



Bird's Eye View of the emerging masterplan

Why we are here

- Taylor Wimpey is preparing the next layer of detail to create a Village Masterplan and Design Code, that all future detailed design proposals will need to accord with
- This will build upon the outline planning parameters established by the resolution to grant in March 2023
- These plans also build upon your feedback from both Stage One and Stage Two consultation events

On this webinar you will be able to:

- Hear about the plans and our response to your feedback from both Stage One and Stage Two events
- Ask questions to the design team
- Find out about next steps

Our Team

Tessa Outram
Taylor Wimpey

Jonathan Locke
Taylor Wimpey

Natalia Trossero
Stantec (Masterplanning)

Will Lusty
Savills (Planning Consultant)

Trenton Williams
Alan Baxter (Transport)

Dikshita Dutt
Stantec (Landscape)

Julian Seymour
Cratus (Engagement)

Charlie Murphy
Cratus (Engagement)

How this session will work

1. Brief recap
2. The plans today
3. Opportunities for Q&A
4. Session recording online

Wider consultation to date

1. In person consultation events
2. Webinar
3. Website
4. Pop-up events
5. Stakeholder meetings
6. Your feedback



Brief Background

The Gilston Area

Recap

Adaptable, Sustainable, Healthy and Innovative

The Gilston Area is part of the emerging Harlow and Gilston Garden Town (HGGT) designation. It was allocated through the East Herts Local Plan to provide 10,000 new homes, including 3,000 by 2033.

The HGGT Vision Document (2018) describes that:

“Harlow and Gilston will be a joyful place to live with sociable streets and green spaces [...it will have a...] local centre accessible by walking and cycling; and innovative, affordable public transport. It will set the agenda for sustainable living.”

The Gilston Area outside of Villages 1-7 is subject to the Strategic Landscape Masterplan (SLMP) which has its own consultation process run jointly by Taylor Wimpey and Places for People.



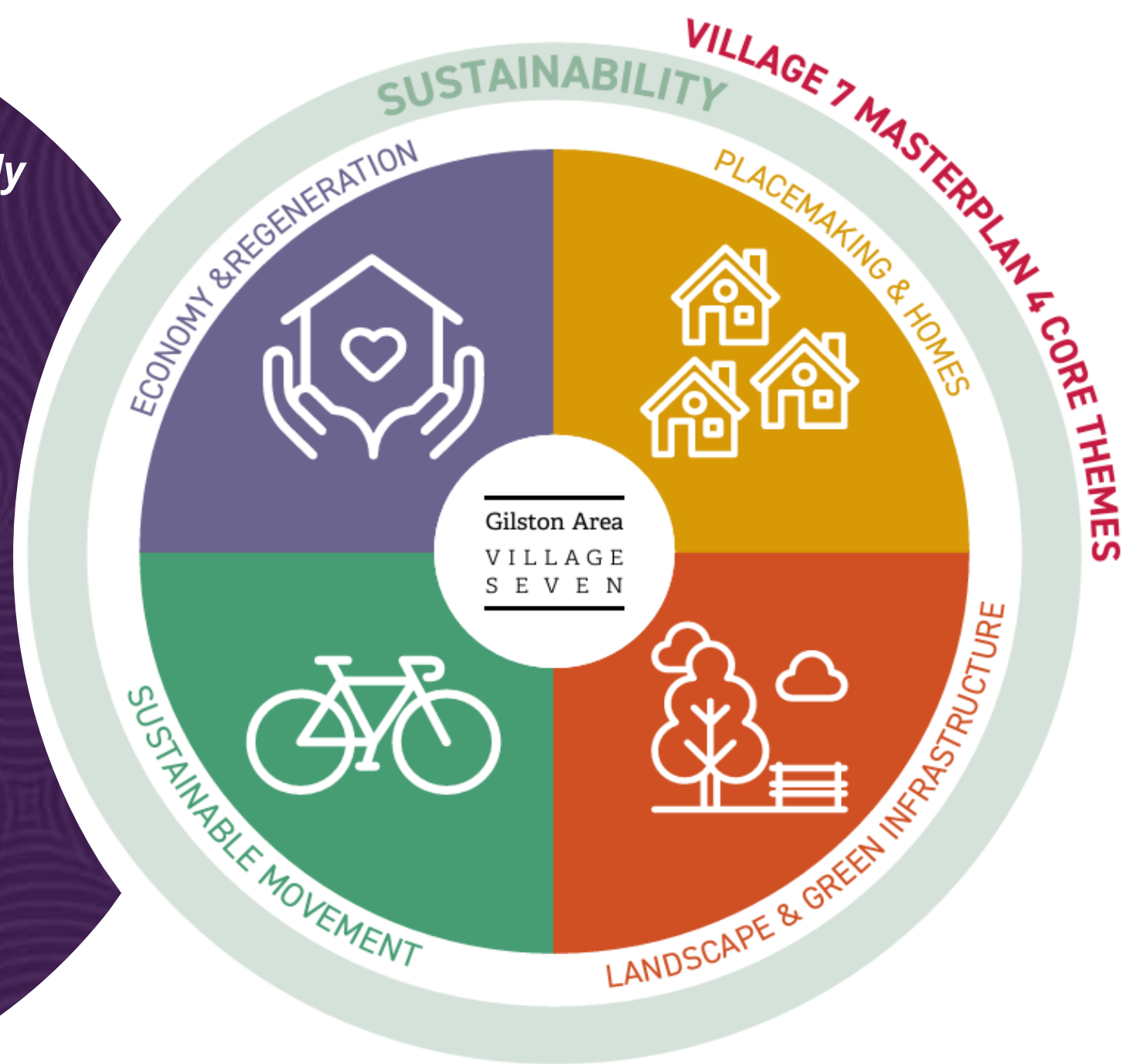
Village 7

Recap

“Our vision is to create an environmentally responsible, sustainable, innovative and distinctive new community where people want to live.”

Village 7 will...

- ...be set in an attractive landscape which respects environmental and heritage assets.
- ...seek opportunities for energy sustainability and the enhancement of ecological habitats.
- ...encourage a shift towards sustainable travel.
- ...establish a community orientated stewardship model.
- ...provide high quality, aspirational, sustainable homes to meet community needs.
- ...integrate with and add value to existing communities and infrastructure.
- ...provide direct and indirect new jobs and employment opportunities.



Your Feedback from Stages One and Two

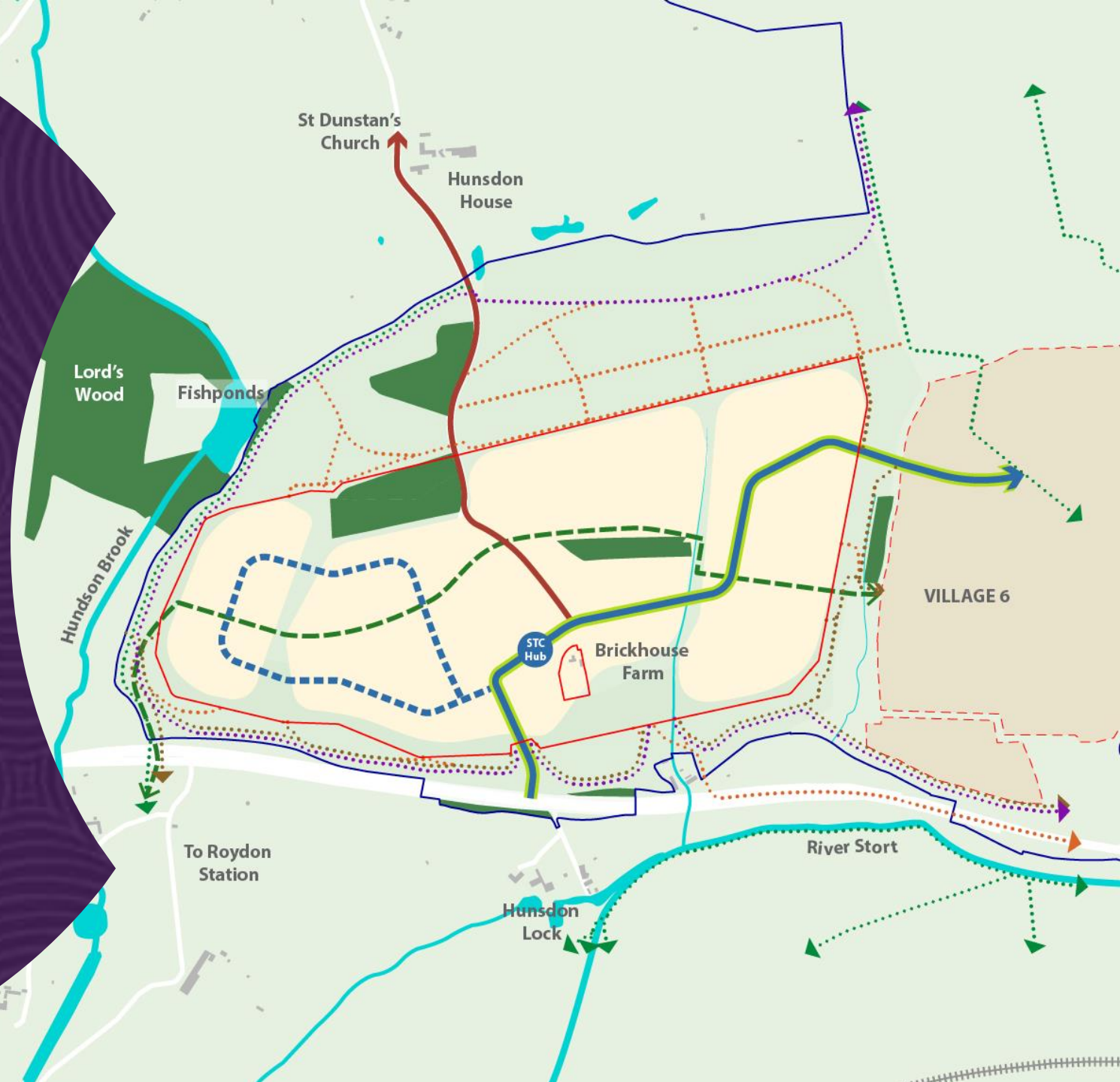
The Plans - Transport

You said...

- Recognise realignment of Church Lane reflects local character, agreed in OPA
- More detail on traffic impacts to the north (delays? construction traffic? alternative route for HGVs?)
- Support traffic calming (especially on Church Lane and around school)

Our response...

- Limited additional traffic north (see OPA), slight increase in journey times through (traffic calming, lower speeds, junctions), maintains HGV access
- Construction traffic via A414 only (RMAs)
- Traffic calming, crossings and reduced development traffic around school



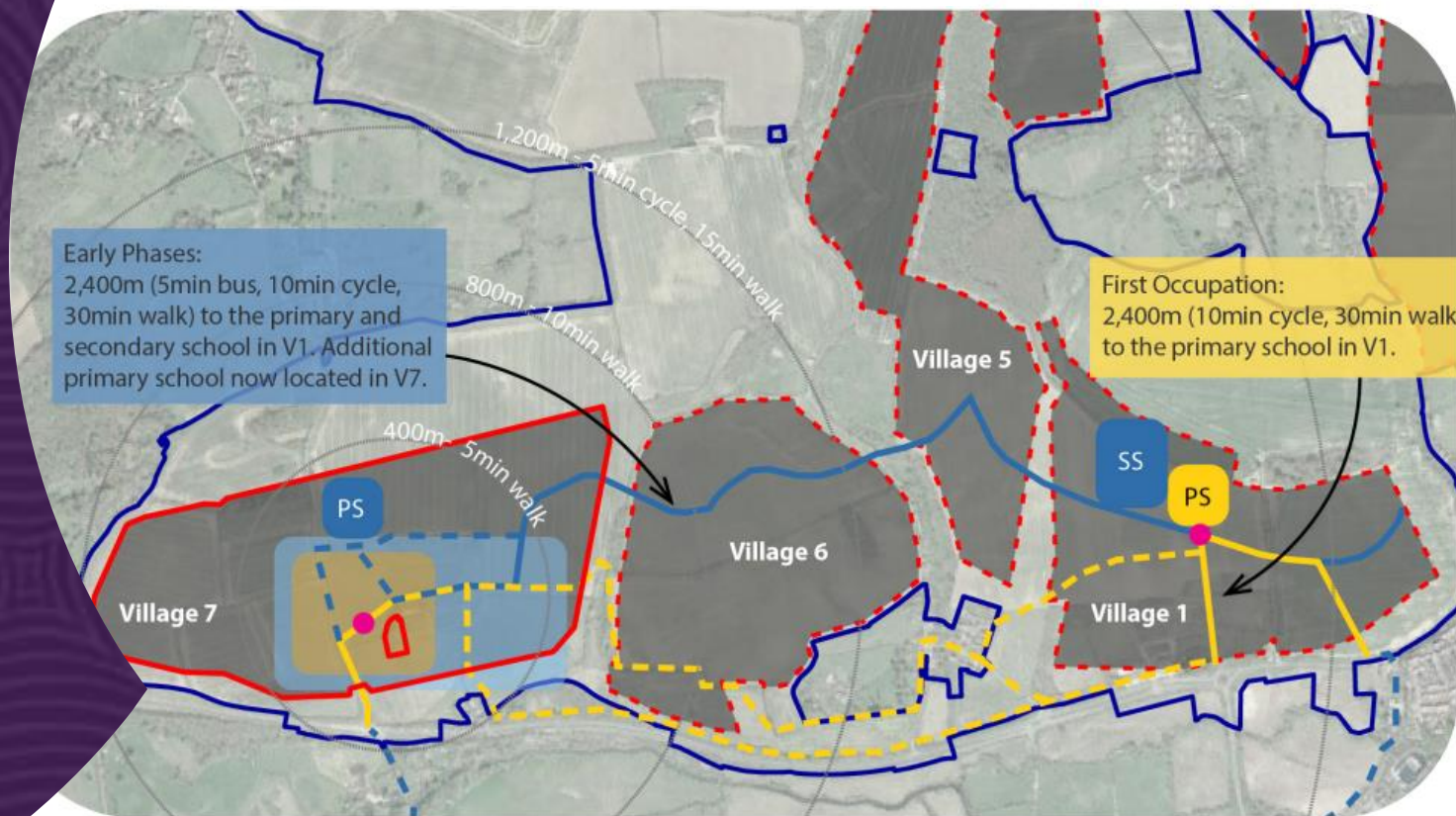
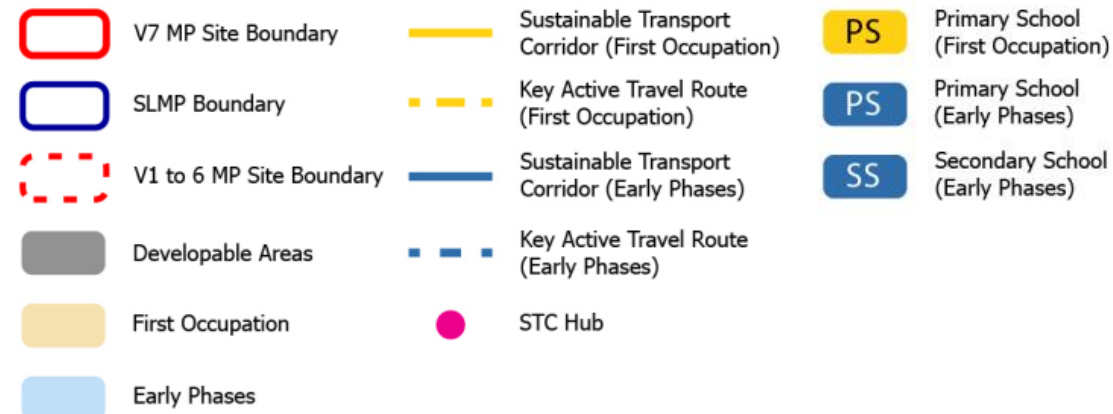
The Plans - Transport

You said...

- Want to know timing of STC delivery, sustainable travel plans for first residents, bus route to Hunsdon
- More information on active travel connections beyond Village 7 (to Harlow, Roydon, Hunsdon etc)
- More details on parking (village centre, football hub, car sharing etc)

Our response...

- Interim STC hub and bus services from first occupation (inc service via Hunsdon)
- Interim walk/cycle link to V1/Harlow from first occupation, SLMP route to Hunsdon
- Refined parking strategy



Access to the Primary School - early occupation and first phases.

Character

You said...

- Will the Village Centre be walkable/ how will parking work
- Village Centre public realm/ public toilets
- Brickhouse Barn uses

Our response...

- High quality pedestrian and cycle paths and car park will be overlooked by perimeter block
- Enhanced/ changes in street materials required for public realm
- Mobility Hub to provide facilities
- Barn to be handed over to Stewardship Body



Character

You said...

- Village 7 distinctiveness
- Use of local materials

Our response...

- 3 Character Areas with additional design requirements for Building Frontages

VILLAGE HEART

- Centred around the listed Brickhouse Barn
- More formal, higher density development
- Built form creates definition and a sense of enclosure



EASTERN GATEWAY

- An important gateway into Village 6 from the wider Gilston Area Villages 1-6
- A strong sense of place and identity will be established
- A lower degree of formality compared to the Village Heart

WOODLAND VIEW

- Considered as the most sensitive character area
- It contains medium to low density, with a distinctive, verdant, leafy and rural character
- Creates a sense of openness and living close to nature with an informal built form



Character

You said...

- Village 7 housing typologies
- Storey Heights/ Village Character/ Entrance to Village 7
- Community Heat Hub screening/ local landmarks

Our response...

- Variety of townhouses, terraces, cottages, semi-detached, detached
- Best practice landmarks aiding navigation



PRIMARY STREET FRONTAGE

- Higher density, predominantly townhouses and terraces
- More continuous frontages with fewer gaps between buildings creating enclosure
- More formal built form, repetition of house designs and consistency in door, window and front garden designs

GREEN CORRIDOR FRONTAGE

- Medium density, mix of townhouses, terraces and semi-detached
- Less continuous frontages overlooking active travel routes
- Less formal built form, some repetition of house designs and consistency in door and front garden designs



EDGE FRONTAGE

- Low density, predominantly detached and semi-detached
- Loose frontages facing the generous strategic open space
- Informal built form with varied housing typologies, door, window and front garden designs

The Plans – Ecology and Landscape

You said...

- A variety of food production reflecting the local heritage
- Retain trees and increase biodiversity
- Will there be swales?

We did...

- Allotments, community grow gardens, community orchards, foraging trails
- A variety of tree species to be included throughout, achieving at least 10% BNG
- SuDs including swales is integral to the Green Infrastructure



SPRING



SUMMER



AUTUMN



The Plans – Ecology and Landscape

You said...

- Natural materials for play areas and will they be overlooked?
- More information on Green Corridors
- Sports facilities and Football Hub

We did...

- Play area principles includes natural materials and natural surveillance
- Green Corridors to be structured on existing vegetation
- Football Hub will form a key community facility and sensitively planted to integrate into the setting

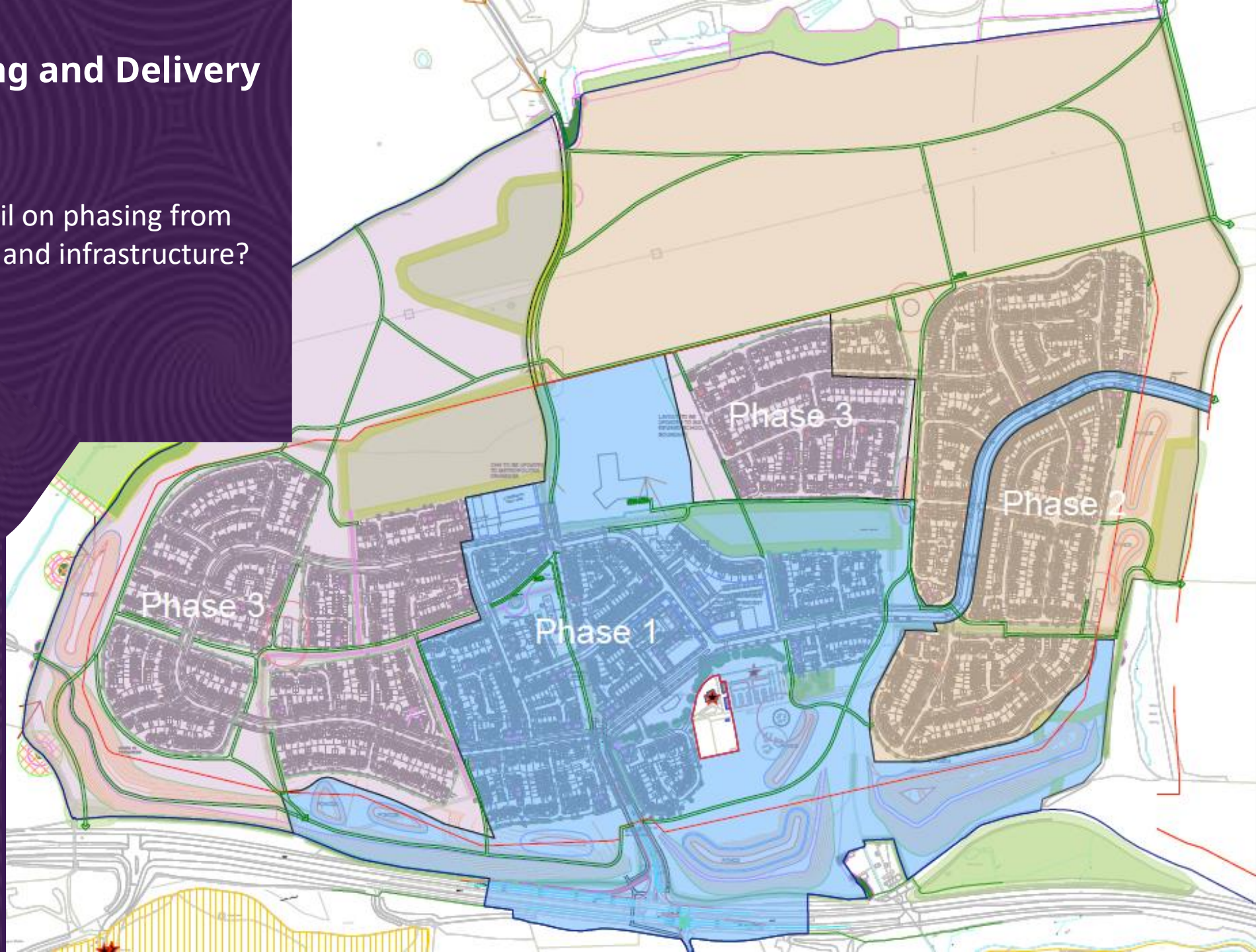


Your Feedback - Phasing and Delivery

Feedback included:

- Will there be any more detail on phasing from design to delivery of homes and infrastructure?

A three main phase approach



Your Feedback - Phasing and Delivery

Work progressing on a more refined understanding of sub-phasing



The Phases

- **Phase 1a**

- A414 Junction
- Greenway Bund
- Church Lane Realignment
- Interim HTC Hub (pre-occupation)
- Heat Hub
- Sales and show homes
- Temporary V1-7 link (pre-occupation)
- Access to serviced school site

- **Phase 1b (c.0-250 units)**

- Full STC Hub (by 150 units)
- Hunsdon Lock Link (by 200 units)

- **Phase 1c (c.250-500 units)**

- STC connected to V1 (by 350 units)
- Minimum employment floorspace (1,745sqm inc early years by 500 units)
- Other non resi (retail etc) up to 2,010sqm
- Additional employment floorspace (up to 1,255sqm between 200 and 600 units)
- Area around school site delivered

- **Phase 2a (c.500-750)**

- Eastern STC mini-Transport Hub
- Second Commercial (up to 2,100sqm around Heat Hub (between 550 and 850 units))

The Phases

- **Phase 2b & 3a (750-1000 units)**
 - Football Hub (by 950 units)
 - Gypsy and Traveller Site
 - Roydon Commuter Link (1,000 units)
- **Phase 3b (c.1,000-1,250 units)**
 - Western STC Mini Hub

Next steps

Next steps

Village 7
Masterplan –
Stage 1
Consultation
Oct-Nov 2023

'Reporting Back'
Feedback Event
Oct 2024

Village 7
Masterplan –
Stage 2
Consultation
Jan-Feb 2024

Masterplan
Submission
2024



Questions?



Further information, including past recordings are available at: village7.co.uk

Questions?

Further information and past recordings are available at: village7.co.uk



Thank You

Further information and digital feedback forms are available at: village7.co.uk