



Gilston Area Steering Group Meeting

Thursday 28 February 2018 – 08.00am
East Herts Council offices, Wallfields, Hertford

Minutes

Present:

Bob Toll (BT)	-	Neighbourhood Plan Group
Mark Orson (MO)	-	Neighbourhood Plan Group
Janine Bryant (JB)	-	Neighbourhood Plan Group
Anthony Bickmore (AB)	-	Neighbourhood Plan Group
Cllr Linda Haysey (LH)	-	EHC
Cllr Bob Brunton (BB)	-	EHC
Liz Watts (LW)	-	EHC
Kevin Steptoe (KS)	-	EHC
Adam Halford (AH)	-	EHC
Chris Lovegrove (CL)	-	City & Provincial Properties

By telephone: Mary Parsons (MP) - Places for People

Apologies:

Jan Hayes-Griffin	-	Hertfordshire County Council
David Sprunt	-	Essex County Council
Rich Cooke	-	Essex County Council
Jill Buck	-	Widford Parish Council

Welcome & Minutes

1. LH welcomed everyone to the meeting.
2. The minutes of the meeting of 1 February 2018 were agreed by all. JB requested clarification on paragraph 32 whether comments to the Main Modifications should be sent direct to the Inspector or to East Herts Council. AH confirmed that they should be sent to the Council who will then send them to the Inspector, reference to this being directly is meant to imply that the Council do not assess the comments, it is the Inspector that considers these.
3. LH went through the actions of the previous meeting:

Para 6. It was confirmed that the NPG have circulated full comments from the community workshop.

Para 9. MP announced that clarification of how density has been prepared has been drafted and will be shared with the group.

Para 11. BT confirmed that an updated schedule of the NPGs comments has been circulated.

Para 31. BT/AH have arranged a meeting to follow after this steering group.

Para 48. AH confirmed a draft update has been shared for discussion in this meeting.

4. **Action:** AH to circulate the above items to the whole steering group.

Feedback on Beaulieu, Channels and Poundbury research trips

5. LH invited the group to share observations from the recent research trips.
6. AB confirmed these had been very helpful and made the following observations. The visits had been to urban extensions and therefore were not directly comparable to the concept at Gilston, however, the approach to design of parking and side streets in the later phase of development at Channels was positive in creating a less urban character and the response by the promoter to an earlier disappointing phase of development of introducing a 'regulatory plan' to give them more control over design was considered important to the future quality. The stop at Dorchester was considered to demonstrate a very urban form with large 5 storey buildings. Poundbury was all designed as faux but well designed, noted that business uses were amalgamated rather than concentrated as a business park. **Action:** The NPG queried the promoters and EHC upon what developments were felt to be good examples that could inform the masterplans for the Gilston Area.

Harlow & Gilston Garden Town update

7. AH announced that Claire Hamilton has now been appointed as Director for the Harlow and Gilston Garden Town.
8. AH announced that a Quality Review Panel has been formed for the Harlow and Gilston Garden Town to assist officers and applicants during pre-application through obtaining independent professional advice on emerging development proposals to help achieve high quality approach and design.

9. AB felt that it was important that the Panel understand the villages concept for the Gilston Area and have the right expertise.
10. AH indicated that the Panel would be briefed ahead of any proposals being presented to them and that the Council will shortly be publishing the Terms of Reference for the Panel which includes details of the professionals involved.
11. AH indicated that officers were still working with consultants to prepare a Spatial Vision for the Harlow and Gilston Garden Town.
12. MP considered that Spatial Vision should not assume a position for a potential re-location of Princess Alexandra Hospital at Gilston.
13. AB considered that the consultants preparing the Vision must understand the Gilston Area village concept and also raised concern about a hospital fitting into this concept.
14. LW advised that the hospital have their own consultants assessing locations based upon a range of technical matters.
15. JB/BT expressed concern over the uncertainty this represents, MO questioned if developments can proceed without Hospital capacity.
16. LH confirmed the Council must proceed.

Community Communication

17. BT welcomed the Gilston Area Update Note (Appendix 1).
18. NPG indicated they have circulated their own update to the community.

Future Community Engagement

19. AH referenced the need for a Community Engagement Strategy for the Gilston Area as set out in the Main Modifications for Policy GA1 part IV suggesting this will help the Steering Group co-ordinate future community engagement.
20. JB requested a more detailed programme and list of actions for the Steering Group.
21. AB offered suggested dates for future community events including 28 April, 19 May and 9 June.
22. AB indicated key matters for community engagement include the 2nd Stort Crossing and link road passing through Gilston between Pye Corner and Terlings Park and why an

Eastern Crossing is preferred; and Governance including how the community assets will be looked after.

23. AB considered that the Neighbourhood Plan Group have done well to date in motivating the community and that Urban Silence helped this process but will need further support in the future.
24. MP suggested the type of support necessary will need to be considered so that the community feel engaged in the process rather than reacting to it in order to reflect the difference between the Local Plan stage and the preparation of application details.
25. **Action:** AH to work with EHC communications team to draft a framework for a Community Engagement Strategy to share with the Steering Group ahead of next meeting.
26. **Action:** AH to draft a 'rolling' project programme and list of actions for future Steering Group meetings.
27. **Action:** AH to speak with HCC/ECC to request an update on why the eastern crossing is preferred over the western crossing option.

Questions on the Main Modifications

28. AB raised concern over the introduction to the Policy of 5Ha of employment land. AB accepted that the new community will include employment but expressed concern that this could be delivered in a 'Business Park' as this was considered new and had not featured in the Concept Framework.
29. AH indicated that the change in the Policy was to help ensure the new development is sustainable by offering opportunities for jobs and that the Policy was worded to be flexible allowing for the employment to either be in the form of a business park or distributed across the village centres.

Any Other Business

30. The NPG raised the subject of provision for Gypsy and Traveller pitches and requested clarification on what this might entail. **Action:** EHC Policy officer to attend an Steering Group meeting to explain the need for Gypsy and Traveller pitches in the District.

The meeting closed at 9.30am.

Date of next meeting: 5 April at 6.30pm at East Herts Council offices, Wallfields, Hertford

Appendices:

1. East Herts Council Gilston Area Update (February 2018)