

WELCOME TO VILLAGE 7 CONSULTATION

Gilston Area
**VILLAGE
SEVEN**

WELCOME TO OUR PUBLIC CONSULTATION EVENT ON THE EMERGING MASTERPLAN PROPOSAL FOR VILLAGE 7.

THE JOURNEY SO FAR:

- » Village 7 forms part of the Gilston Area, which comprises of seven villages and is an integral part of the Harlow and Gilston Garden Town designation.
- » Villages 1-6 as part of the Gilston Park Estate are being bought forward simultaneously by Places for People (PfP).
- » The areas in blue on the image below, outside and inbetween villages, make up an area that will be designed and delivered via the Strategic Landscape Masterplan (SLMP). The SLMP is subject to its own engagement process, that is being progressed jointly by Taylor Wimpey and PfP ahead of the village masterplans.
- » Village 7 will deliver approximately 1,500 new homes, supported by new education provision, infrastructure, a Village Centre which includes a wide range of local shops, amenities, offices, a mobility hub and an extensive area of open space for everyone to enjoy.
- » Village 7 received resolution to grant outline planning consent from East Herts District Council in March 2023.

WHY WE ARE HERE:

- » Taylor Wimpey is now starting to prepare and develop 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.
- » Taylor Wimpey is seeking your views and opinions on the Village 7 proposal to help inform the proposals ahead of submission of the Masterplan.



At this consultation event you will find members of our project team with a range of technical expertise who have been working on the design of Village 7.

AT THIS EXHIBITION, YOU CAN:

- SPEAK TO THE TEAM
- JOIN OUR WORKSHOPS TO DEVELOP THE PLANS
- CONTRIBUTE AND GIVE FEEDBACK ON THE IDEAS AND ASPIRATIONS FOR VILLAGE 7



About Taylor Wimpey

Taylor Wimpey is one of the UK's biggest housebuilders with a history stretching back to 1880. We are committed to the communities in which we operate and those we help create. Our commitment to local communities means that we work with local people to create places they can be proud of.

<https://village7.co.uk/>

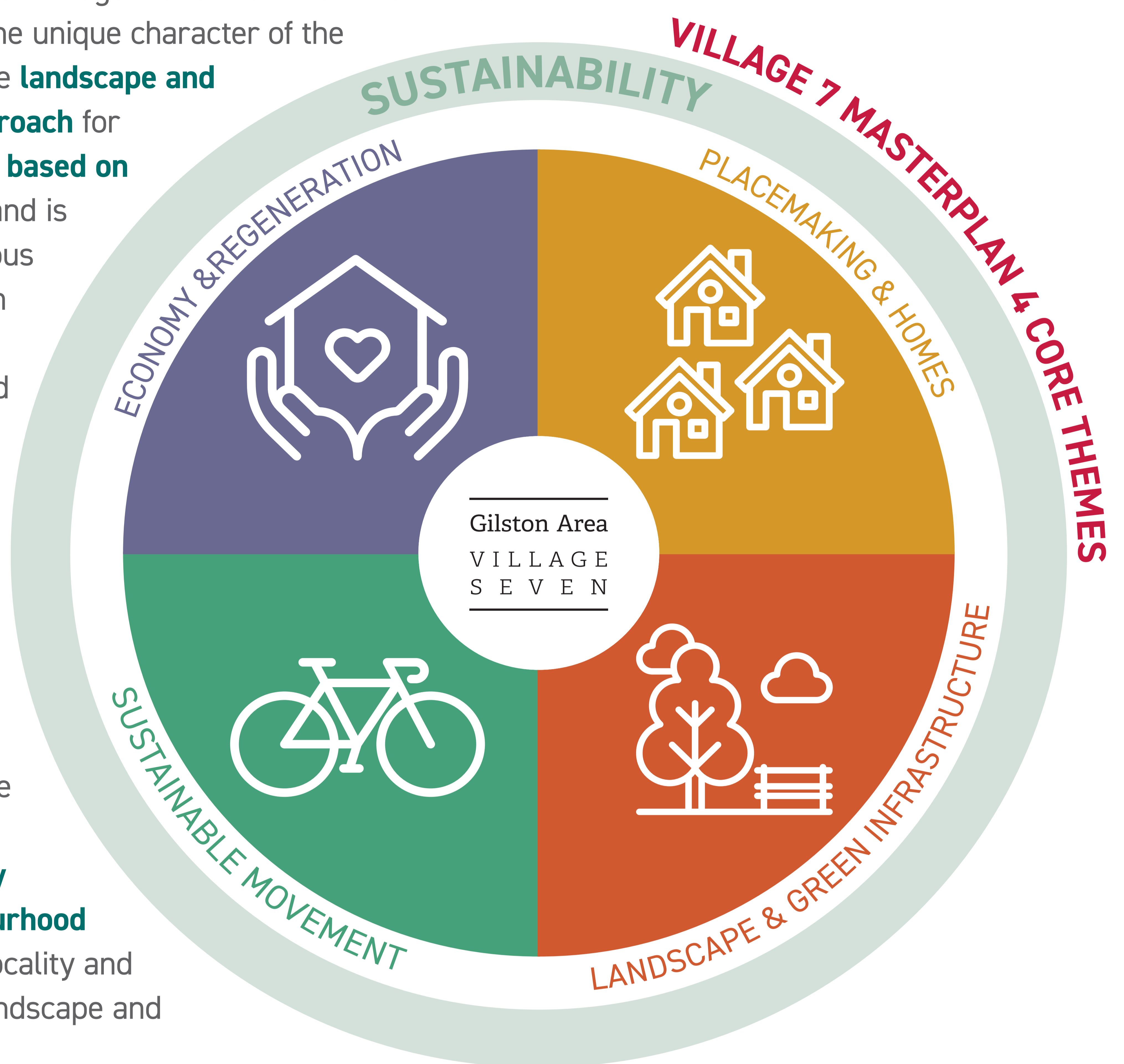
**Taylor
Wimpey**

OUR VISION

Gilston Area VILLAGE S E V E N

A SHARED ETHOS BASED ON GARDEN CITY PRINCIPLES...

Taylor Wimpey's vision for Village 7 and the wider Gilston Park Estate is derived from the unique character of the place and its setting. The **landscape and heritage-led design approach** for Village 7 in particular, is **based on Garden City principles** and is reinforced through various local and national design guidances and policies, including the Harlow and Gilston Garden Town Design Guide, in which **sustainability is an overriding principle that encompasses the four core themes** (opposite). The masterplan proposal is being designed to ensure the delivery of **a truly sustainable, high quality and distinctive neighbourhood** that is grounded to its locality and builds on the existing landscape and heritage assets.



Village 7 will:



...encourage a habitual shift towards sustainable modes of travel.

...offer direct and indirect new jobs and employment opportunities.

...propose high quality, aspirational new homes to meet the needs of a diverse community.

...provide a community-orientated stewardship model.

...integrate and add value to existing communities, social and physical infrastructure.

...be set within an attractive new landscape which respects and responds to existing environmental and heritage assets.

Image: Indicative CGI of TW development Wisley Airfield - Taylor Wimpey

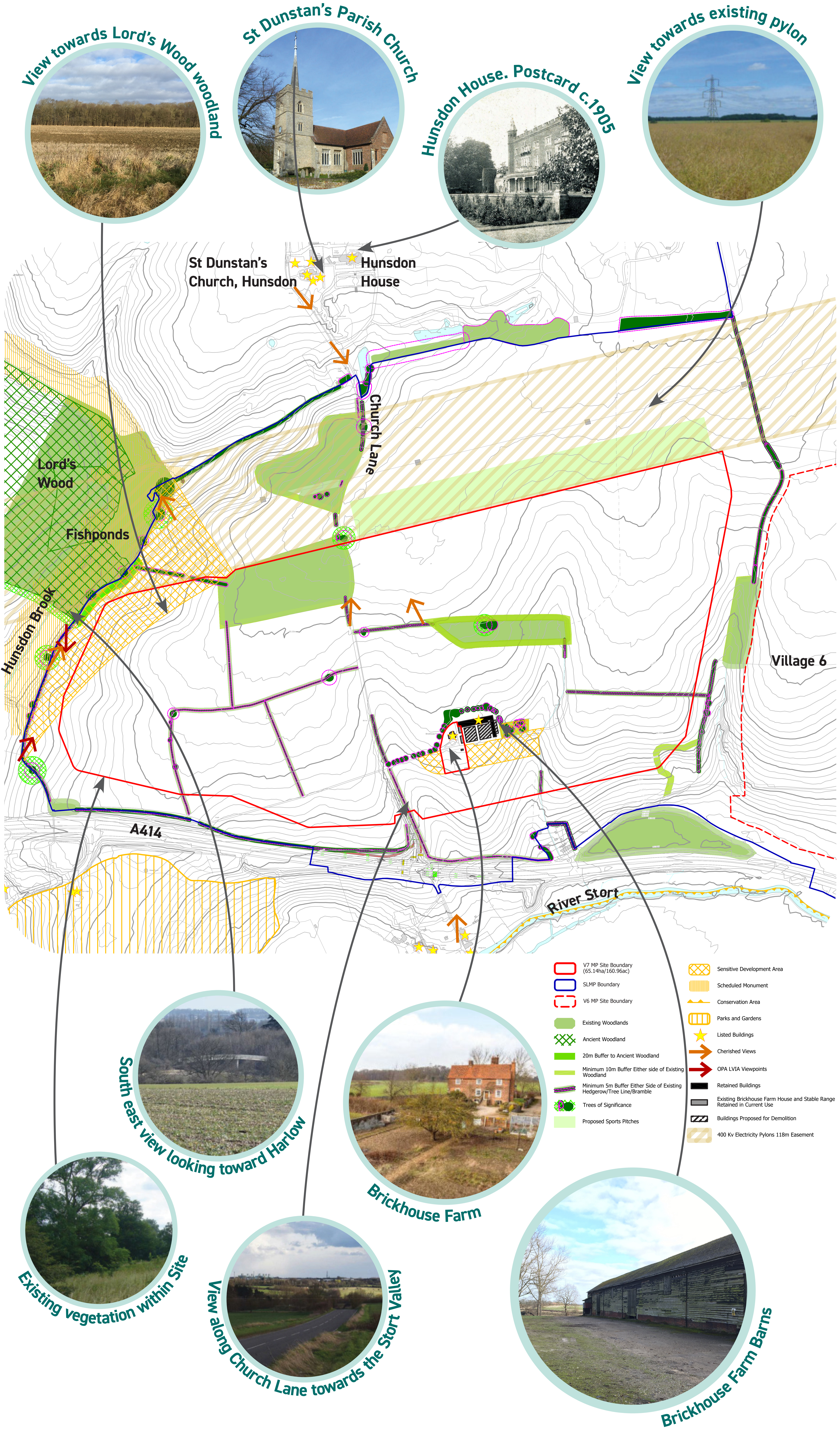
... BE ADAPTABLE, HEALTHY, SUSTAINABLE & INNOVATIVE"

SITE APPRAISAL

GILSTON AREA VILLAGE SEVEN

Village 7 has been carefully designed to create a distinct identity whilst respecting and enhancing the existing character and heritage of the neighbouring settlements.

Various detailed technical assessments have been carried out to ensure that the emerging proposals are **sympathetic to the local and wider context** and have been informed by the landscape visual assessment supporting the scheme. This ensures that the landscape and heritage assets within the wider context are considered and protected. **Lord's Wood ancient woodland** located west of the site **will be protected** and the listed **Brickhouse Barns heritage asset located within the site boundary will be at the heart of the placemaking strategy** to ensure it brings distinctiveness and a sense of identity and character to the future community, thus securing its enhancement and conservation.



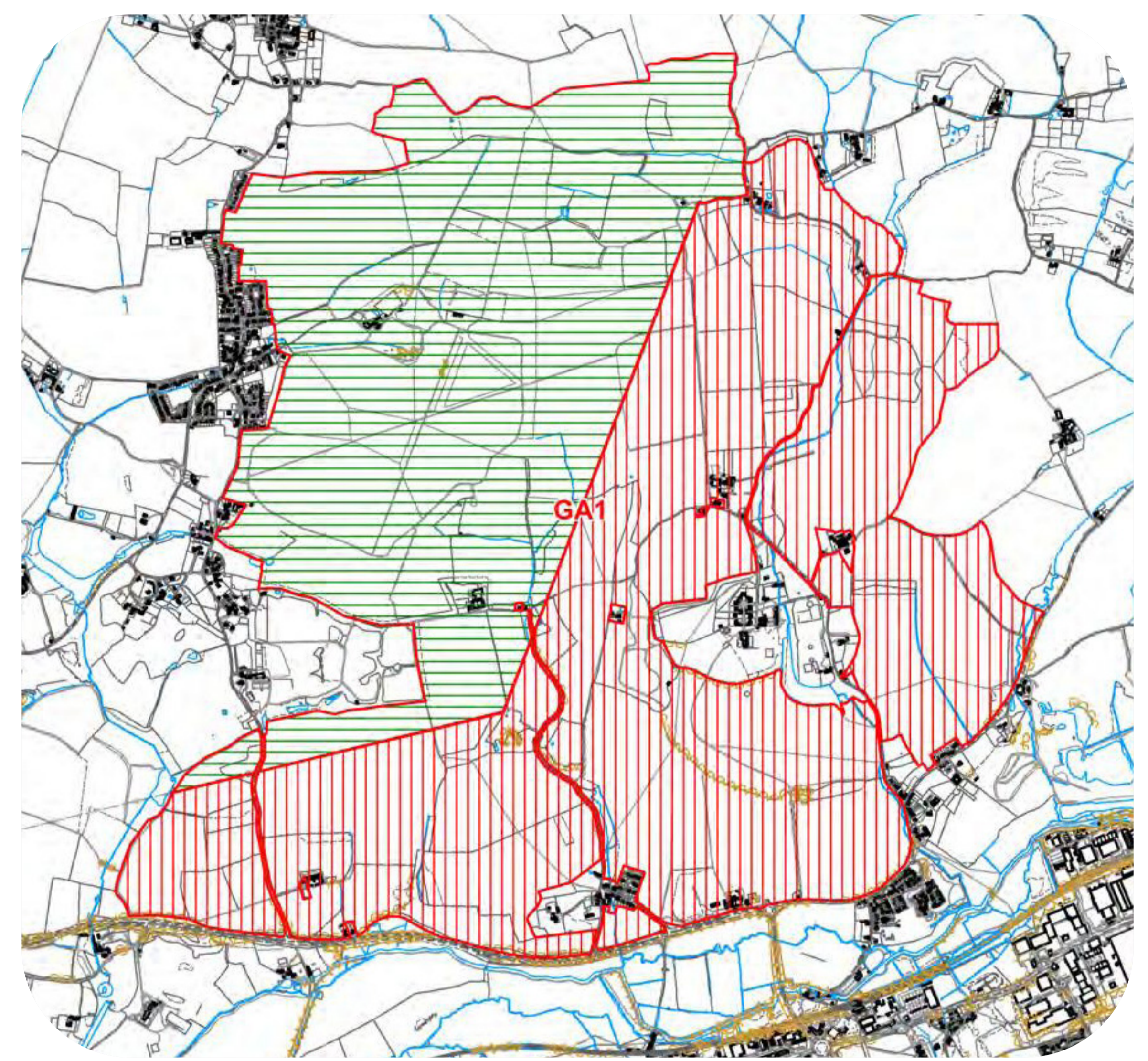
THE PLANNING PROCESS

GILSTON AREA VILLAGE SEVEN

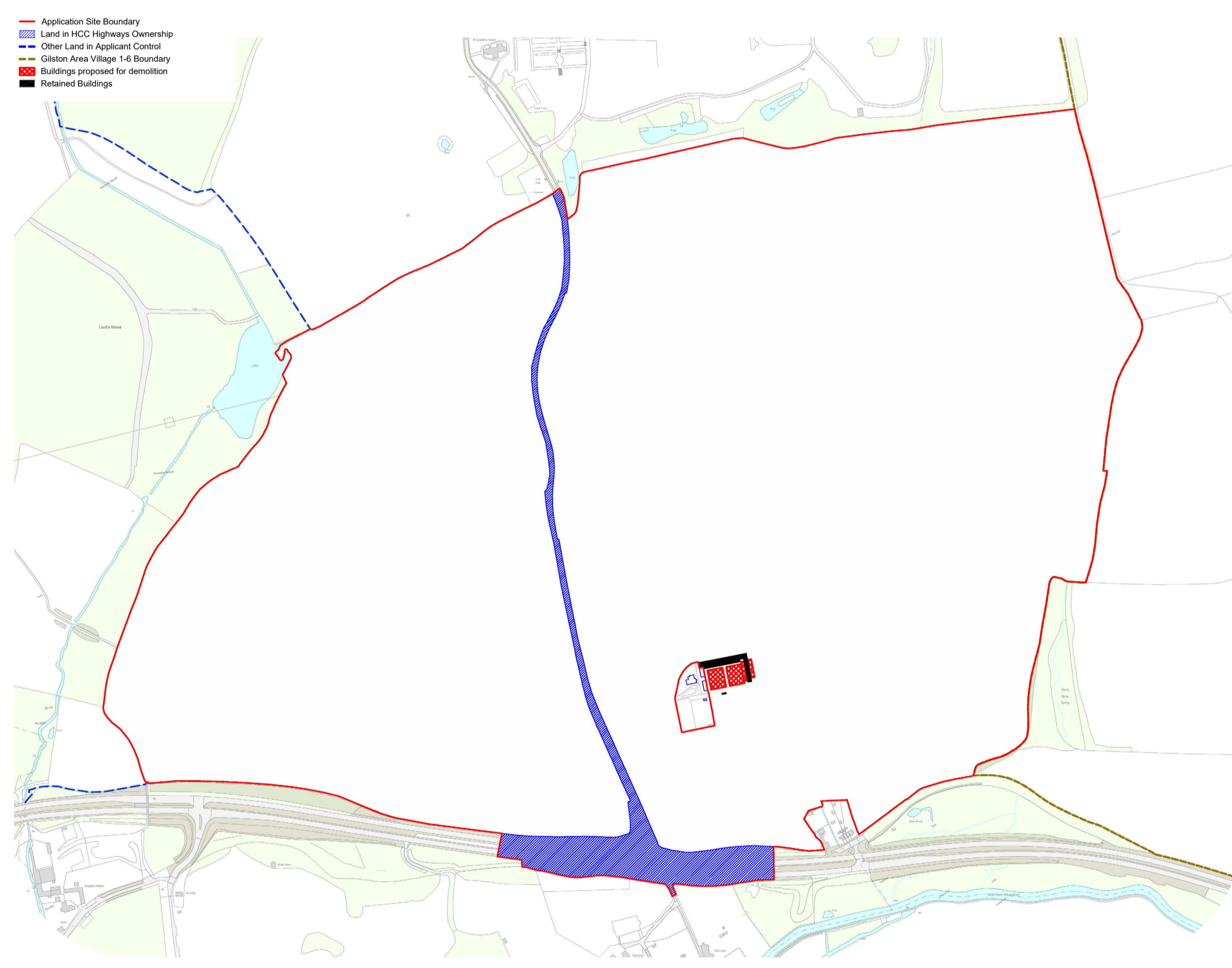
The Gilston Area is allocated for residential-led development in the East Herts District Plan (2018) under Policy GA1. An outline planning application (OPA) for Village 7 was submitted in October 2019. A resolution to grant approval of the application by East Herts District Council was received in March 2023. The OPA was assessed and approved in line with local development plan policies and guided by associated guidance documents, all of which are fundamental in the creation of the emerging Village 7 Masterplan and Design Code.

The resolution to grant approval of the outline consent also established an approved set of parameter plans, as shown below - which provide a baseline for development at Village 7, which the Village Masterplan and Design Code must accord with.

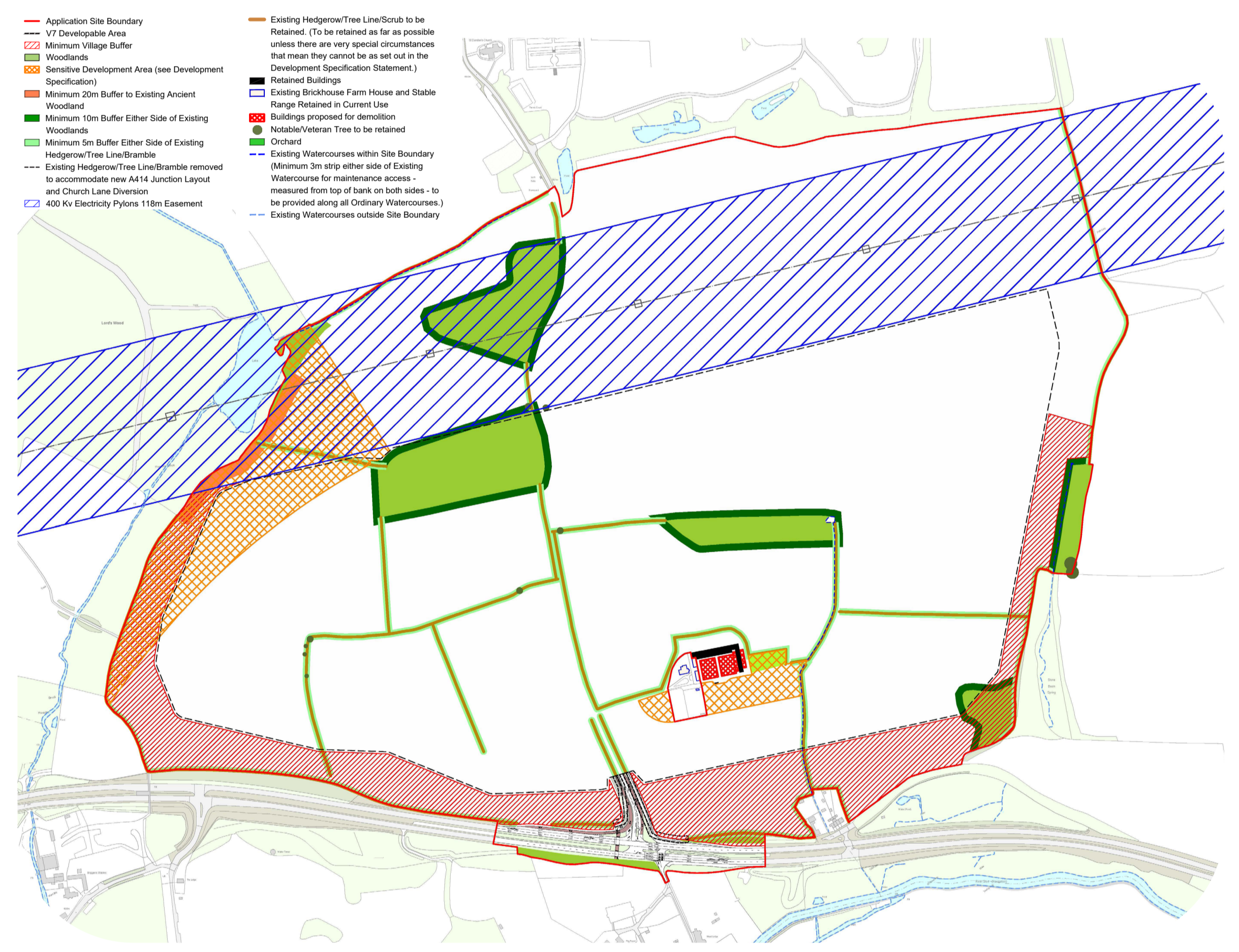
Condition D4 and D6 of the OPA requires the submission of a Village Masterplan and a Design Code. These documents will establish an overarching spatial plan, detailing the key components of the village and provide a set of comprehensive instructions on the physical components of the masterplan. Production of the masterplan will be undertaken in collaboration with the East Herts District Council, statutory bodies and the local community.



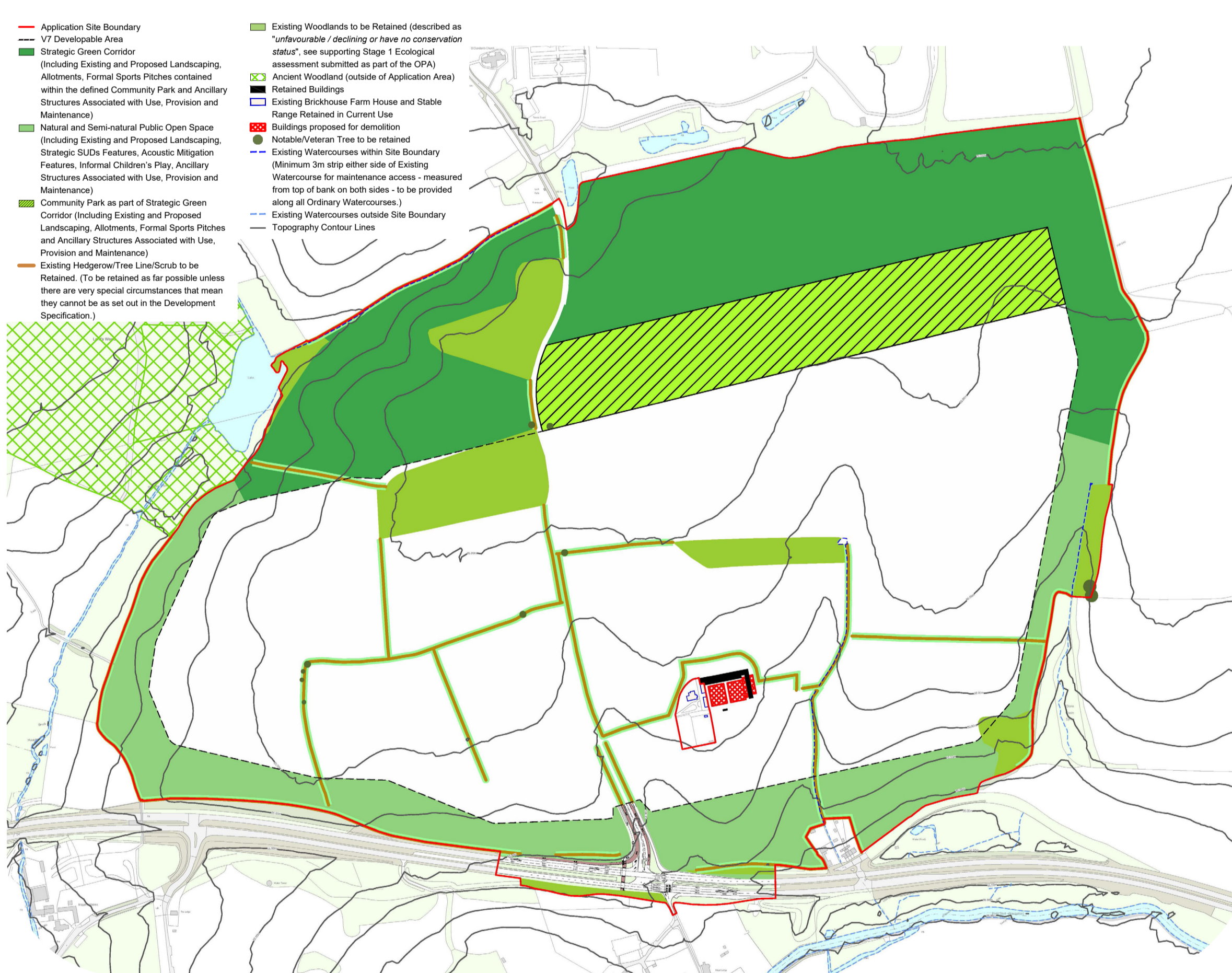
GA1 of the Gilston Area



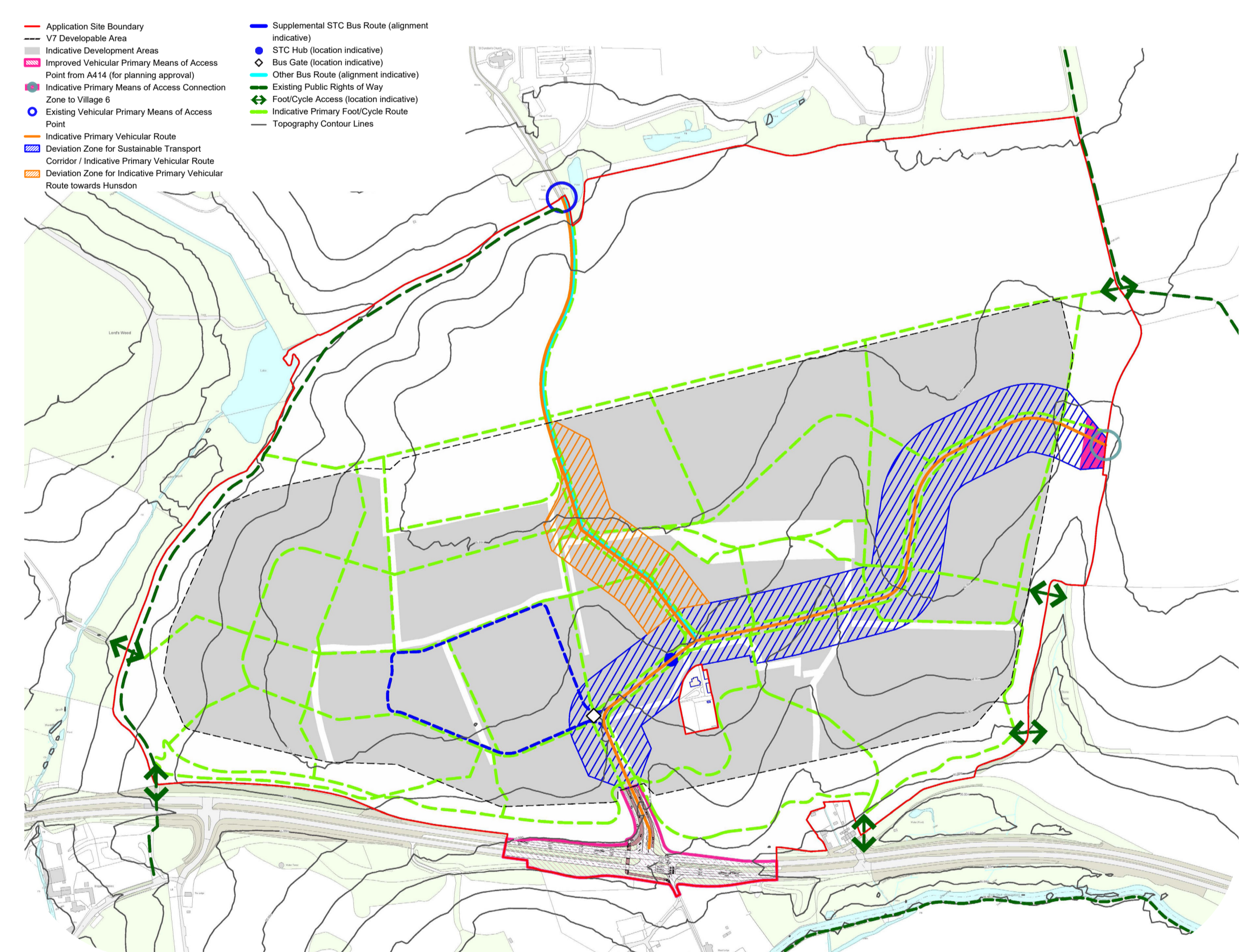
OPA Parameter Plan 1 - Site Location



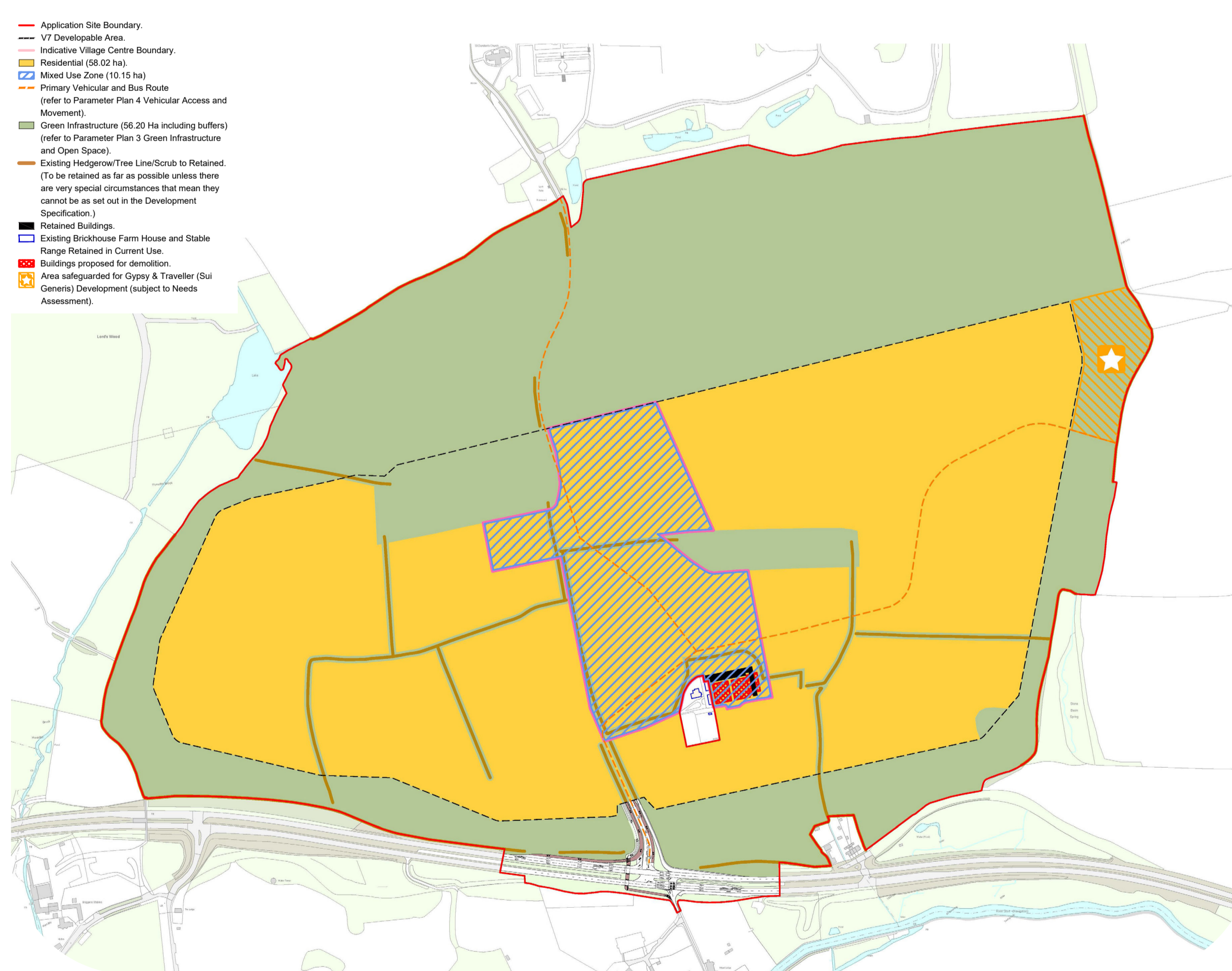
OPA Parameter Plan 2 - Buffers and Development Zones



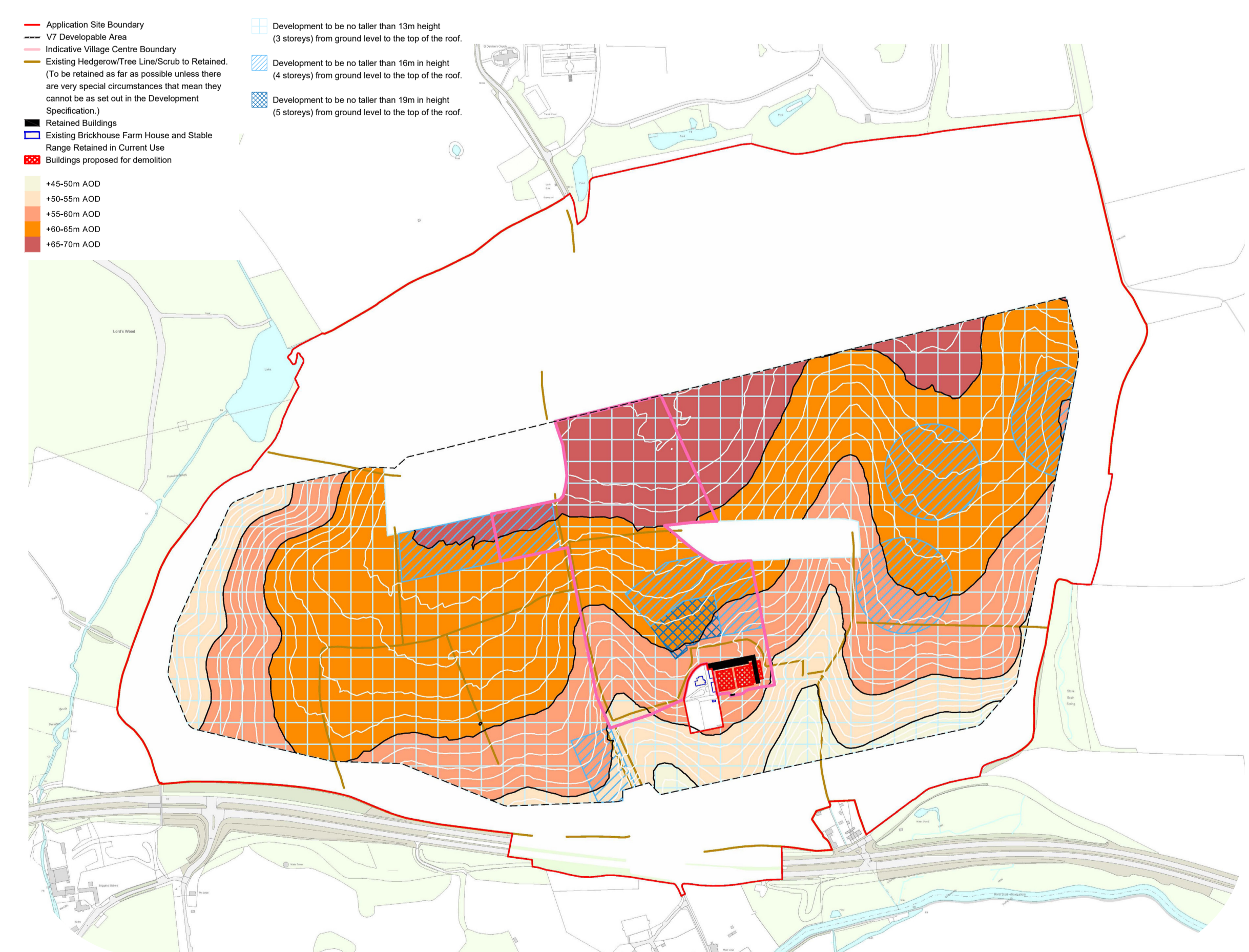
OPA Parameter Plan 3 - Green Infrastructure & Open Space



OPA Parameter Plan 4 - Vehicular Access & Movement



OPA Parameter Plan 5 - Land Use



OPA Parameter Plan 6 - Building Heights

A CONNECTED PLACE

Gilston Area VILLAGE SEVEN

Sustainable modes of travel are at the heart of our proposal for Village 7. Our aspiration is to achieve a target of 60% mode share by sustainable transport modes to create an environmentally-friendly, sustainable and healthy place that is supported by active travel and the use of public transport is encouraged.



SUSTAINABLE MOVEMENT



New pedestrian and cycle links will run alongside retained existing field boundaries, hedges and trees to ensure these attractive natural assets encourage active travel.



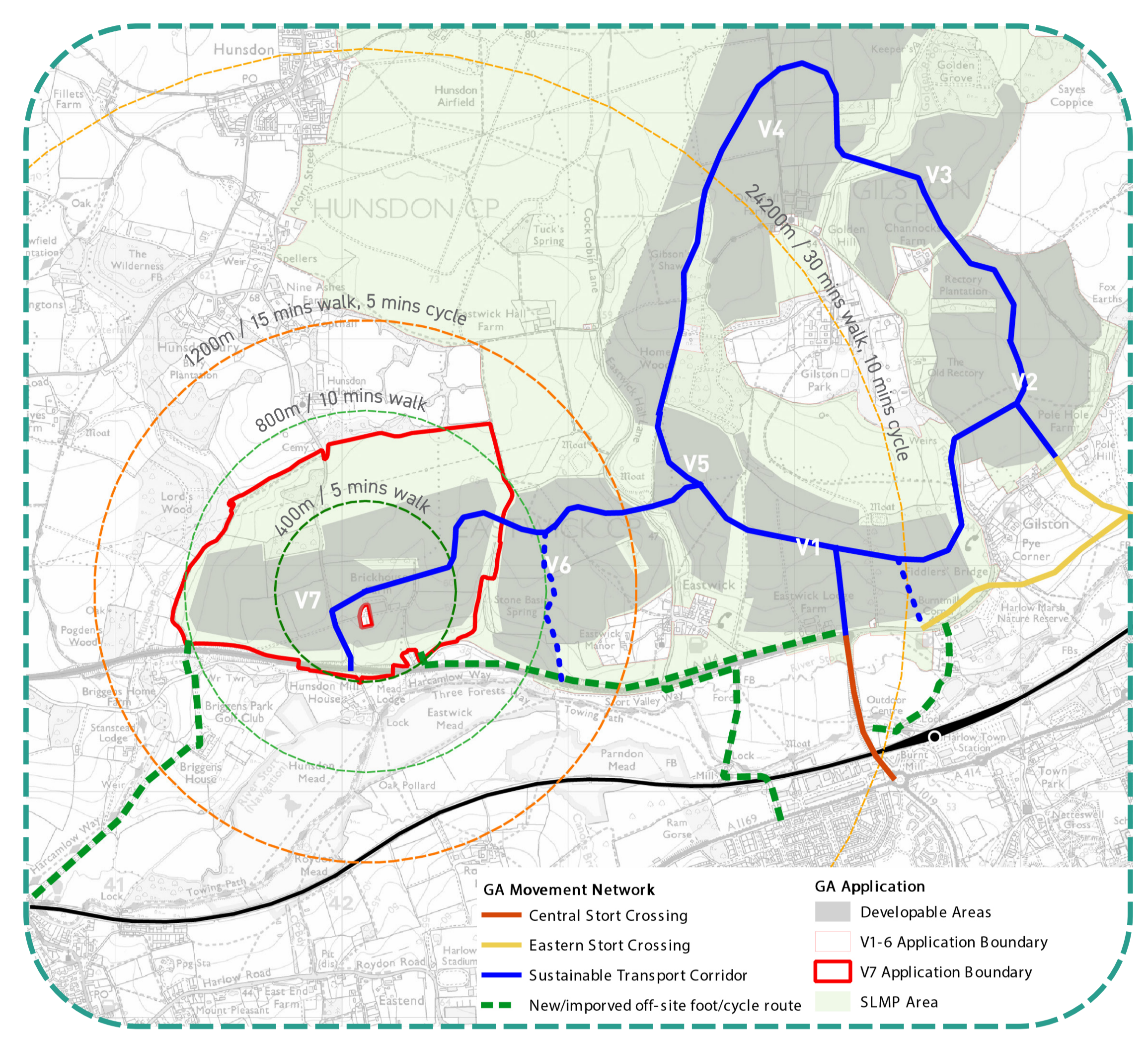
Utilisation and creation of new Public Rights of Way (PRoW) to improve connections to wider Gilston Area, Harlow, Roydon Station and Eastwick.



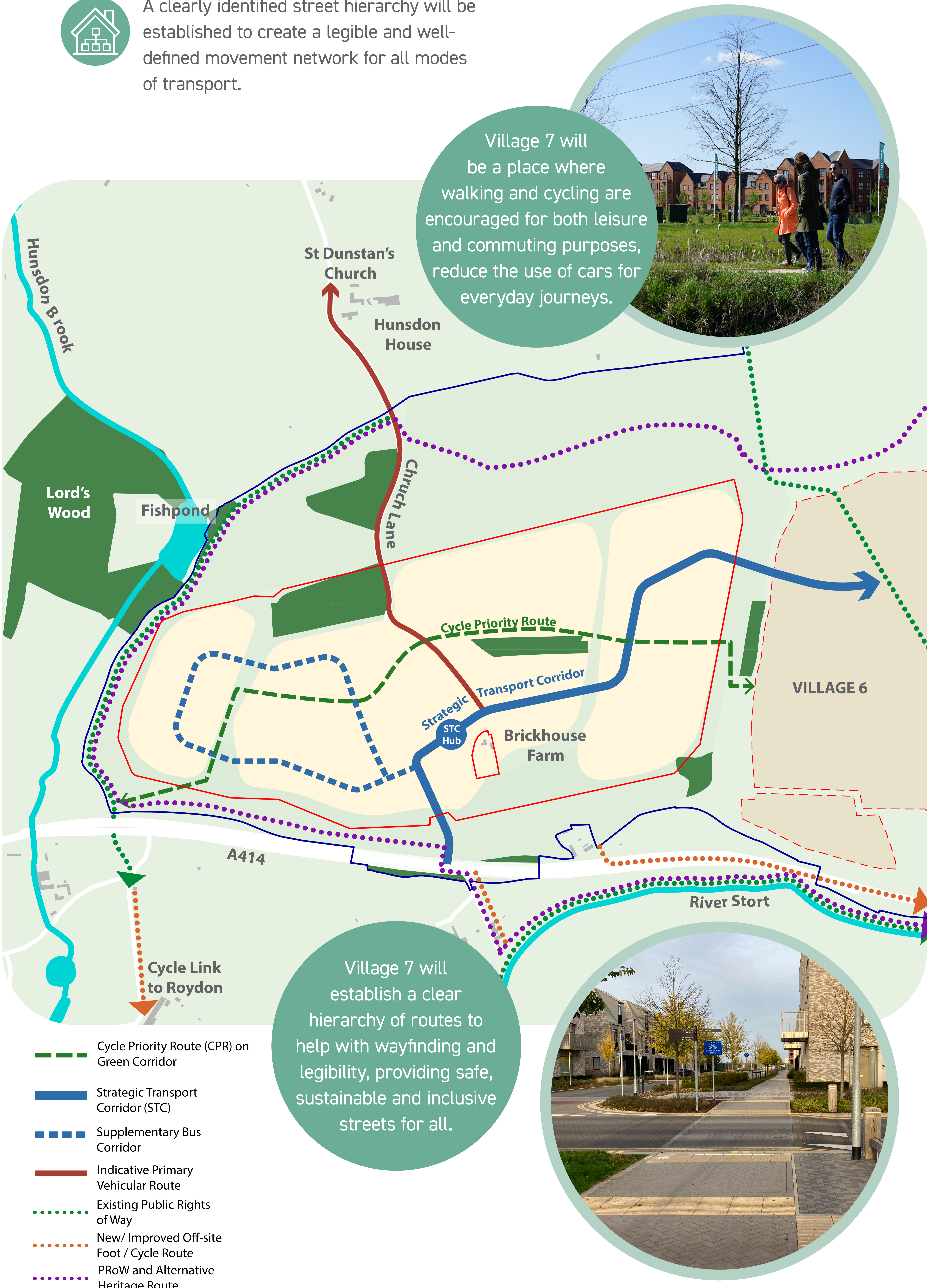
Church Lane will be transformed into a key active travel spine that is central to the development and become a primary north-south movement route.



A clearly identified street hierarchy will be established to create a legible and well-defined movement network for all modes of transport.



Gilston Area Movement Context



SUSTAINABLE TRANSPORT CORRIDOR (STC)

Gilston Area VILLAGE SEVEN

The STC will provide the key movement spine, connecting Village 7 and the Gilston Area to the wider Harlow Garden Town.



SUSTAINABLE MOVEMENT



The STC will accommodate a high frequency bus service with segregation from and have priority over general traffic, connecting all villages within the Gilston Area and to Harlow Town Station.



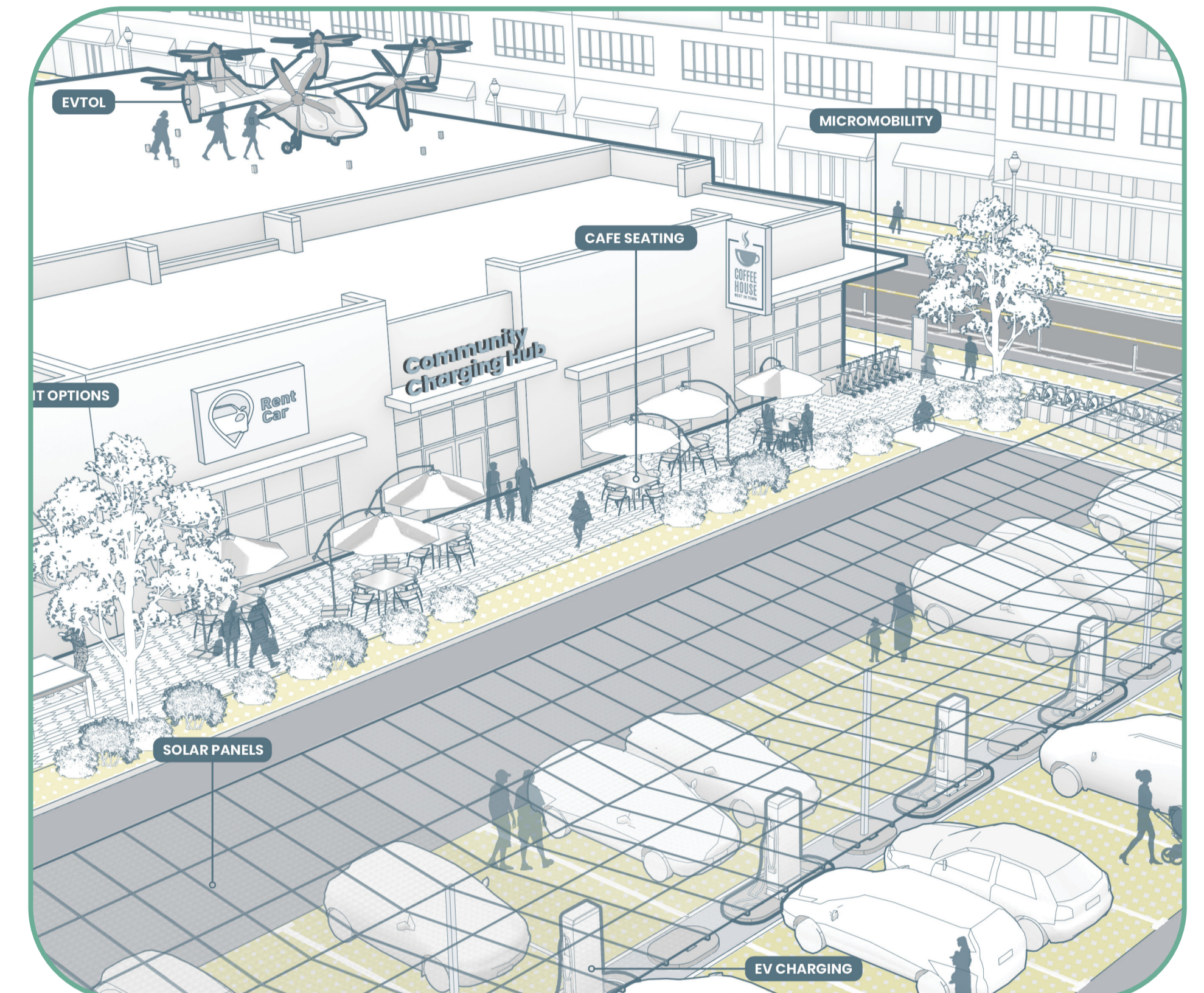
The STC will provide early connection to Village 1 for early sustainable transport routes to education and employment between villages.



A STC Hub (Mobility Hub) will be provided within the Village Centre to maximise accessibility to centrally located local shops and offices.



The Hub will double up as a Community Centre to encourage and support active travel, public transport patronage and encourage a modal shift by providing facilities next to the main STC bus stops.



“What is a Mobility Hub?”

Mobility Hub brings together shared transport with public transport and active travel in spaces designed to improve the public realm for all.” - CoMoUK

Public transport and active travel such as walking and cycling will have priority over cars to create a sustainable environment that is safe and convenient for all.



Upon completion, the STC Hub would offer a wide range of features, including cycle and e-scooter hire facilities, lockers and parcel pickup and delivery.

- Strategic Transport Corridor (STC)
- - - Supplementary Bus Corridor



A LANDSCAPE-LED APPROACH

Gilston Area VILLAGE SEVEN



LANDSCAPE & GREEN INFRASTRUCTURE

The proposed development is being designed to respect and enhance the setting of the heritage and natural assets within and around Village 7. This includes Hunsdon House, the Grade II Listed Brickhouse Farm Barns and Lord's Wood ancient woodland.



The landscape strategy will **respect and respond sensitively** to the existing topography and site features, maximising views and protecting important heritage assets.



Existing hedgerows and blocks of **retained woodland** will inform the structure of landscape and habitat corridors running through the village.



Well-connected cycle and pedestrian friendly routes will be established along **Green Wedges and Habitat Corridors** to encourage walking and cycling as part of everyday travel.



Creation of a range of **multi-functional open spaces**, local play areas, playing fields, trim trails, **natural greenspaces and Sustainable Drainage System (SuDS)**.



Provision of the **Sports Hub** along the north western edge of Village 7 will create a **local destination for activities and sports**, encouraging a healthy and active lifestyle among residents and visitors.



The landscape strategy for Village 7 will **be integrated with the Strategic Landscape Masterplan for the wider Gilston Area.**



A LANDSCAPE-LED APPROACH

Gilston Area VILLAGE S E V E N

Village 7 will establish a strong connection to the wider landscape context and an excellent network of green spaces to promote active and healthy lifestyles. It will provide a robust network of paths, connecting key destinations within Village 7 and to provide an attractive, convenient and bio-diverse environment for all to enjoy.



LANDSCAPE & GREEN
INFRASTRUCTURE

The landscape within Village 7 will reflect the gradual change from the structured urban village centre to the semi-wild green space along village edges. The Green Wedges and Habitat Corridor network will visually and ecologically knit the Village into its surroundings and the SLMP area. Each open space will have a distinctive character with a wide range of amenities offering to ensure the space is inclusive of all user groups. All parks will be accessible via a well-connected network of pedestrian and cycle links that will facilitate a diverse range of activities, including play, sports, social gathering and food growing.

GREEN WEDGES AND HABITAT CORRIDOR

A series of inter-connected green spaces and routes through the village, linking key destinations including play areas, allotments and other amenities as well as enhanced habitat destinations, including SuDS and other ecological areas to enhance bio-diversity and wildlife opportunities.

A RESPONSIVE EDGE

The edges of the development will be outward facing to provide a positive relationship with the surrounding green spaces, ensuring a feeling of safety through the passive surveillance of open space, anchored by a local destination such as the provision of the Sports Hub and children's play area.

VILLAGE GREEN

A variety of different scaled park spaces will be distributed across the village to ensure good access to recreational activities. Within the green spaces, a wide range of activities will be facilitated, including play, sports, event spaces, community gardens and links to wider walking/cycling routes. These amenities will ensure the network of green spaces are well used and promote active healthy lifestyles.



SUSTAINABLE DRAINAGE SYSTEM (SUDS)

SuDS will be fully integrated throughout the proposed development and will comprise of a variety of features and treatment types, including but not limited to basins, vegetated swales, bio-retention areas, rills, rain gardens, permeable paving and local rainwater harvesting techniques.



A COMMUNITY-FOCUSED VILLAGE

Gilston Area VILLAGE SEVEN

Community facilities and amenities are fundamental in supporting a vibrant and sustainable village life and help to create a great place to live, work and play. The centrally-located listed Brickhouse barn together with the Village Square and the STC Hub will form the heart of Village 7, which will become a destination that fosters growth and social interaction.



PLACEMAKING & HOMES



Village 7 will deliver **up to 1,500 new homes and a mixed-use Village Centre** which consists of local shops, food stores, offices, co-working spaces and community-oriented spaces.



The **Primary School (up to 3FE) and an Independent Nursery** will be provided along active travel route to ensure safe and easy access for all children and parents.



Village 7 will have a **collective identity** with the other 6 villages within the wider Gilston Area **while having distinct individual characters** that reflect the essence of the site and its immediate surrounding.



There will be a range of designs and building forms that **respond sensitively to the existing site features and assets**, particularly along the development edges, to have a **positive relationship with the countryside** beyond.



Homes will be of high quality with a **balanced and rich variety of building design**, including the use of high-spec and sustainable material treatment, that is influenced by local vernacular architecture.

Mixed Uses will be focused around the key node between the east-west STC corridor and the north-south primary route.

The Primary School and Nursery will have good connection to public transport and can be accessed by walking and cycling.



- Residential Development
- Village Centre
- Potential School Location
- Listed Buildings
- Sports Hub
- Allotments
- Play Area
- Employment

The routes will have buildings with active frontages and fenestration overlooking the public realm to create a sense of enclosure and ensure a safe and enjoyable walking and cycling experience.



VILLAGE CHARACTER & IDENTITY

Gilston Area VILLAGE SEVEN

Three Character Areas are envisaged for Village 7. The unique nature of each character area will derive from the existing landscape assets, responses to heritage assets and surrounding built form across the site. They are being developed to create a series of distinct neighbourhoods each with a unique sense of place and identity, reflected by building scale, block layout, density, architectural expression and public realm design.



PLACEMAKING & HOMES

- » A central **VILLAGE CENTRE** with **denser, more formal, and varied built form within informal layout** of streets and lanes. A limited palette of materials which is inspired by the Brickhouse Barn will reinforce the identity of this important area which will provide a variety of uses and facilities to the new community.
- » The **EASTERN AREA** will be **medium density** and provide slightly more **variety in materiality** with higher density and frontage continuity along the STC route.
- » The **WESTERN AREA** will be the **lowest in density** and most varied and **organic in character** providing a **soft transition to the countryside** to the west and north west.

Landmark Buildings will be identified at key locations and corners. They will assist in placemaking and wayfinding, helping users to navigate through the development while creating a mental map of the place. Landmark buildings will have **distinctive architectural features that reflect the materiality and massing of the Brickhouse listed building** at the heart of the development.



SUSTAINABILITY PRINCIPLES

Gilston Area VILLAGE SEVEN

Village 7 will be an adaptable, healthy and innovative development which incorporates Net Zero Carbon principles. It will provide high-quality affordable homes, significant biodiversity improvements and a well connected community, showcasing modern, best practice approaches to design and construction. The first phase of homes delivered at Village 7 will meet the Government's Future Homes Standard and produce 75-80% less carbon emissions beyond current building regulations, and by 2030 all homes will be zero-carbon ready.

COMMUNITY HEAT HUB

The provision of a Community Heat Hub for Gilston Village 7 will deliver a low carbon heat solution for the new community and contribute significantly to the sustainability aspirations for the development.



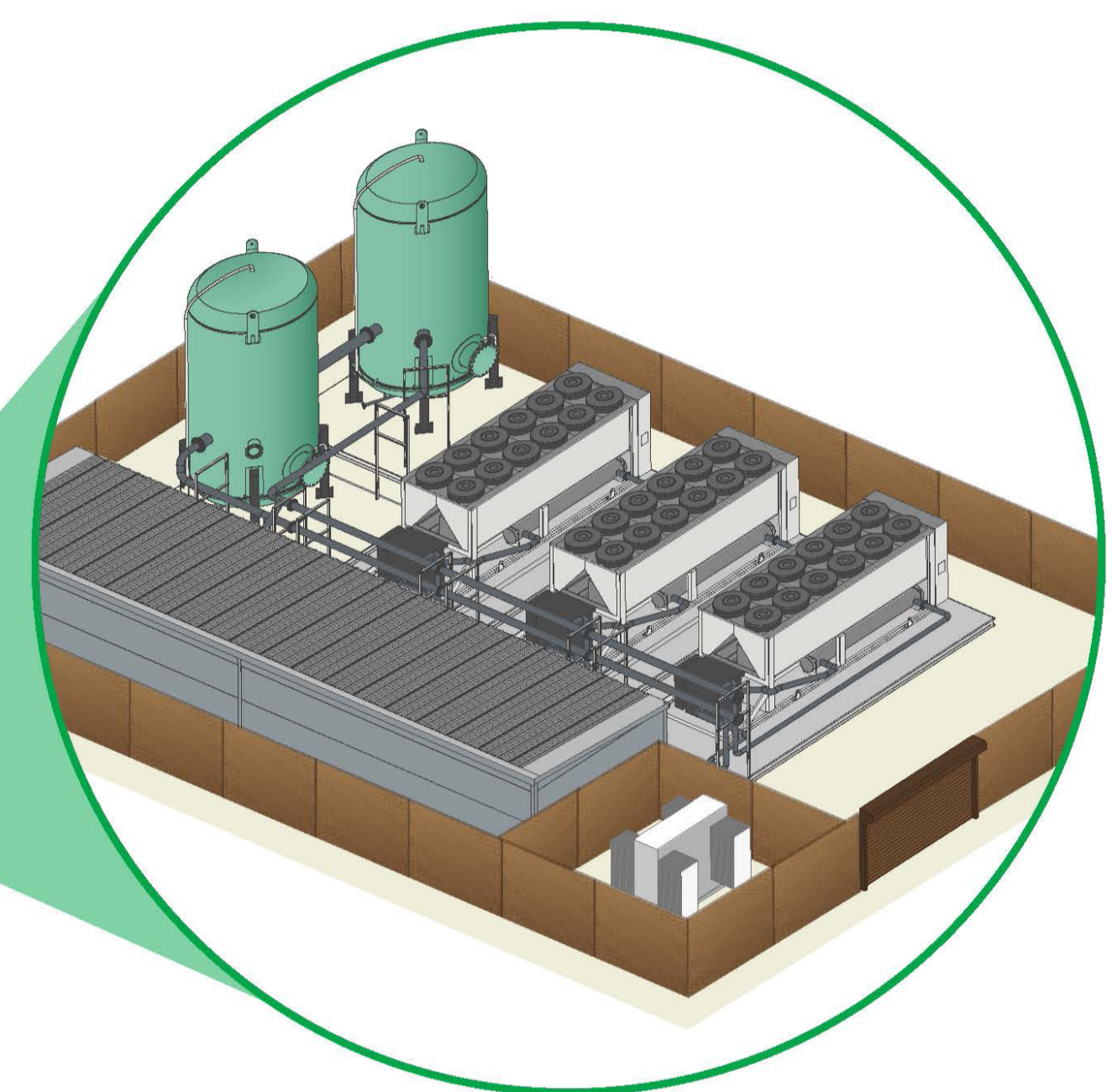
The community heat hub explained



Each home has a Heat Interface Unit (HIU), which transfers heat from the network into the home and keeps track of what's being used. The HIU is similar in size to a gas boiler and delivers heat to radiators, or underfloor heating and domestic hot water to meet customer needs. Heat and hot water are delivered instantaneously without any need for a cylinder in the home.

Community Heat Hub

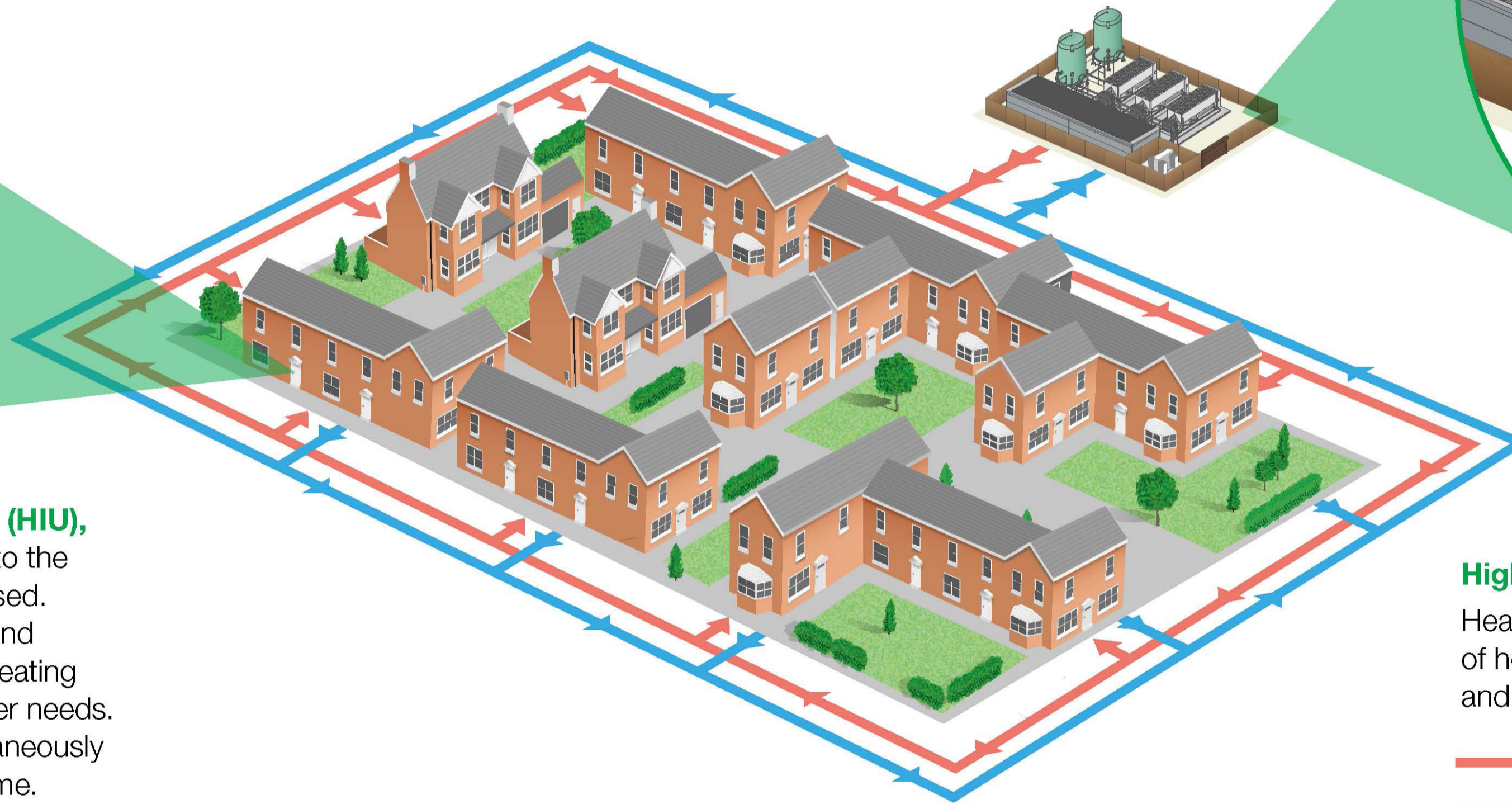
Low carbon heat is produced in a community heat hub using zero carbon ready, large-scale, air-source heat pumps, powered by low carbon electricity.



High Efficiency Network

Heat is pumped to each home, in the form of hot water, using our underground flow and return pipe network

— Heat supplied from and returning to the community heat hub



CLIMATE CHANGE MEASURES

Village 7 will deliver the following Climate Change measures:

- » A minimum **10% Biodiversity Net Gain** across the site, as well as wildlife enhancements within both the landscape and built development;
- » **Electric vehicle charging** to all homes;
- » **Highly energy efficient homes** that will minimise running costs;
- » Good levels of internal and external lighting, **thermal comfort, acoustic comfort and air quality**;
- » A **Net Zero Carbon Ready energy strategy** which utilises electric systems only, to benefit from the grid decarbonisation;
- » Incorporation of **renewable or low carbon technology** such as solar panels or heat pumps;
- » All homes will be **future homes standard or zero-carbon ready**;
- » Provision of a significant amount of **public open space**;
- » **On-site food production** will be provided with pocket and full-size allotments;
- » A range of **outdoor areas for public use within walking distance** from all residential units including parks & public gardens, natural & semi-natural green space, outdoor sports facilities and amenity green space;
- » Measures to **encourage healthy lifestyles and physical exercise** will include the promotion of staircases and provision of cycling facilities and safe cycling routes.
- » Design and provide infrastructure to **encourage modal shift to sustainable modes of transport** and movement, including EV charging.

VILLAGE 7 BENEFITS & NEXT STEPS

Gilston Area VILLAGE S E V E N

In summary, Village 7 will deliver:



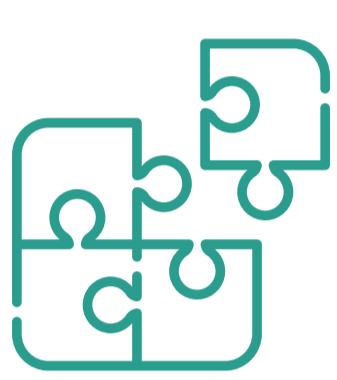
UP TO 1,500 NEW, HIGH QUALITY HOMES including affordable and accessible homes of different sizes and tenures.



SUSTAINABLE TRANSPORT CORRIDOR that strategically connects Village 7 to other villages within the Gilston Area and also the wider area beyond.



A LOCAL VILLAGE CENTRE to accommodate a wide range of community uses, nursery and flexible uses such as co-working space.



UP TO 5,100 SQM COMMERCIAL FLOORSPACE within Local Village Centre that is flexible and adaptable to meet future demand.



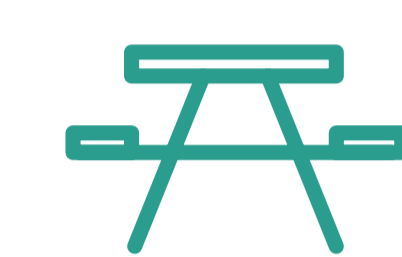
A PRIMARY SCHOOL (3FE) and an **INDEPENDENT NURSERY**.



A total of **47.75 HECTARES OF EXTENSIVE AREA OF PUBLICLY ACCESSIBLE OPEN SPACE AND GARDENS**, creating a local destination where new and existing residents can enjoy and live in a ecologically diverse landscape setting.



Areas of **PRODUCTIVE LANDSCAPES** consisting of allotments and community orchards to encourage residents to grow their own and build a sense of community.



Several **INTEGRATED AND NATURAL PLAY AREAS** including LAPs, LEAPs and NEAPs for children and teens to encourage play and social activities.



Approximately **15.56 HECTARES OF OUTDOOR SPORTS AND RECREATIONAL FACILITIES**, comprising of a Football Hub and Village Playing Field to promote and healthy and active lifestyle.



Illustrative bird's eye view of how the Village 7 masterplan proposals may come forward.

YOU CAN CONTACT US BY EMAIL AT [INFO@VILLAGE7.CO.UK](mailto:info@village7.co.uk), OR BY PHONE ON 0800 8611 218

WHAT HAPPENS NEXT?

Today is your initial opportunity to give feedback on the options proposed and your ideas on how you would like to see Village 7 come forward as part of the Masterplan process. This will help to inform the next stage of the design.

To inform your views, please ask the team any questions you might have and there are feedback forms available in the room today. Alternatively please feel take part in our mini workshops where you can go through option testing of various proposals in more detail.

If you would prefer to complete a form in your own time, you can either take one home and return it to: **Freeport-Cratus Communications, Fora, 180 Borough High Street, SE1 1LB** or you can complete an online form at <https://village7.co.uk/>.

PLEASE SEND US YOUR FEEDBACK BY 16 NOVEMBER 2023.

The next exhibition for the Village 7 Masterplan will show how we have responded to your feedback and give you a chance to comment on the next stage of design.