable usage by various community users.
- 5.17. SM informed that HCC is working with the developers in regard of the school provisions incorporated to consider all potential users of the facilities.
- 5.18. BT noted that the programme does not include any information on Village 7.

6. Master Planning –PfP presentation

6.1 WS and JS presented on the high level headings in relation to the Strategic Landscape Masterplan and the Village Masterplan. These include:

- SLMP-covers area outside village boundaries
- Design Codes
- Two River Crossings and how they will be addressed
- Habitats
- Biodiversity
- Blue infrastructure-SUDS, Drainage *etc.*
- Sustainable and Movement Corridors
- Vehicle routes between green spaces
- Heritage
- Landscape
- Recreational Areas
- Lighting and Public spaces
- Recreational areas of commercial spaces within villages
- Village centre
- Masterplan engagements
- Technical engagements
- Public consultations
- Community Work groups

- SLMP programme
- VMP programme
- Timescales
- Next steps forward

6.2 AB asked whether the reference to Design Code (singular) in relation to each of the village masterplans suggested that there may be more uniformity to the design of the development than the Concept Framework anticipated.

6.3 JS indicated that the process for the Design Codes will be replicated for each village but not necessarily the content.

6.4 AB pointed out that the tight timescales pinned down for the SLMP/VMP Programme (around 8mths) duration appears to be ambitious and potentially constrained the ability to engage with the community.

6.5 WS informed that PfP envisioned collaboration and agreement of working groups from the community as early as possible and have placeholders in diaries to fast track the achievement of the deadlines.

6.6 AB raised concern about how biodiversity net gain, climate change implications of the development in light of the new Government regulations coming in effect will be addressed in the process.

6.7 AB asked that consideration be given to increasing the number of representatives from the local community for the community engagement for the SLMP/VMP.

6.8 JS pointed that the masterplan consultation will consult diverse groups in the community which will ensure wide engagement.

6.9 AB informed that the Neighbourhood Plan Group would be happy to give a briefing on the Gilston Area Neighbourhood Plan (GANP) to the masterplanners for the SLMP/VMP works.

6.10 MO expressed concerned on the number of community representatives presented for the engagement sessions. Suggested the number be increased to five (5).

6.11 LH raised concerns about the tight timescales of the master planning programme and ensuring how quality is provided in the process.

6.12 LH indicated that memberships for community engagements be reconsidered.

6.13 PM outlined that the process for engagement on the SLMP/VMP needs to be fast tracked and placeholders put in diaries to meet milestones.

6.14 Notwithstanding the concerns raised by the Group in relation to the scope of engagement and the timescales, it was agreed in principle that the work should proceed – but engagement and progress would be kept under review. The structure and membership of the Master Planning working groups are to be further discussed and agreed in advance of any workshops being held.

7. Other updates

7.1 LH expressed congratulations to the NPG for being shortlisted for the National Planning Award.

7.2 AB informed on the repositioning of resources on the Neighbourhood Planning Group to provide greater efficiency.

8 AOB

9 Dates of future meetings

9.1 LH recommended that the steering group meet once a month.

Action: KS to provide dates in diaries for the next six (6) months.

9.2 AB suggested papers for the meeting be sent out in advance of the steering group meeting to facilitate time for review.

The meeting closed at 6:04 pm.

Date of next meeting: TBC zoom meeting.