



# Gilston Area Steering Group Meeting

---

Thursday 29<sup>th</sup> July 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)  
Richard Cassidy (RC) – Chief Executive  
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)  
Cllr Michael Hardware (MH) – Cabinet Member for Strategic Growth

#### HGGT

Naisha Polaine (NP) – Director, HGGT

#### ECC

#### Parish Councils

Bob Toll (BT) Chair - Hunsdon Parish Council (HPC)  
Frank O'Shea (FO) – Stewardship representative, NPG  
Janine Bryant (JP) – (NPG) & Eastwick & Gilston Parish Council (EGPC)

#### Developers

Paul Mumford (PM) – Places for People  
Phil Murphy (Phil M) - Quod  
Will Lusty (WL) – Taylor Wimpey plc

Henry Pelly – Consultant -Max Fordham/(PfP)  
Ashley Bateson (AB) – Consultant -Hoare Lee/Taylor Wimpey plc  
Jonathan Locke (JL) – Taylor Wimpey plc  
Oliver Johnson (OJ) – Taylor Wimpey plc  
Will Sendell (WS) – Places for People (PfP)

### **Apologies:**

Anthony Bickmore (AB) Chair - Hunsdon, Eastwick & Gilston  
Joint Neighbourhood Planning Group (NPG)  
Sammy Steele (SS) - PfP  
Mark Orson (MO) - Eastwick & Gilston Parish Council (EGPC)  
Mike Allen (MA) – Chair Widford Parish Council (WPC)  
David Sprunt (DS) – Transportation Strategy & Infrastructure (ECC)  
Tom Payne (TP) – Chair High Wych Parish Council  
Graham Thomas (GT) – Head of Planning (ECC)

## **1. Welcome, Introductions & Apologies**

- 1.1. Cllr LH formally welcomed everyone to the meeting including the Taylor Wimpey representatives, Jonathan Locke and Oliver Johnson and Henry Pelly of Max Fordham/Places for People (PFP) and Strategic Growth colleague from the Harlow District Council, Cllr Michael Hardware.
- 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 27<sup>th</sup> May 2021.
- 2.2. The minutes were agreed as a correct record.

## **3. Action Update**

- 3.1. KS went through the outstanding actions from previous meetings and provided an update.
  - The HCC Mineral and Waste Plans is expected to go through the democratic process at HCC in the autumn and consultation in January 2022.
  - The Garden Town Employment Commission work is now on the Harlow Gilston and Garden Town website. KS can provide the details of the link to group members if they are unable to locate the document.

3.2. Cllr LH informed that she has been in communication with contacts at Thames Water and Julie Greaves at Hertfordshire County Council (HCC) to explore representatives who can provide briefing on water supply and usage of water.

**Action:** SM to follow-up with Julie at HCC with regards the representatives/colleagues who can provide briefing on water supply and usage of water.

#### **4. Consultation Update**

4.1. KS provided a summary update of consultations and engagements to be undertaken:

- The Gilston Masterplanning works for both Strategic Masterplanning and Village 1 masterplanning has commenced and is expected to be a long-term engagement exercise.
- The Gilston Neighbourhood Plan adoption date was 28<sup>th</sup> July 2021
- Dates are to be confirmed for the consultation for the STC - North to Central for the detailed design a presentation led Essex County Council
- Upcoming consultation for amendments to the V7 applications and information in relation to the Environmental Impact Assessment around mid-August 2021.
- Minerals Plan

4.2. FO updated the group on the Hunsdon Area Neighbourhood Plan which will be submitted for consultation September/October 2021.

4.3. NP signposted group members to the HGGT website for an update by the Garden Town on the Communication Plan with regards to the two Stort River Crossings. The communication information went live Friday 23<sup>rd</sup> July 2021.

#### **5. Landowner Approach to Carbon Minimisation during the Development and Long term**

5.1. KS outlined the approach developers are expected to take with regards achieving carbon emission minimisation and carbon neutral objectives and the impact on climate changes. A summary background of the policy and guidance documents that have been used as the benchmark to achieving the carbon minimisation is as follows:

- Policy context
  - District Plan (2018)
  - Sustainability SPD EHDC
  - Eastwick and Gilston Neighbourhood Plan
  - Garden Town Sustainability Guidance and Checklist

Through the planning application process the LPA seeks to impose a condition that will require details of the approach to be taken to carbon minimisation through the masterplan process – strategic and village – and at reserved matters stage.

5.2. Henry Pelly (HP) consultant with Max Fordham/PfP presented a summary overview of approach to sustainability strategic, criteria and carbon neutral objectives.

- Ways in which standards are implemented
- Unintended consequences particular standards
  - Biomass boilers installations examples etc.
- Heating and technology
- Decarbonisation and Demand Management
- Renewable energy
- Looking Forward
- Density in relation to decarbonisation
- Overview of the Industry Standards
  - Future Homes Standards -2025
  - Sustainability Criteria – RIBA 2030 v.1
    - RIBA 2030 Climate Challenge
  - Sustainability Criteria – RIBA 2020 v.2 (2021 update)
  - Sustainability Criteria –London Energy Transformation Initiative (LETI)
  - Embodied Carbon – Industry Guidance Overview
  - Construction materials to be used
- Desired Outcome
  - Minimise impacts
  - Maximise Benefits

5.3. A brief summary presentation was given by Ashley Bateson consultant with Taylor Wimpey on energy and sustainability strategy for V7 on the following:

- First Approach with regards future standards

- Consideration and application of opportunities
- Green infrastructure
- Water management
- Carbon reduction
- Carbon dioxide emissions
- Reduction in energy embodied in construction materials through re-use and recycling
- Exploration of standards
- Incorporation of high quality innovative design, new technologies, construction techniques etc.

5.4. KS asked on energy use, embodied carbon and materials used in construction and how it affects future changes. AH pointed out that embodied carbon and materials will reduce naturally with decarbonisation over time due to electricity usage in the grid.

5.5. HP further added that the embodied carbon will increase initially and overtime with the use of electricity the carbon footprint will decrease.

5.6. EB asked about what seems to be a potential conflict between embodied carbon when looking at the life span of a building as it appears that the carbon footprint reduces while embodied carbon improves with regards passive houses. And residents may experience energy costs efficiency and savings based on type of home.

5.7. BT asked on the future standards 2025 and raised concern on the monitoring and maintenance of the quality standards and safety of materials used in the construction of the homes.

5.8. HP stated that to address the standard of materials used that conventional construction techniques will have to be used to help achieve and maintain quality standards.

5.9. BT raised further concerns on the architecture, heritage of the historical buildings and new homes to be constructed and the desire to see the existing communities blend in with the new villages and mitigate risks in relation to the construction materials used in constructing the new houses.

5.10. HP indicated that there will be changes in material used for robustness and quality and one will need to keep up to date with changes over the years. But noted that the construction industry is conservative and continue to use materials that prove to be of good quality.

- 5.11. PM pointed out that change is inevitable and flexibility will be required and therefore our approach to the planning strategy will strengthen whatever we need to achieve.
- 5.12. KS stated that in our approach to use and implement required standards it is important to have a collaborated approach by stakeholders and developers to consider, agree and use options that are most appropriate and progress beyond building regulations wherever possible.
- 5.13. Cllr LH noted the need for flexibility with vision in how one progresses with implementing the building standards.
- 5.14. NP made reference to best practice and the importance of working with supply chains and corporate policies for maximum impact noting that the market may not absorb everything. Hence leadership and innovation will become essential.
- 5.15. In this regard, Cllr LH suggested a similar presentation on sustainability, energy use and carbon neutral objectives be presented to the Garden Town Board at a future time.
- 5.16. Additionally, PM emphasized that behavioural changes will be required going forward in order to adhere to proposed standards.
- 5.17. JL shared that Taylor Wimpey is also looking at flexibility and being able to adjust to future changes in housing regulations as well as the sourcing of materials and adapt and reduce carbon footprint. And Cllr LH indicated that the developers have the support of the steering group to help achieve the desired vision.
- 5.18. MH raised the issue of energy and carbon minimisation and the complexity of the subject area, hence the importance for Councils to understand what they require and be able to provide guidance to the developers on what is expected of them and how things can be done in a better way.

## **6. AOB**

- 6.1. PM in giving a brief update on V1-6 indicated that there were no current identified dates for when the planning applications outline and crossings, will be presented to committee.
- 6.2. PM mentioned the current press coverage on the ESC with regard to the impact on ecology.

- 6.3. For V7 update JL noted timescales for the V7 applications and some technical work which needs to be addressed by September 2021.
- 6.4. WL further stated that V7 is in process of collating minor amendments to application, scheme parameters, refine the drainage strategy and ES addendum to be submitted early August 2021. Review of consultation feedback anticipated after.
- 6.5. Cllr LH recommended that V7 be on board with the on-going sessions for Masterplanning works.
- 6.6. FO raised concerns on the V7 amendments to be submitted in August as it is the holidays and key people of the community who will review the documents will be away. Also that there will potentially be a delay in the committee timescales which may be pushed back to December 2021.
- 6.7. KS stated that currently several factors are being considered such as HIG, and its timescales in order to have all relevant information before the committee dates.
- 6.8. Programming updates will be made available for the next steering group meeting.
- 6.9. With regards V7 consultation in August, JL informed TW is working on getting the relevant information to council as soon as possible to enable dialogue and persons can consult beyond consultation period.

The meeting closed at 18:05 pm.

Date of next meeting: 26<sup>th</sup> August 2021- zoom meeting.