



Bird's Eye View of the emerging masterplan

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Why we are here

Taylor Wimpey is preparing and developing the next layer of detail to create a Village Masterplan and Design Code, which build upon the outline planning parameters established by the resolution to grant in March 2023.

We are seeking your views to inform the proposals prior to submission of the Masterplan.

On this webinar you will be able to:

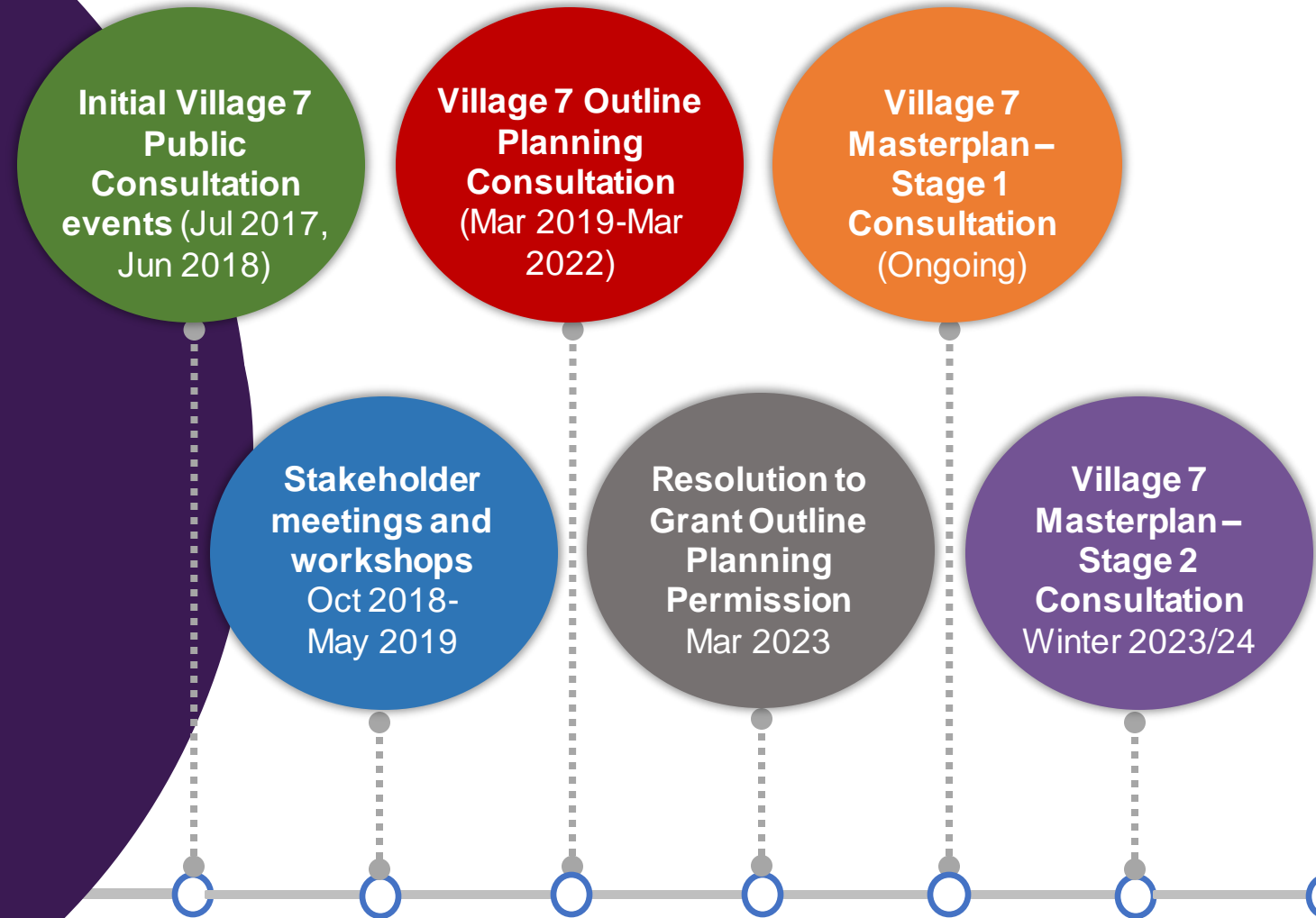
- Hear about the emerging plans
- Ask questions to the design team
- Find out about next steps

How this session will work

1. One hour session
2. Opportunities for Q&A
3. Online consultation document
4. Session recording online

Wider consultation

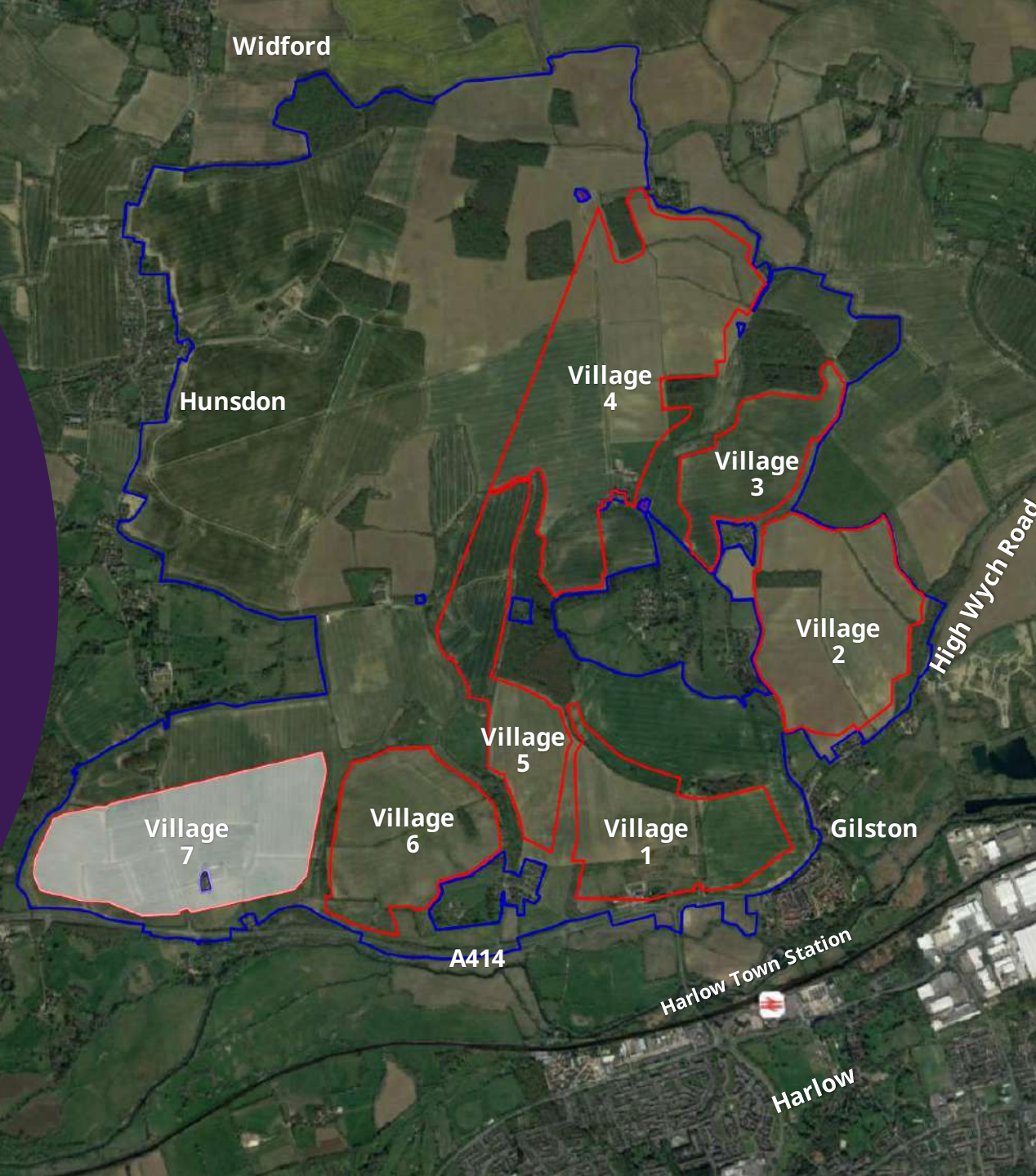
1. In person consultation events
2. Webinar
3. Website
4. Pop-up events
5. Stakeholder meetings
6. Your feedback



Village 7 Consultation History

Agenda

1. About Taylor Wimpey
2. Site Background and Consultation History
3. Vision for Village 7
4. The Site
5. Options Testing
6. Next Steps
7. Questions



About Taylor Wimpey

About Taylor Wimpey

Taylor Wimpey North Thames, is part of Taylor Wimpey PLC and is 1 of 24 regional businesses across the UK.

A focus on the environment, sustainability and quality:

- We place the environment at the heart of our new schemes.
- We embrace new low carbon technologies and find innovative solutions to deliver at scale (net zero business by 2045).
- We work with local people, businesses and local authorities to deliver sustainable communities.
- We pride ourselves on the quality of our new homes.
- We aspire to highest levels of customer satisfaction.



Building a Better World

Climate change

Defend the planet and our future by playing our part in the global fight to stop climate change.

Key target

Achieve our science-based carbon reduction target:

- Reduce operational carbon emissions intensity by 36% by 2025.
- Reduce carbon emissions intensity from our supply chain and customer homes by 24% by 2030.

Key metric

- Greenhouse gas emissions per 100sqm completed homes (scope 1, 2 and 3) Tonnes CO₂e/100m².

Nature

Improve access to and enable enjoyment of nature for customers and communities by regenerating the natural environment on our developments.

Key target

Increase natural habitats by 10% on new sites from 2023 and include our priority wildlife enhancements from 2021.

Key metrics

- Percentage increase in natural habitats on new sites.
- Percentage of new sites with our priority wildlife enhancements and number of enhancements implemented.

Resources and waste

Protect the environment and improve efficiency for our business and our customers by using fewer and more sustainable resources.

Key target

Cut our waste intensity by 15% by 2025 and use more recycled materials. By 2022, publish a towards zero waste strategy for our sites.

Key metric

- Tonnes of construction waste per 100m² build.

Background

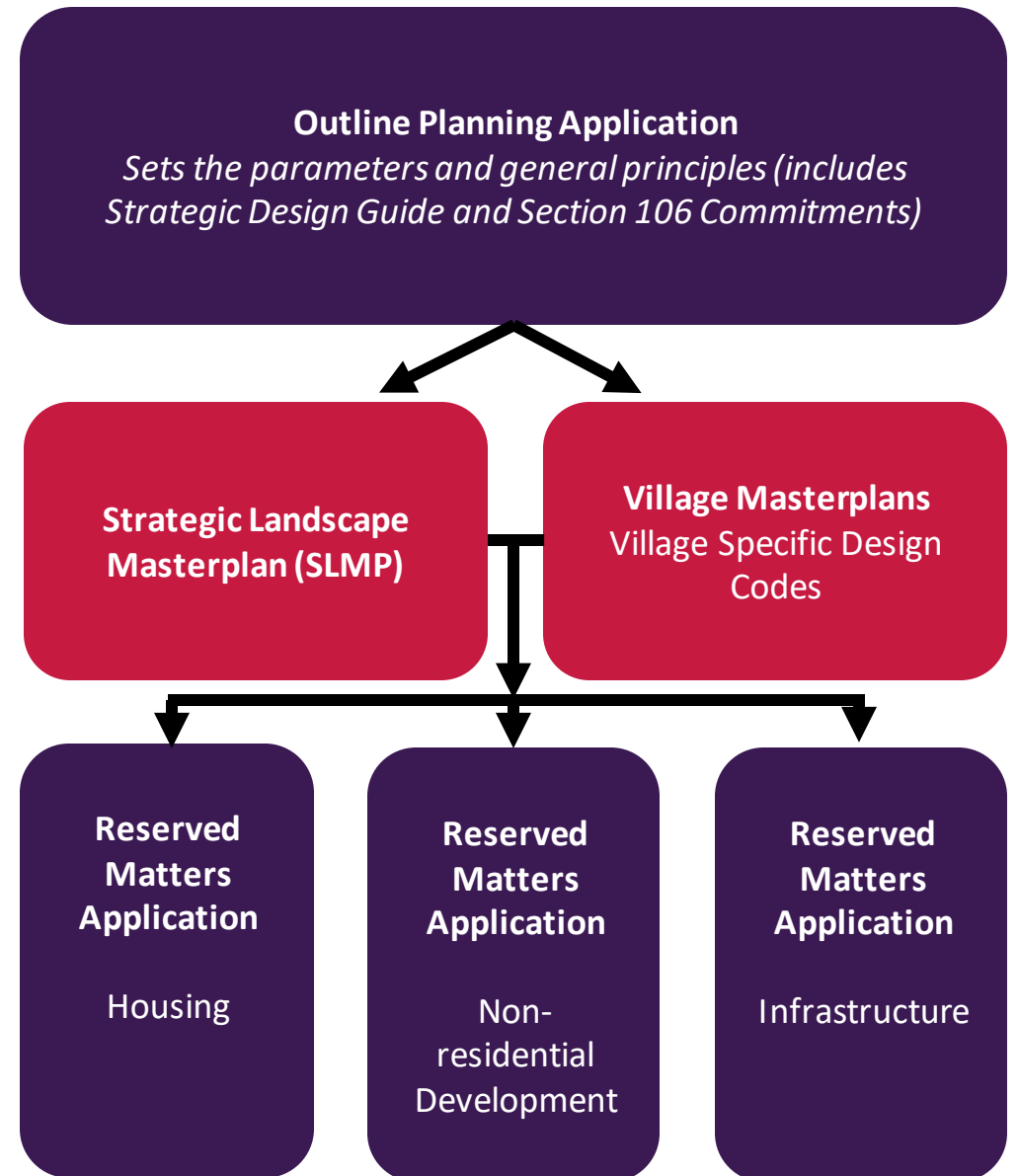
Planning Context

Strategic Infrastructure

- CSC and ESC Crossings to deliver sustainable travel.
- Significant other sustainable infrastructure (a real opportunity for sustainable growth).

Outline Planning Application (all matters reserved)

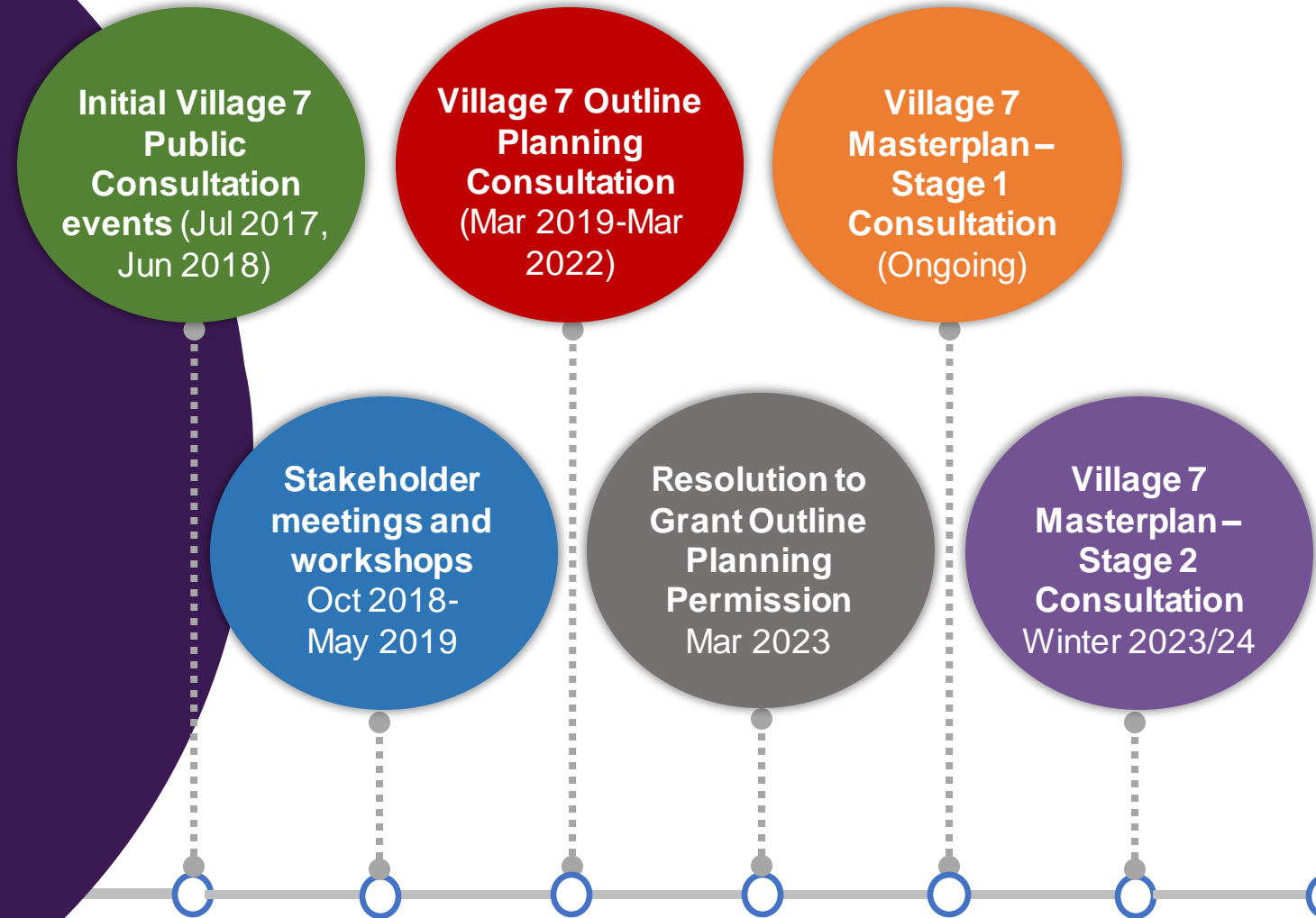
- Submitted October 2019.
- Planning Committee Resolution to Grant – 23rd March 2023
- Decision to be issued (pending S106 drafting being completed)



How did we get here?

There has already been extensive consultation on Gilston Village 7. This began with the first public consultation event in July 2017.

Since then, there have been public consultation events, stakeholder group meetings, and individual stakeholder meetings. In March 2023, East Herts District Council passed a resolution to grant outline planning permission.



Village 7 Consultation History

The Gilston Area

The Gilston Area is part of the emerging Harlow and Gilston Garden Town (HGGT) designation. It was allocated through the East Herts Local Plan in October 2018 to provide a total of 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.”

It will be: **Adaptable, Sustainable, Healthy and Innovative.**



Strategic Landscape Masterplan

The wider landscape for Gilston Area, located outside and in-between villages, makes 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 Places for People ahead of the village masterplans.

SLMP LANDSCAPE

KEY OPEN SPACE

EASTWICK WOOD COUNTRY PARK

HUNSDON AIRFIELD PARK

TRIBUTARY VALLEYS

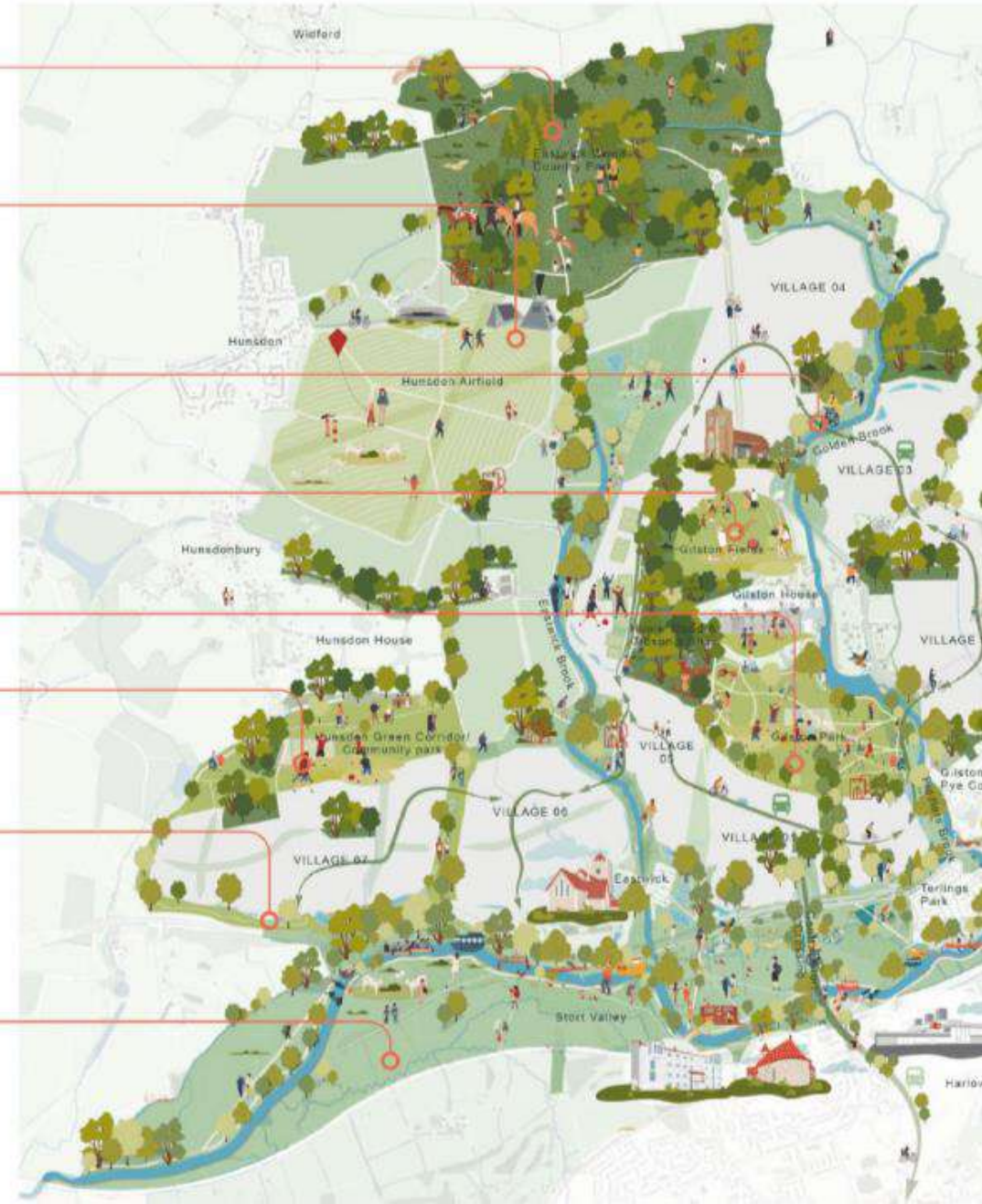
GILSTON FIELDS

GILSTON PARK

HUNSDON COMMON

GREENWAY

STORT VALLEY (INDICATIVE CONSIDERATION ONLY)



Our Vision for Village 7

Village 7

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

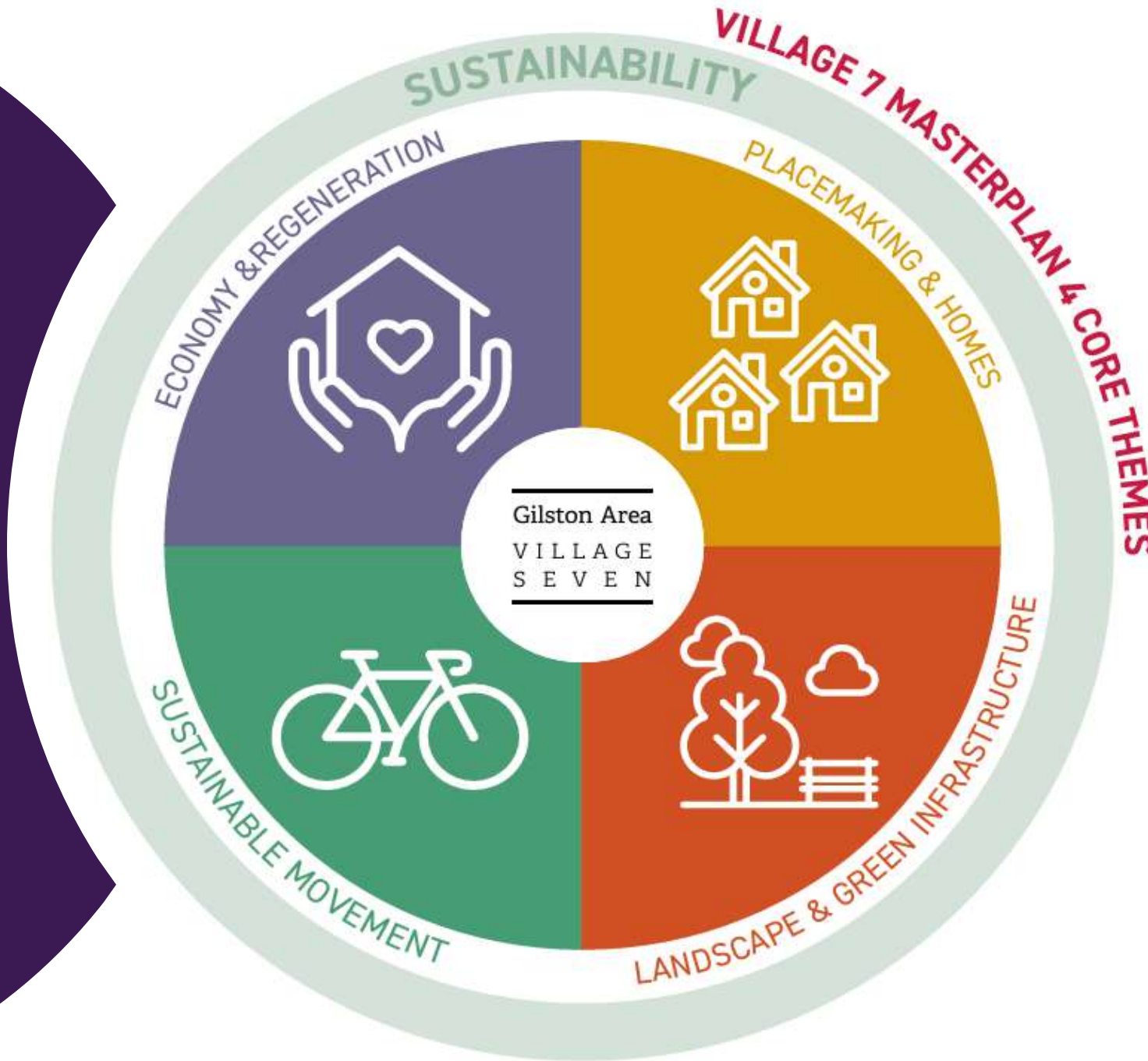
Village 7 will...

- ...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.



Gilston Area Healthy Growth Principles

- Economy and Regeneration
- Placemaking and Homes
- Sustainable Movement
- Landscape and Green Infrastructure



What Village 7 Delivers

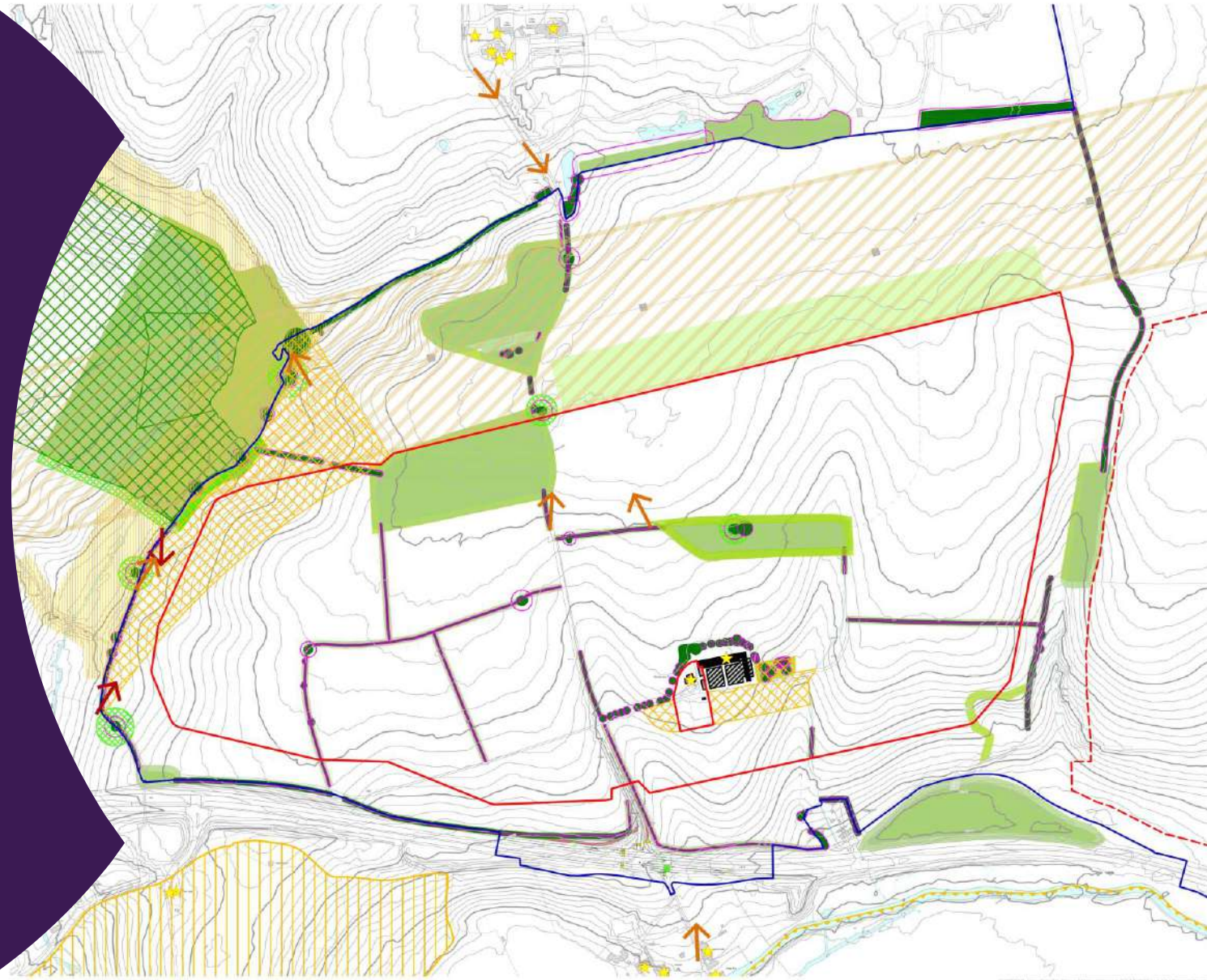
- **1,500 new homes** including affordable housing.
- **Local Village Centre** comprised of 11,510 sqm non-residential floorspace.
- **Commercial Floorspace** comprised of 5,100 sqm floorspace within the Village Centre.
- **Primary School (3FE) and an Independent Nursery.**
- **Significant Open Space** (up to 47.45 hectares) including playgrounds and play spaces (LAPs, LEAPs, NEAPs) and allotments.
- **Significant Biodiversity Enhancements** including well beyond emerging **Biodiversity Net Gain requirement**: 30% Biodiversity Net Gain for Habitats and 19.54% for Hedgerows.
- **Outdoor Sports and Recreational Facilities** (15.56 hectares), comprising a community park, Football Hub and Village Playing Field.
- **Sustainable Transport Corridor** and supporting infrastructure.



The site

Site Appraisal

- Landscape and Visual Impact
- Arboriculture
- Water Resources and Flood Risk
- Ground Conditions
- Services and Utilities
- Transport
- Lighting
- Energy and Sustainability
- Air Quality Assessment
- Noise and Vibration
- Built Heritage & Archaeology



Site Appraisal – Heritage

Village 7 will be respectful of existing heritage assets around the area. For example, the listed Brickhouse Barns heritage asset located within the site boundary will be at the heart of the placemaking strategy.

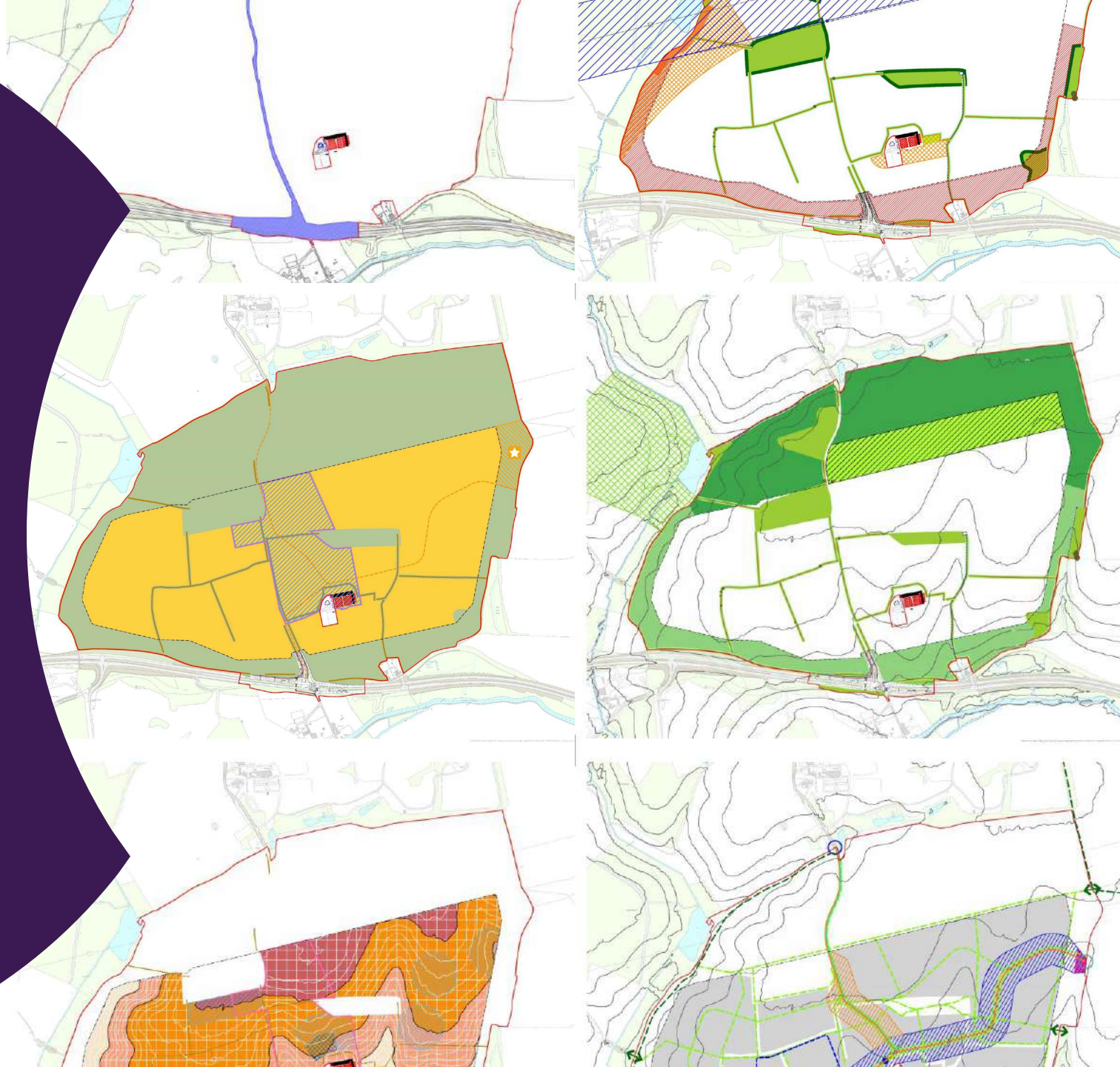
This will ensure it brings distinctiveness and a sense of identity and character to the future community, thus securing its enhancement and conservation.

How could the existing barns help create an identity for Village 7?



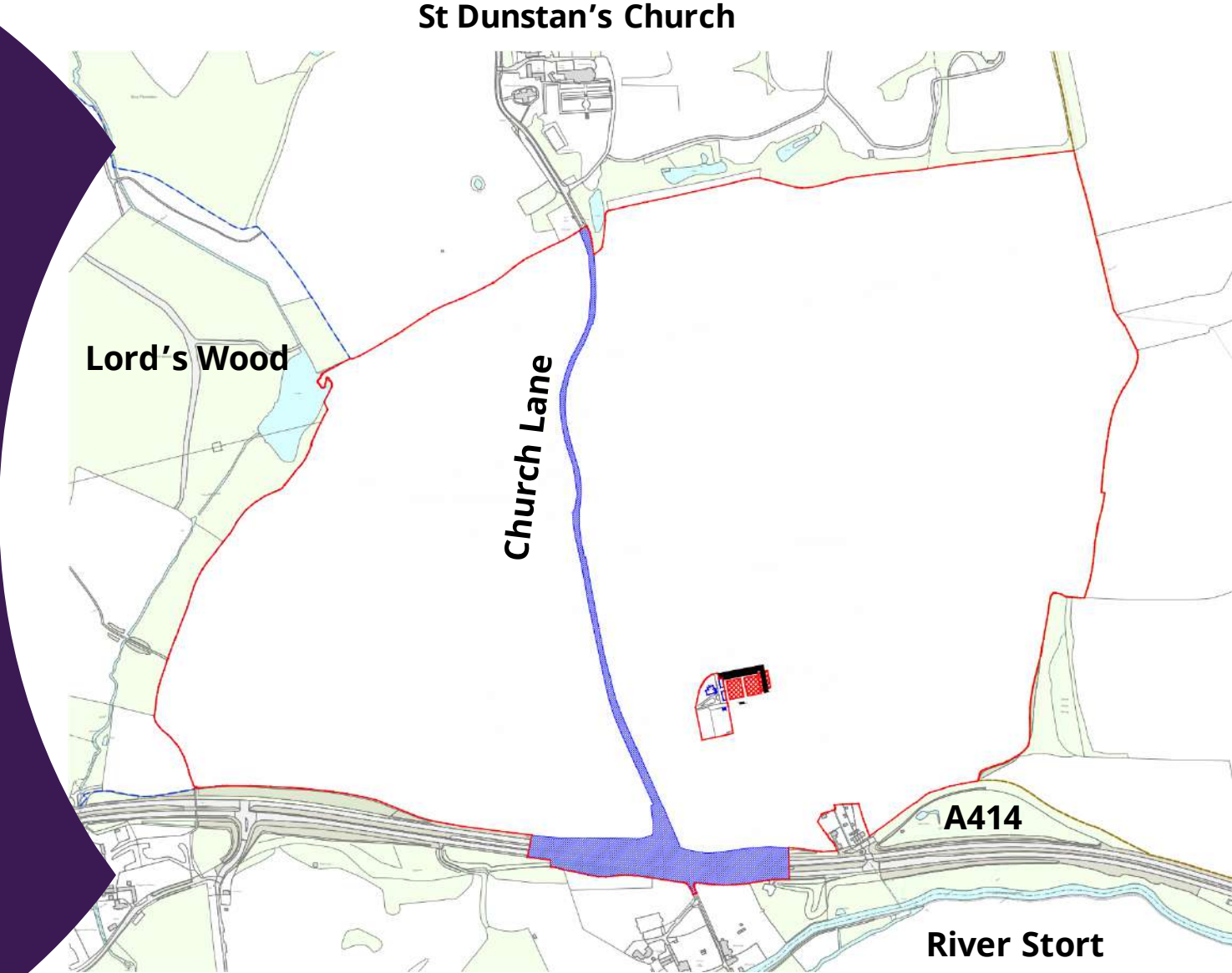
Summary of parameter plans

- Site Location
- Buffers & Development Zones
- Green Infrastructure and Open Space
- Land Use
- Building Heights



Parameter plans

Site Location



Parameter plans –

Buffers & Development Zones

Key

- Application Site Boundary
- V7 Developable Area
- Minimum Village Buffer
- Woodlands
- Sensitive Development Area (see Development Specification)
- Minimum 20m Buffer to Existing Ancient Woodland
- Minimum 10m Buffer Either Side of Existing Woodlands
- Minimum 5m Buffer Either Side of Existing Hedgerow/Tree Line/Bramble
- Existing Hedgerow/Tree Line/Bramble removed to accommodate new A414 Junction Layout and Church Lane Diversion
- 400 Kv Electricity Pylons 118m Easement
- Existing Hedgerow/Tree Line/Scrub to be Retained. (To be retained as far as possible unless there are very special circumstances that mean they cannot be as set out in the Development Specification Statement)
- Retained Buildings
- Existing Brickhouse Farm House and Stable Range Retained in Current Use
- Buildings proposed for demolition
- Notable/Veteran Tree to be retained
- Orchard
- Existing Watercourses within Site Boundary (Minimum 3m strip either side of Existing Watercourse for maintenance access - measured from top of bank on both sides - to be provided along all Ordinary Watercourses.)
- Existing Watercourses outside Site Boundary



Parameter plans

Green Infrastructure and Open Space

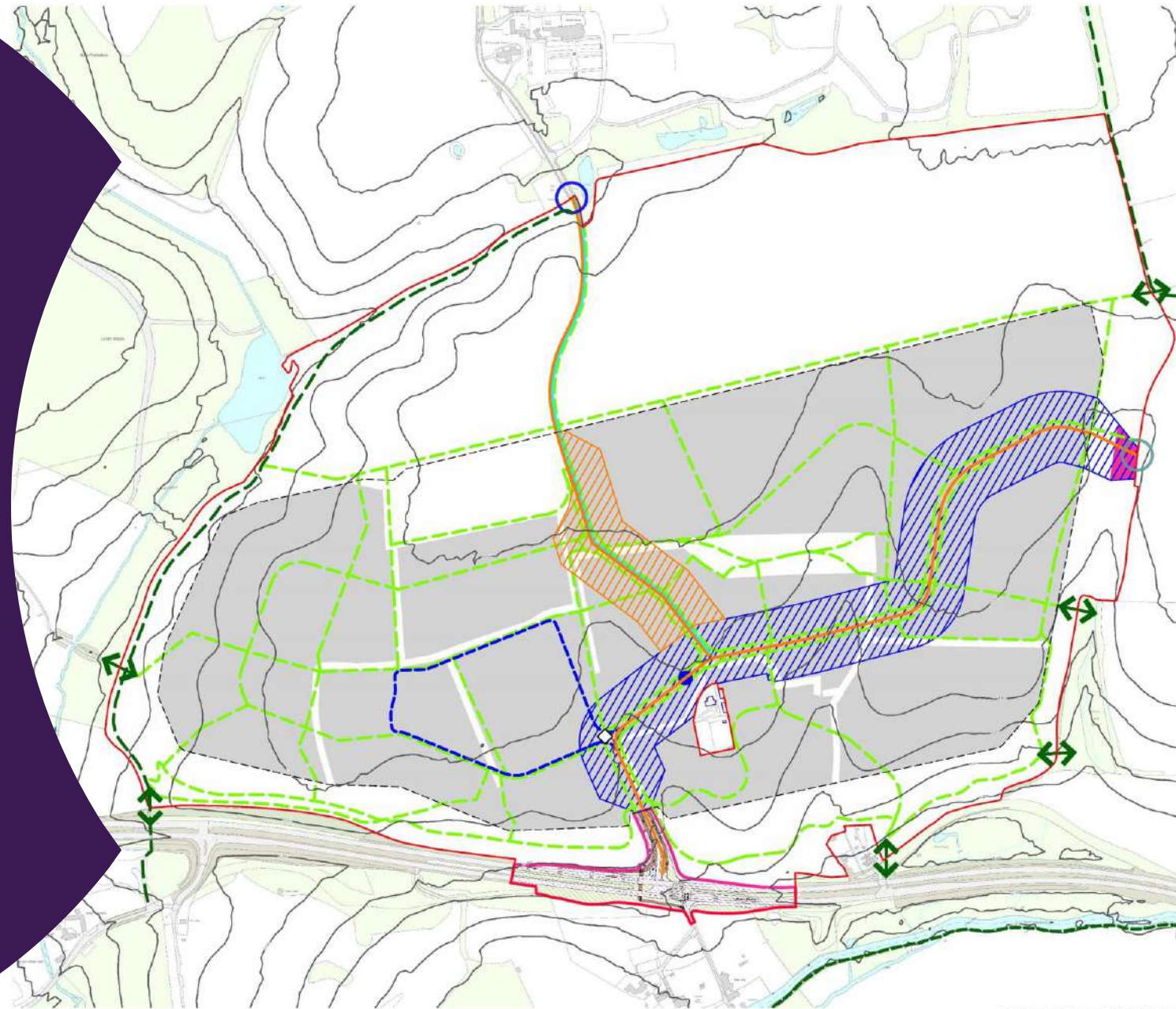
- Application Site Boundary
- V7 Developable Area
- Strategic Green Corridor (Including Existing and Proposed Landscaping, Allotments, Formal Sports Pitches contained within the defined Community Park and Ancillary Structures Associated with Use, Provision and Maintenance)
- Natural and Semi-natural Public Open Space (Including Existing and Proposed Landscaping, Strategic SUDs Features, Acoustic Mitigation Features, Informal Children's Play, Ancillary Structures Associated with Use, Provision and Maintenance)
- Community Park as part of Strategic Green Corridor (Including Existing and Proposed Landscaping, Allotments, Formal Sports Pitches and Ancillary Structures Associated with Use, Provision and Maintenance)
- Existing Hedgerow/Tree Line/Scrub to be Retained. (To be retained as far possible unless there are very special circumstances that mean they cannot be as set out in the Development Specification.)
- Existing Woodlands to be Retained (described as "unfavourable / declining or have no conservation status", see supporting Stage 1 Ecological assessment submitted as part of the OPA)
- Ancient Woodland (outside of Application Area)
- Retained Buildings
- Existing Brickhouse Farm House and Stable Range Retained in Current Use
- Buildings proposed for demolition
- Notable/Veteran Tree to be retained
- Existing Watercourses within Site Boundary (Minimum 3m strip either side of Existing Watercourse for maintenance access - measured from top of bank on both sides - to be provided along all Ordinary Watercourses.)
- Existing Watercourses outside Site Boundary
- Topography Contour Lines



Parameter plans

Vehicular Access & Movement

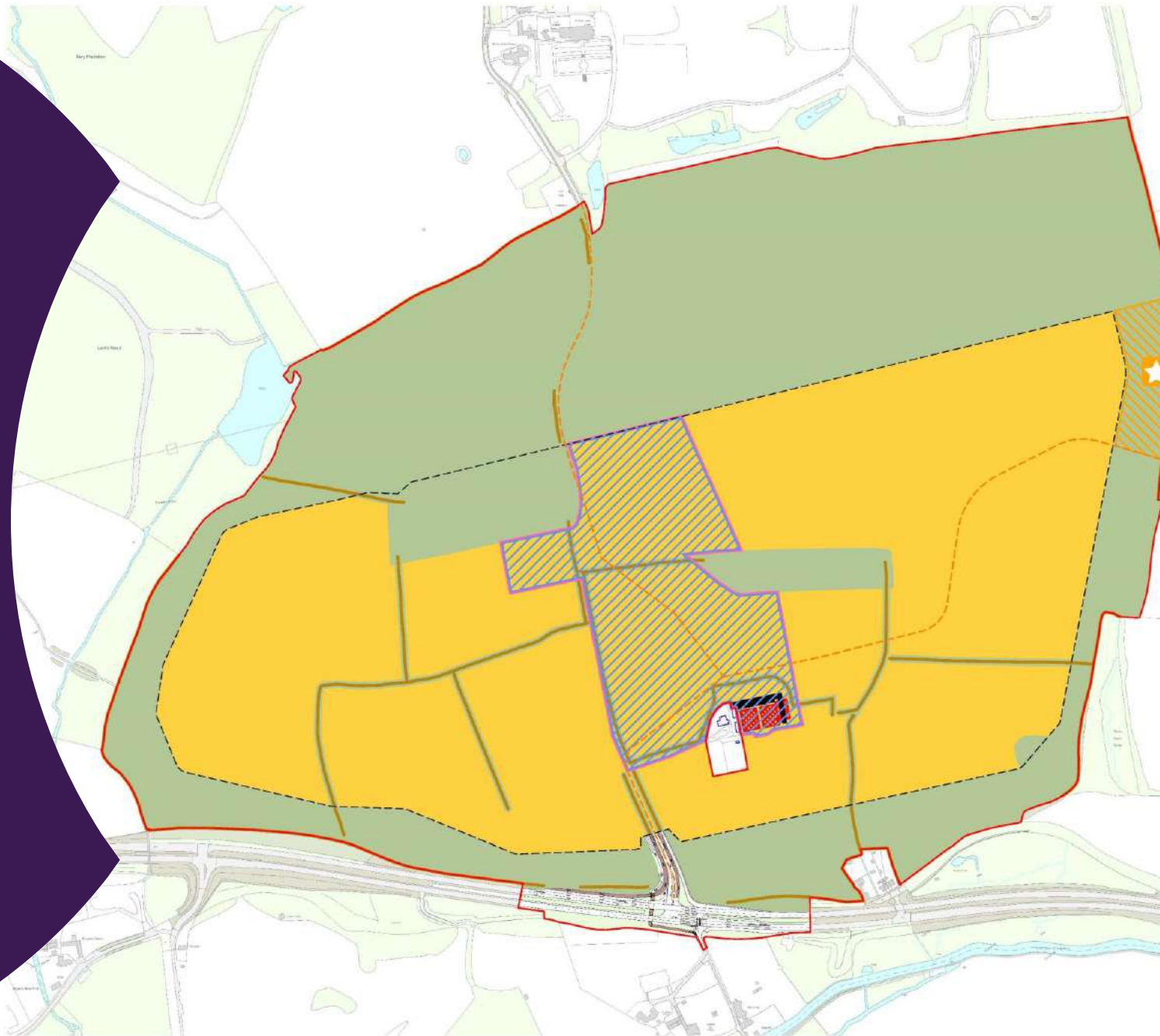
- Application Site Boundary
- V7 Developable Area
- Indicative Development Areas
- Improved Vehicular Primary Means of Access Point from A414 (for planning approval)
- Indicative Primary Means of Access Connection Zone to Village 6
- Existing Vehicular Primary Means of Access Point
- Indicative Primary Vehicular Route
- Deviation Zone for Sustainable Transport Corridor / Indicative Primary Vehicular Route
- Deviation Zone for Indicative Primary Vehicular Route towards Hunsdon
- Supplemental STC Bus Route (alignment indicative)
- STC Hub (location indicative)
- Bus Gate (location indicative)
- Other Bus Route (alignment indicative)
- Existing Public Rights of Way
- Foot/Cycle Access (location indicative)
- Indicative Primary Foot/Cycle Route
- Topography Contour Lines



Parameter plans

Land Use

- Application Site Boundary.
- - - V7 Developable Area.
- - - Indicative Village Centre Boundary.
- Residential (58.02 ha).
- Mixed Use Zone (10.15 ha)
- - - Primary Vehicular and Bus Route
(refer to Parameter Plan 4 Vehicular Access and Movement).
- Green Infrastructure (56.20 Ha including buffers)
(refer to Parameter Plan 3 Green Infrastructure and Open Space).
- Existing Hedgerow/Tree Line/Scrub to Retained.
(To be retained as far as possible unless there are very special circumstances that mean they cannot be as set out in the Development Specification.)
- Retained Buildings.
- Existing Brickhouse Farm House and Stable Range Retained in Current Use.
- Buildings proposed for demolition.
- ★ Area safeguarded for Gypsy & Traveller (Sui Generis) Development (subject to Needs Assessment).



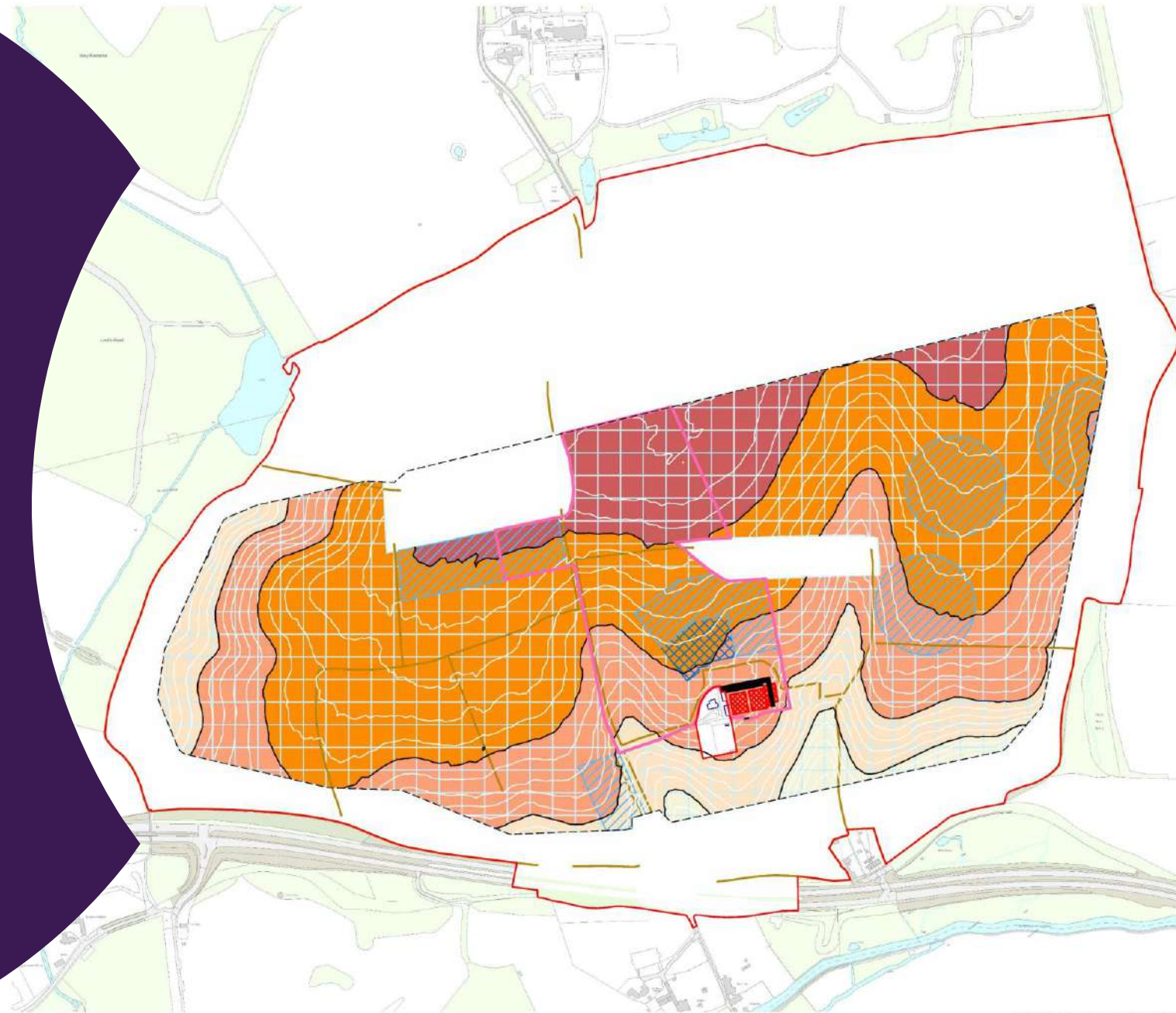
Parameter plans

Building Heights

- Application Site Boundary
- V7 Developable Area
- Indicative Village Centre Boundary
- Existing Hedgerow/Tree Line/Scrub to Retained.
(To be retained as far as possible unless there are very special circumstances that mean they cannot be as set out in the Development Specification.)
- Retained Buildings
- Existing Brickhouse Farm House and Stable Range Retained in Current Use
- Buildings proposed for demolition

- +45-50m AOD
- +50-55m AOD
- +55-60m AOD
- +60-65m AOD
- +65-70m AOD

- Development to be no taller than 13m height
(3 storeys) from ground level to the top of the roof.
- Development to be no taller than 16m in height
(4 storeys) from ground level to the top of the roof.
- Development to be no taller than 19m in height
(5 storeys) from ground level to the top of the roof.



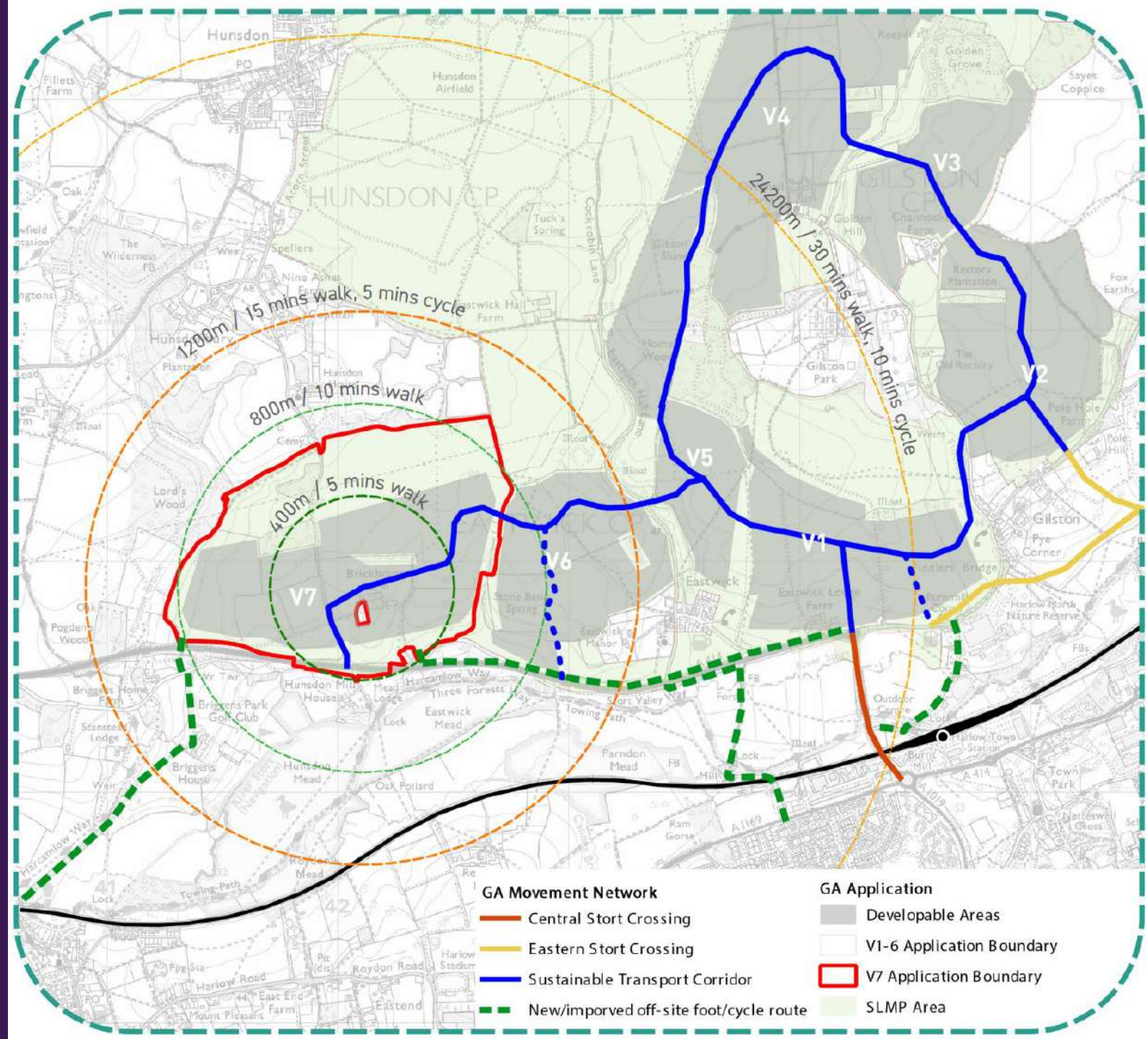
Gilston Area Healthy Growth Principles

Sustainable movement



Local connections

- Roydon and Eastwick Links
- Connectivity with surrounding area



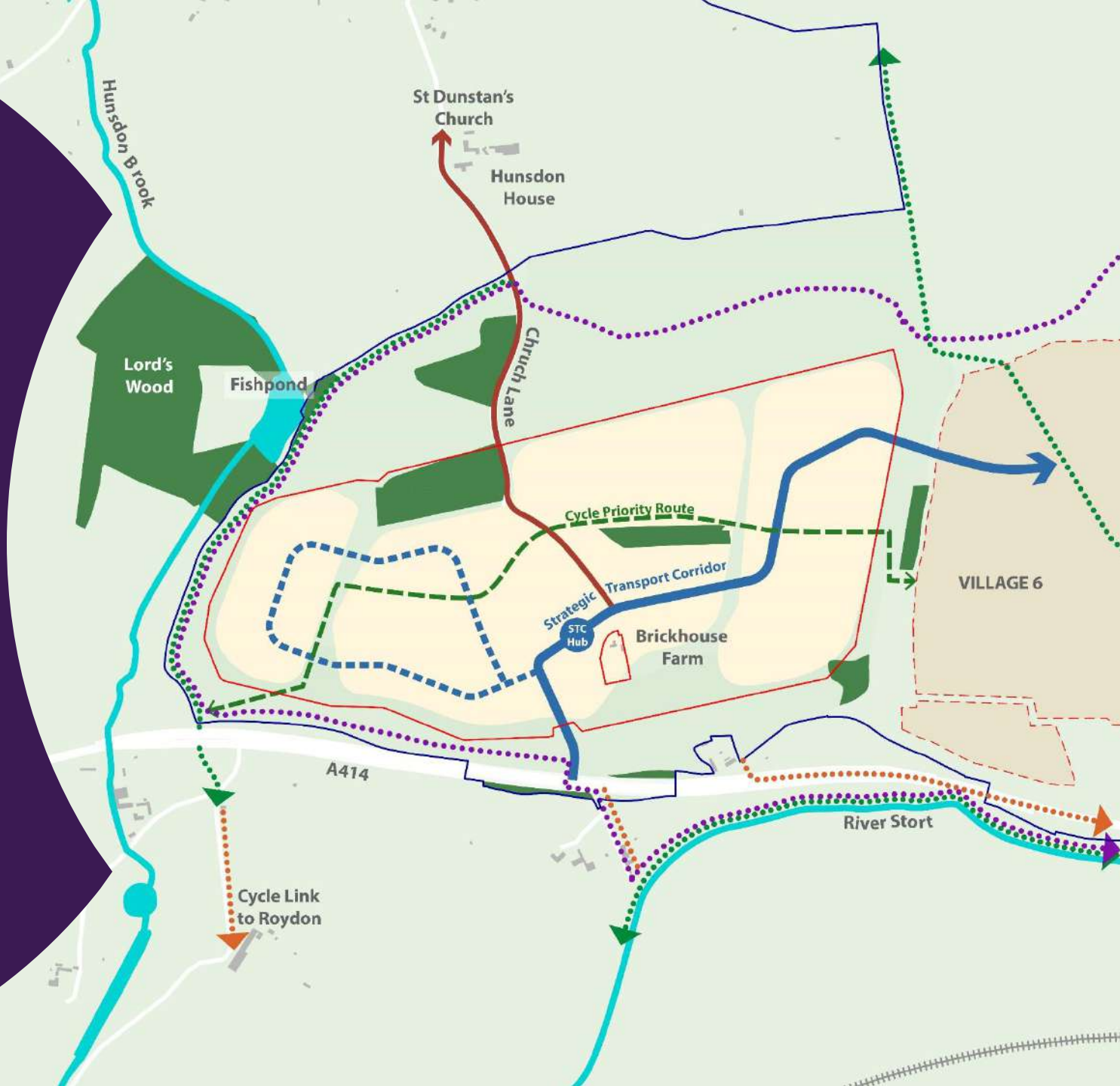
Which of these connections do you feel would be most important to embed sustainable travel?

Sustainable movement



Internal movement

-  Cycle Priority Route (CPR) on Green Corridor
-  Strategic Transport Corridor (STC)
-  Supplementary Bus Corridor
-  Indicative Primary Vehicular Route
-  Existing Public Rights of Way
-  New/ Improved Off-site Foot / Cycle Route
-  PRow and Alternative Heritage Route



Sustainable movement



Mobility hub

Bringing together...

- Sustainable Transport Corridor
- Sustainable Transport Hub
- Reducing Car Travel
- New Pedestrian and Cycle Links

Which elements of the hub are most important to you?



Sustainable Drainage Systems (SuDS)



- Fully integrated throughout the proposed development
- 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
 - Local rainwater harvesting techniques



Landscape led



- Respect and respond sensitively
- Retain and enhance existing woodland
- Green wedge and habitat corridors
- Create multi-functional open spaces, local play areas, trim trails, sports fields and Sustainable Urban Drainage systems
- Integrate with the SLMP

Any ideas for activities to connect people with nature?





Environment and Nature

Significant Green Infrastructure and Open Space (63.01 ha), inclusive of:

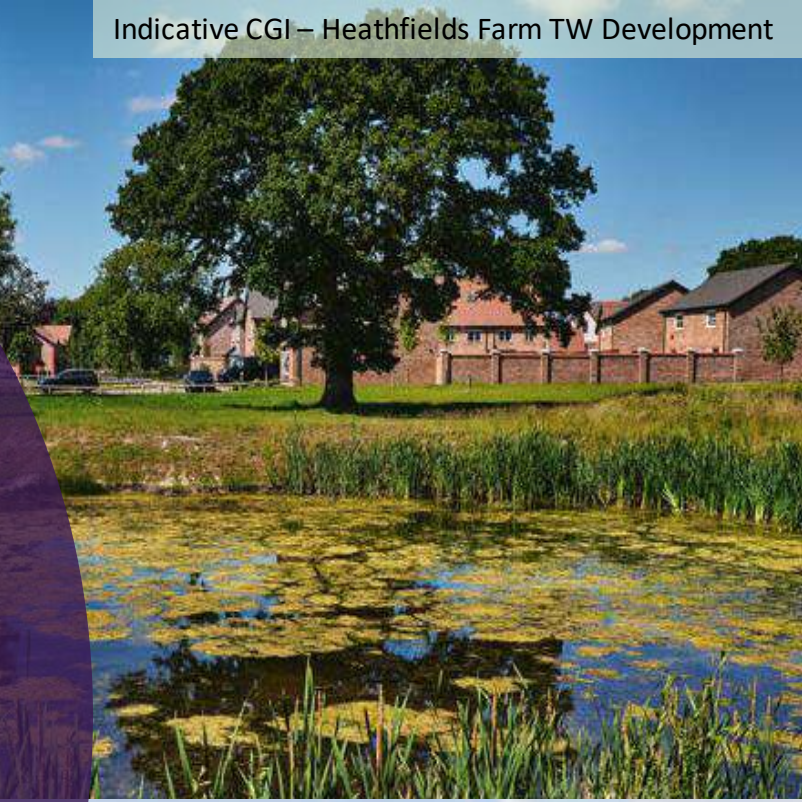
- 11.96 ha of Parks and Public Gardens / Amenity Green Space.
- 33.40 ha of Natural and Semi-Natural Green Space.
- 15.56 ha of Outdoor Sports Provision.
- 0.95 ha of Play Provision.
- 1.14 ha of Allotments and Orchards.

Strategic Green Spaces: Southern Greenway and Northern Strategic Green Corridor.

Biodiversity Net Gain: 30% Biodiversity Net Gain for Habitats and 19.54% for Hedgerows.

Ecological Enhancements:

- Hedgerow retention and enhancement.
- New Parkland including species rich grassland and meadow Woodland planting.
- New community orchards.
- Surface Water attenuation incorporating wetland features.



Biodiversity and Ecology



- Respect and respond sensitively
- Retain and enhance existing woodland
- Green wedge and habitat corridors
- Create multi-functional open spaces, local play areas, trim trails, sports fields and Sustainable Urban Drainage systems
- Integrate with the SLMP



Placemaking and homes



- **Local Village Centre** comprised of 11,510 sqm non-residential floorspace.
- **Commercial Floorspace** comprised of 5,100 sqm floorspace within the Village Centre.
- **Primary School (3FE) and an Independent Nursery.**
- **Significant Open Space** (up to 47.45 hectares) including playgrounds and play spaces (LAPs, LEAPs, NEAPs) and allotments.
- **Outdoor Sports and Recreational Facilities** (15.56 hectares), comprising a community park, Football Hub and Village Playing Field.

What kind of local shops/ facilities would be important?





Proposed character areas

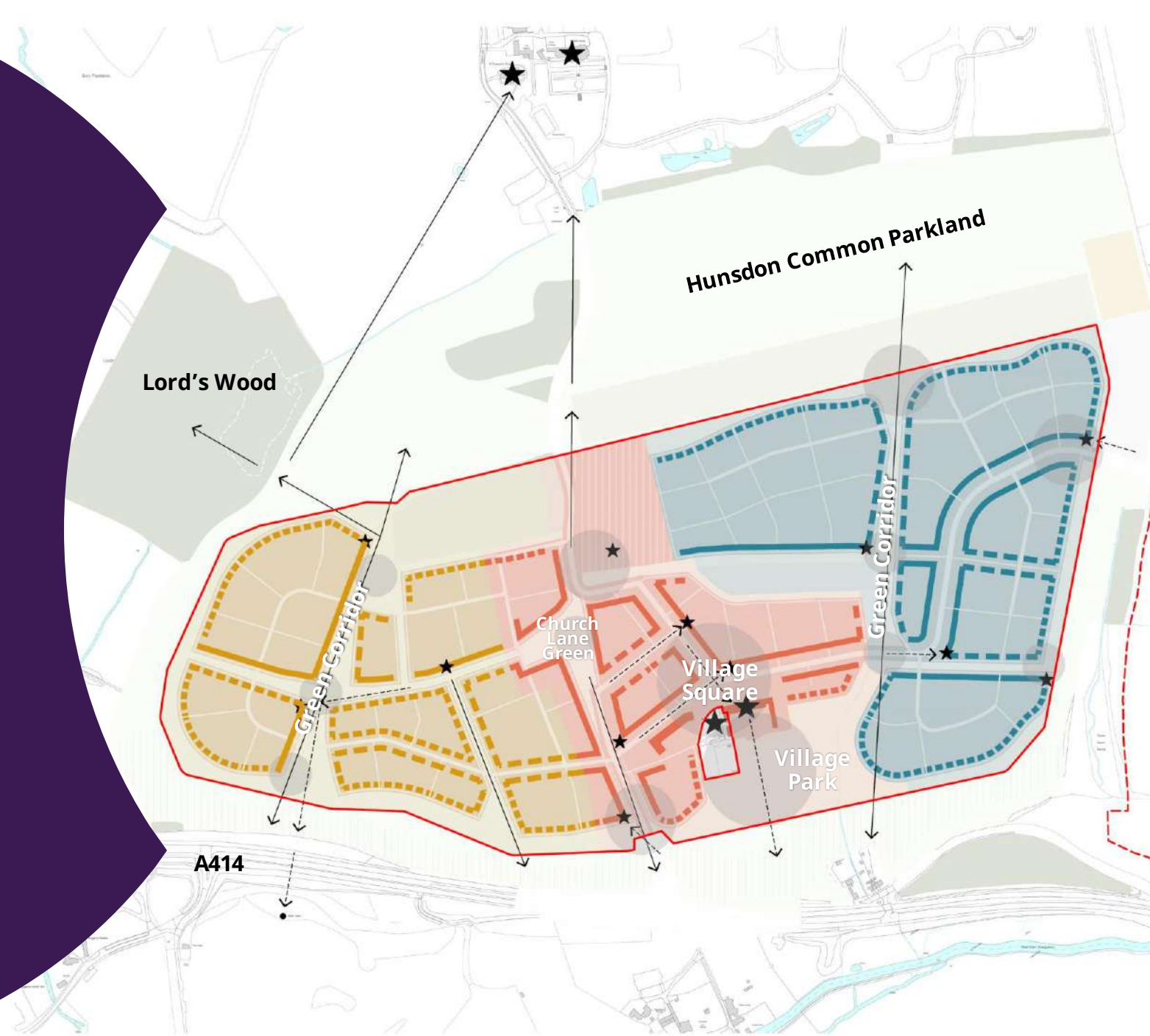
Character Areas

- Village Centre mixed uses/ highest average residential density
- Eastern Area medium average residential density
- Western Area lowest average residential density

Placemaking

- Key Spaces and destinations
- Key frontages and routes
- Landmarks and views

What design types or architectural characters would you most like to see in Village 7?



Village centre area precedent



Formal, organised, community heart, hard-landscaping features, a focal point, higher density

Eastern character area precedent



More formal, a softer approach
around the boundary, an entry
point from other Gilston Area
villages





Western character area precedent



Less formal, softer build lines,
lowest density, varied yet
coherent, respectful to nearby
heritage assets



Energy Efficiency and Carbon Reduction

All homes to satisfy the Government's Future Homes Standard: will produce 75-80% less carbon emissions improvement on 2013 building regulation requirements (current standard is a 30% reduction).

Fabric First Approach to Design:

- Increased cavity widths and insulation density.
- Triple glazing.
- Thermal lintels

Low and zero carbon technologies:

- Community Air Source Heat Pump Hub
- Photovoltaics.
- Solar Thermal panels.
- Wastewater heat recovery
- 100% active EV charging

Resource and Waste:

- Integrated and convenient recycling storage facilities
- Rainwater Harvesting
- Energy and water efficient appliances
- On site food production – allotments and pocket allotments

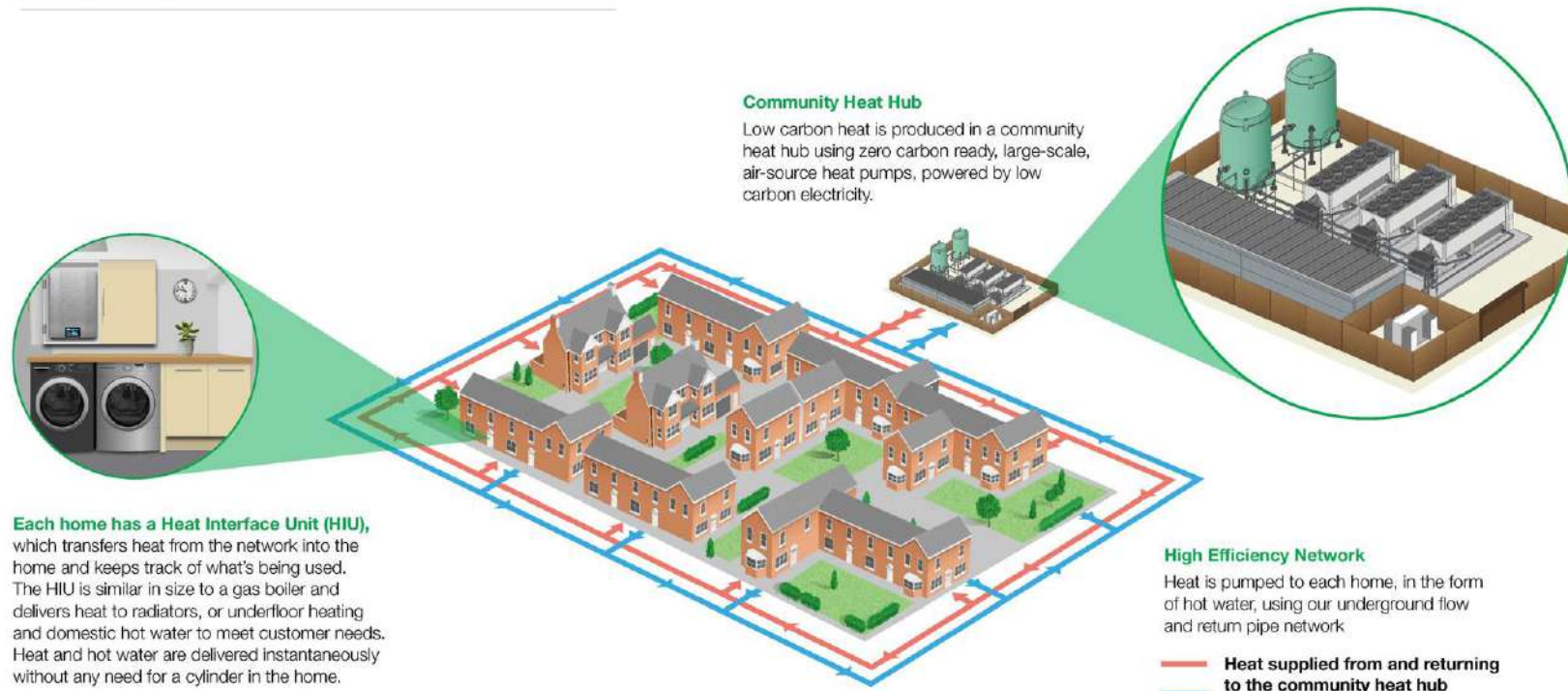
Proposed site wide energy strategy



By 2030 all our homes will be zero carbon ready (becoming true net-zero on decarbonisation of the electricity grid)

No fossil fuels for heating or cooking

The community heat hub explained



Next steps

Next steps

Village 7
Masterplan –
Stage 1
Consultation
(Ongoing)

'Reporting Back'
Feedback Event
(Early 2024)

Village 7
Masterplan –
Stage 2
Consultation
Winter 2023/24

Masterplan
Submission
Early 2024



Questions?

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


Over
£300m
spent during
construction



Up to
1,248
jobs created
through
construction



535
jobs created
once the
development
has been
built




630
school places
made available
through a
primary school



84
places made
available
through a nursery



63
hectares of
green open
space



Up to
3,644
cycle parking spaces which
is based on the V7 OPA
indicative
housing
mix




Combined Strategic
Infrastructure and
Section 106 costs per
unit at £100,500.
Totalling c.
£160m



1,500
new
homes



11,510sqm
of non-residential uses
across a range of flexible
commercial uses



**Football
hub**
and sports pitches



New pedestrian &
cycle links to enhance
connectivity



An estimated
spending power of
£23.65m
annually



**biodiversity
net gain**



Potential to deliver
£1,694,190
in council
tax revenue
annually



325
affordable
homes



Total GVA across jobs
created during construction
and full time jobs thereafter
equates to approximately
£878m



Delivery of an
allocated site in
**East Herts
Local
Plan**



Questions?

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

Additional Slides

Housing delivery

1,500 High Quality New Homes

- Integrating energy sustainability and biodiversity enhancement features
- Constructed to Future Homes Standard
- 1 and 2 bedroom apartments and 2, 3, 4 and 5 bed houses.
- 20 Independent / Assisted Living Units (Affordable Rent).
- 15 Residential Plots for Self-Build Housing.

345 Affordable Homes (23%)

- Above viability 21.65%
- 60% Affordable Rent.
- 40% Intermediate Tenure.

Accessible Homes

- 15% of Affordable Units (houses and GF apartments) - M4 (3) Wheelchair User Dwellings.

Provision for Gypsies and Travellers

- Safeguarded land for Gypsy and Traveller communities.

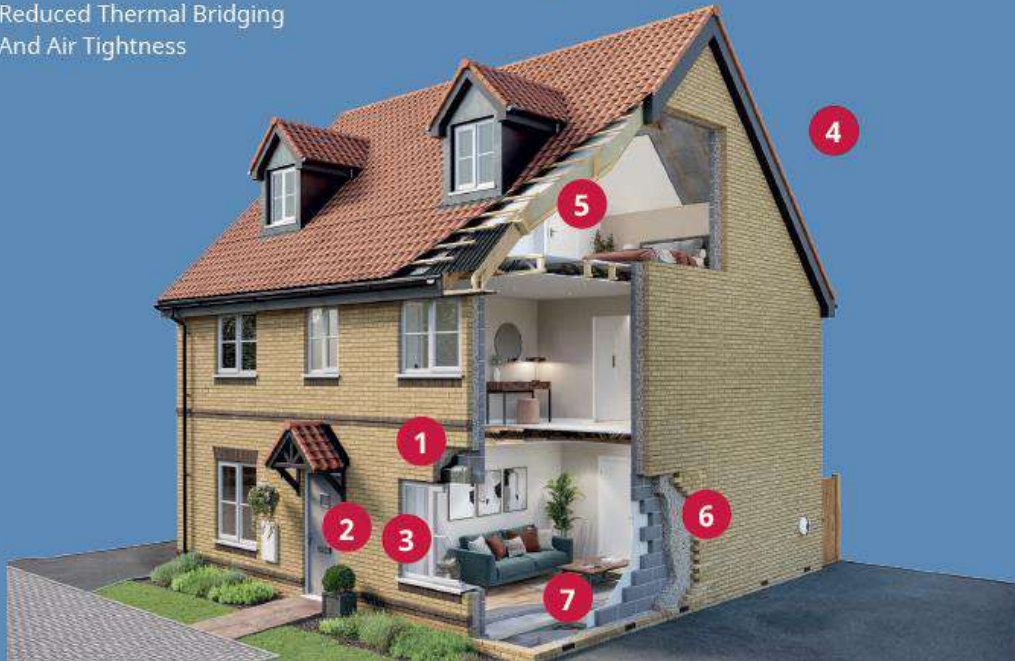


Trialling Our Homes
Of The Future



Future Home Trials: Testing a wide range of new technologies and fabric solutions in five prototype homes, including an industry-first installation of a roof-mounted air source heat pump. The homes will be sold and lived in, feedback collated and technology performance measured.

- 1 Thermal Lintels
- 2 A-Rated Front Door
- 3 Triple Glazing
- 4 Reduced Thermal Bridging And Air Tightness
- 5 Insulated "Smart Roof" System
- 6 Block Build With Enhanced Walls
- 7 Insulated Beam And Block Floor



- 1 Reduced Thermal Bridging And Air Tightness
- 2 A-Rated Front Door
- 3 Triple Glazing
- 4 Layers Of Loft Insulation
- 5 Timber Frame With Enhanced Walls
- 6 Insulated Beam And Block Floor

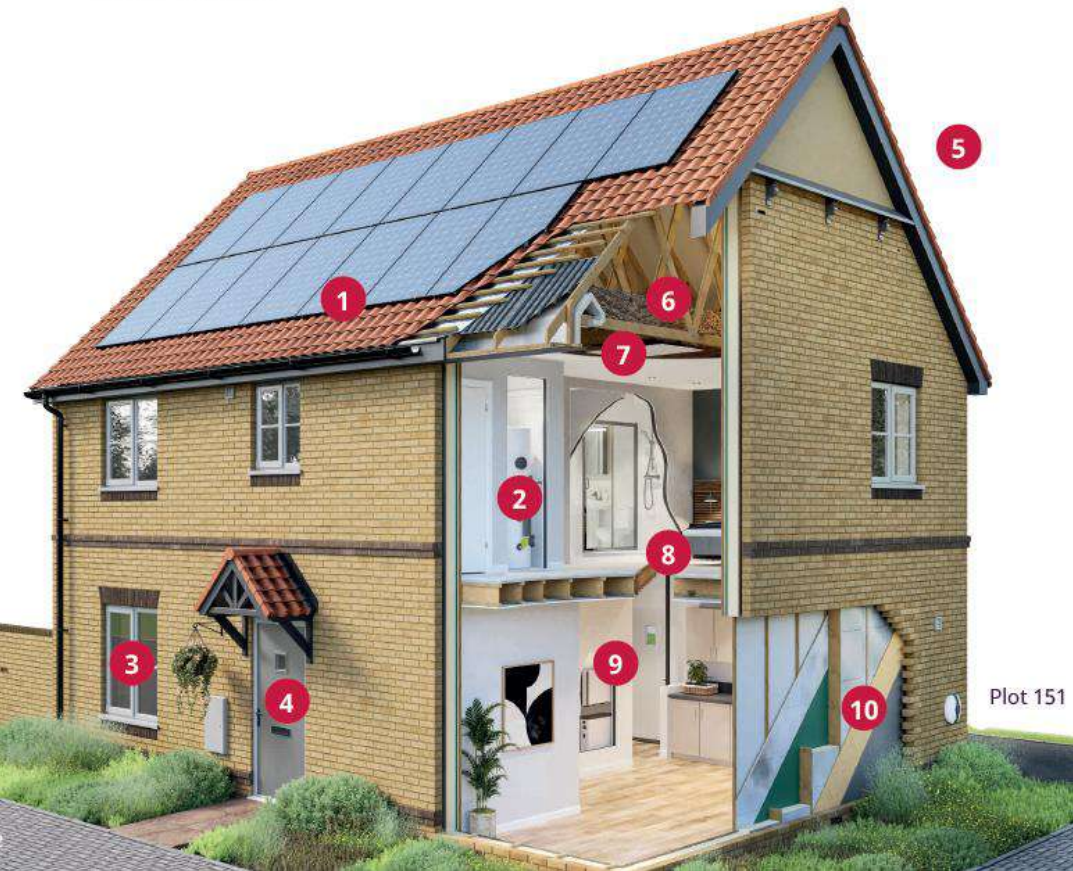


Enhanced Building Fabric: "Ultimately, the aim is to find solutions to enable Taylor Wimpey to build high quality, low carbon homes that our customers will enjoy living in. We believe that is the only way to understand how to build them into a home."
Richard Kinloch, Head of Research and Technical Innovation

Our Prototypes:

Our prototype homes will test different combinations of fabric and technology solutions and explore the best way to reduce energy demand and achieve improved fabric performance in our homes

- 1 Solar PV Panels
- 2 Smart Hot Water Cylinder
- 3 Triple Glazing
- 4 A-Rated Front Door
- 5 Reduced Thermal Bridging And Air Tightness
- 6 Layers Of Loft Insulation
- 7 Infrared Heating Panels
- 8 Waste Water Heat Recovery
- 9 Battery Storage
- 10 Timber Frame With Enhanced Walls



- 1 Waste Water Heat Recovery
- 2 Mechanical Ventilation Heat Recovery
- 3 Air Source Heat Pump
- 4 Under Floor Heating
- 5 Therma Skirt
- 6 Block Build With Enhanced Walls
- 7 Triple Glazing
- 8 A-Rated Front Door



Exploring innovative technologies:



Battery storage

Enables electric energy from renewables to be stored and then released when power is needed within the home or when electricity is more expensive to buy.

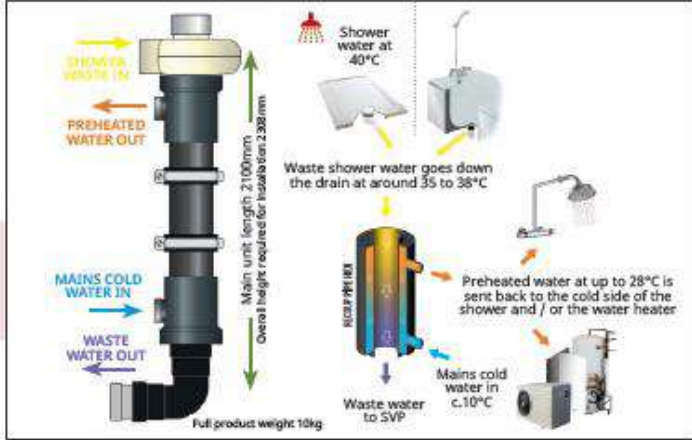


Infrared heating

Transfers heat to objects and people directly, rather than heating the air.

The table below contains a list of new technologies and fabric solutions in our five trial prototype homes.

	The Trusdale 4 bedroom home 1,243 sq ft Plot 151	The Garrton 5 bedroom home 1,825 sq ft Plot 152	The Garrton 5 bedroom home 1,825 sq ft Plot 153	The Ashenford 2 bedroom home 771 sq ft Plot 154	The Easedale 3 bedroom home 931 sq ft Plot 155
Smart home energy system	✓				
Waste water heat recovery	✓	✓	✓	✓	✓
Air source heat pump		✓	✓		
Mechanical ventilation with heat recovery			✓		
Exhaust Air heat pump				✓	
Underfloor Heating			✓		
Thermal Skirting			✓		
Battery Storage	✓				
Heat pump cylinder					✓
Electric panel space heating					✓
PV panels	✓				✓
Infrared heating	✓				
Smart cylinder	✓				
Triple Glazing	✓	✓	✓	✓	✓
A-rated front door	✓	✓	✓	✓	✓
Timber Build with Enhanced Walls	✓				
Block Build with Enhanced Walls		✓	✓	✓	✓



Waste water heat recovery

Saves energy by recovering and using heat energy from waste water.



Air source heat pump

Extracts heat from the outside air to provide heat and hot water.

Nature Friendly Homes:



Site Wide Ecological Enhancements:



- 1 Bee Brick
- 2 Hedgehog Highway
- 3 Wildflower Area
- 4 Bat Tile
- 5 Swift Brick
- 6 Bug Hotel



Site Wide Ecological Enhancements:



Transport and connectivity

Sustainable Transport Corridor to include Village 7 Interim/Full Transport Hub, and STC through V7 to V1.

Sustainable Transport Hub secure cycle parking, EV charging, live bus information.

Reducing Car Travel – work from home hub in every house, on site employment opportunities and potential for co-working space in community buildings. Reducing emissions from travel. 60% mode share!





















New Pedestrian and Cycle Links throughout Village 7, connecting to Villages 1-6 and the wider cycle and walking network.

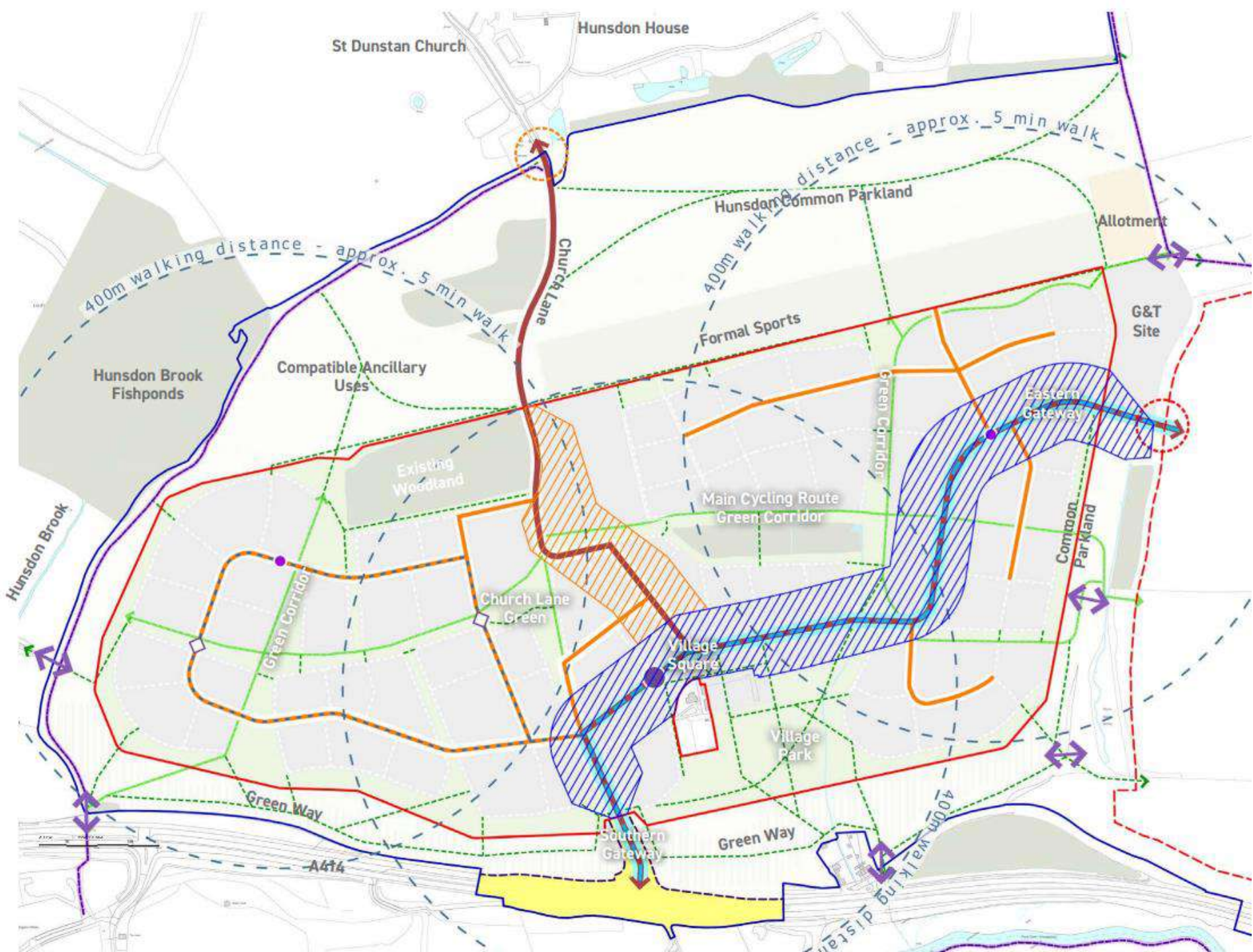
Roydon and Eastwick Links – pedestrian and cycle links to Roydon Station and Eastwick.

£42,098,728 - Transport Infrastructure Contribution (GA wide infrastructure)

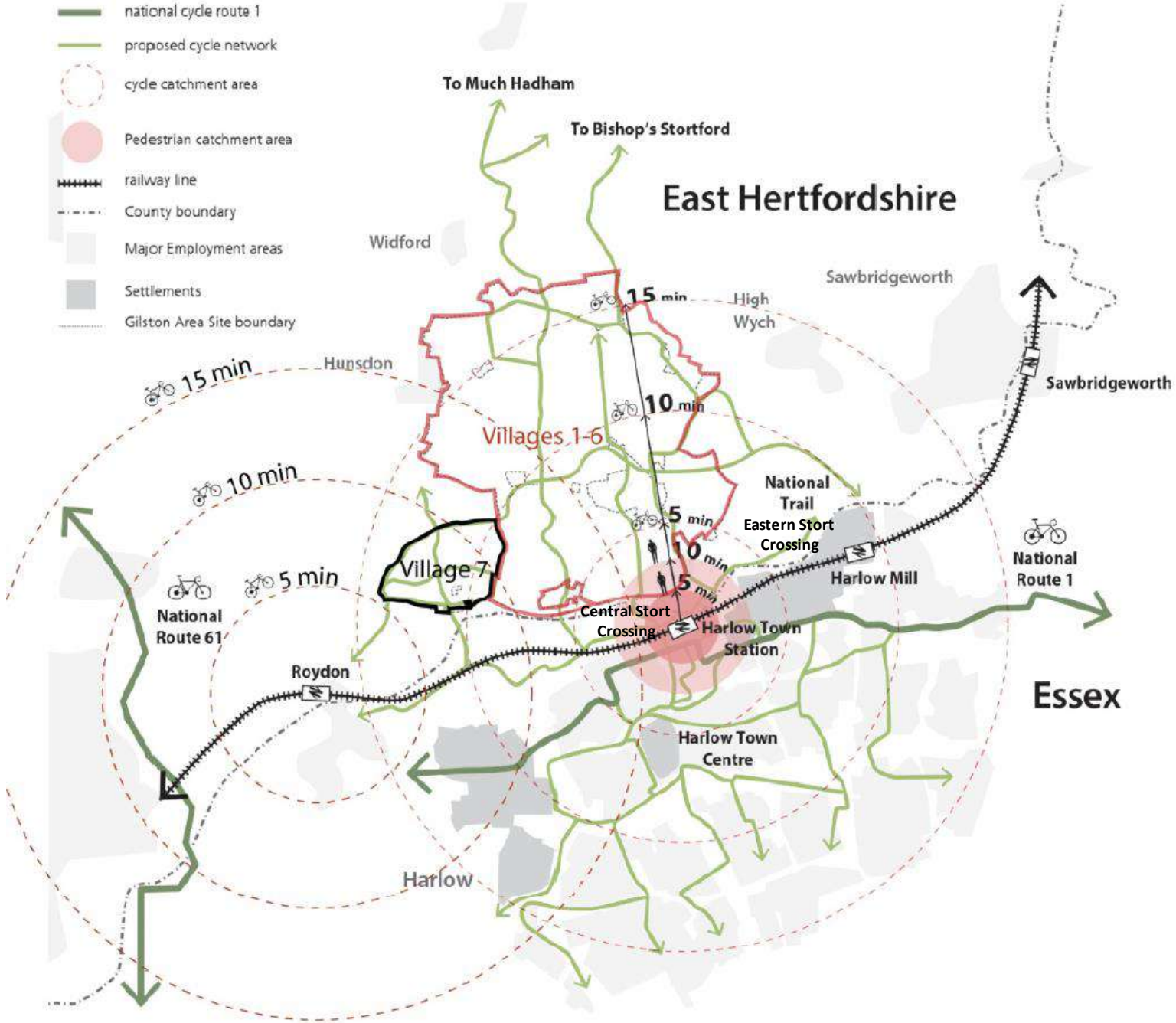


Sustainable movement







-  V7 MP Site Boundary (65.14ha/160.96ac)
-  SLMP Boundary
-  V6 MP Site Boundary
-  Development Area
-  Indicative Primary Vehicular Route (Cycleways included within corridor)
-  Secondary Route
-  Sustainable Transport Corridor (STC) (Cycleways included within corridor)
-  Supplemental STC Bus Route (alignment indicative)
-  STC Hub Including Bus Stop (location indicative)
-  Bus Stop
-  Bus Gate (location indicative)
-  Improved Vehicular Primary Means of Access Point from A414 (for planning approval)
-  Main Cycling Route
-  Pedestrian Network
-  Foot/Cycle Access (location indicative)
-  Existing Public Rights of Way
-  Existing Vehicular Primary Means of Access Point
-  Indicative Primary Means of Access Connection Zone to Village 6
-  Deviation Zone for Sustainable Transport Corridor / Indicative Primary Vehicular Route
-  Deviation Zone for Indicative Primary Vehicular Route towards Hunston

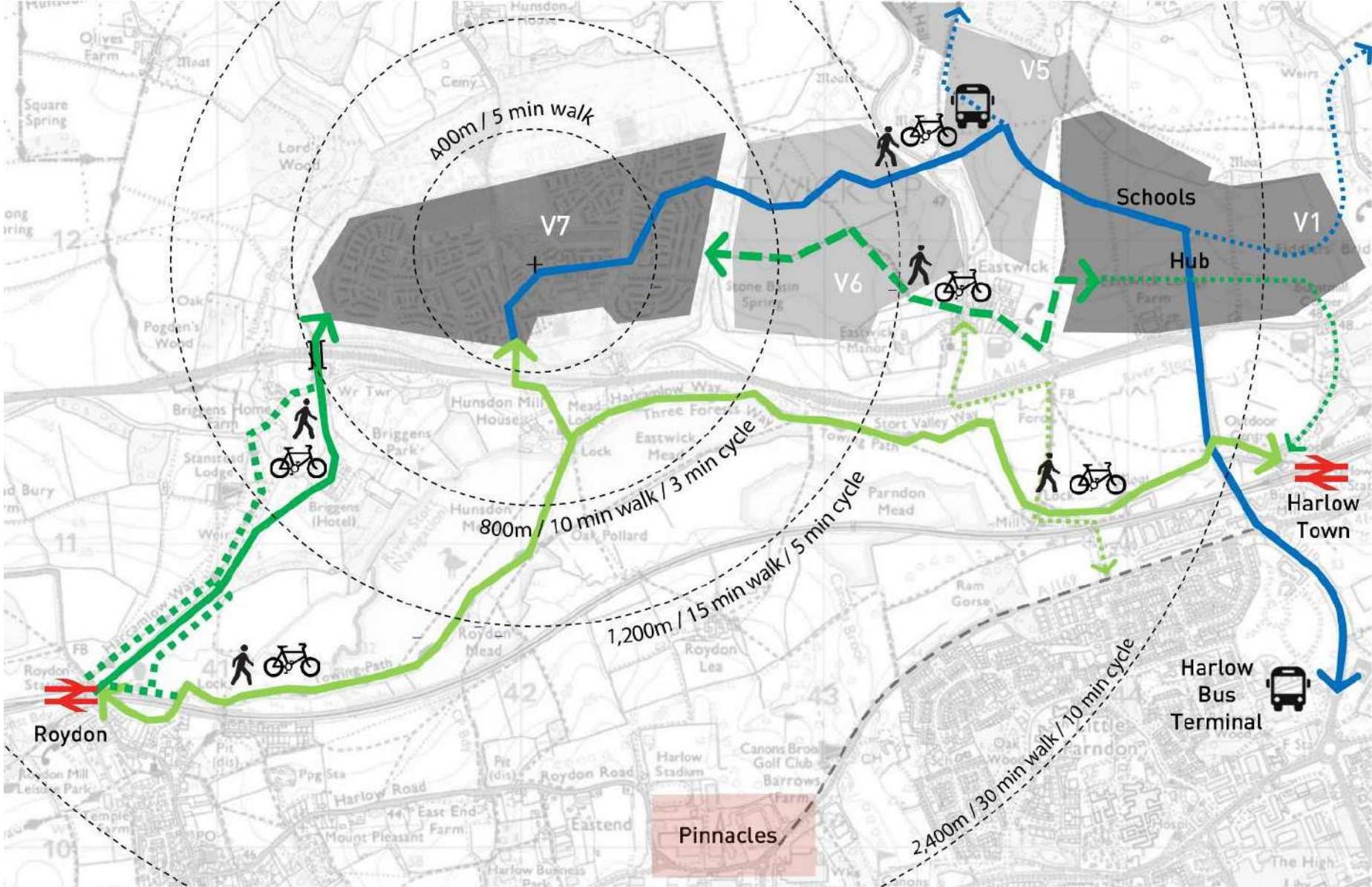


Gilston Area context



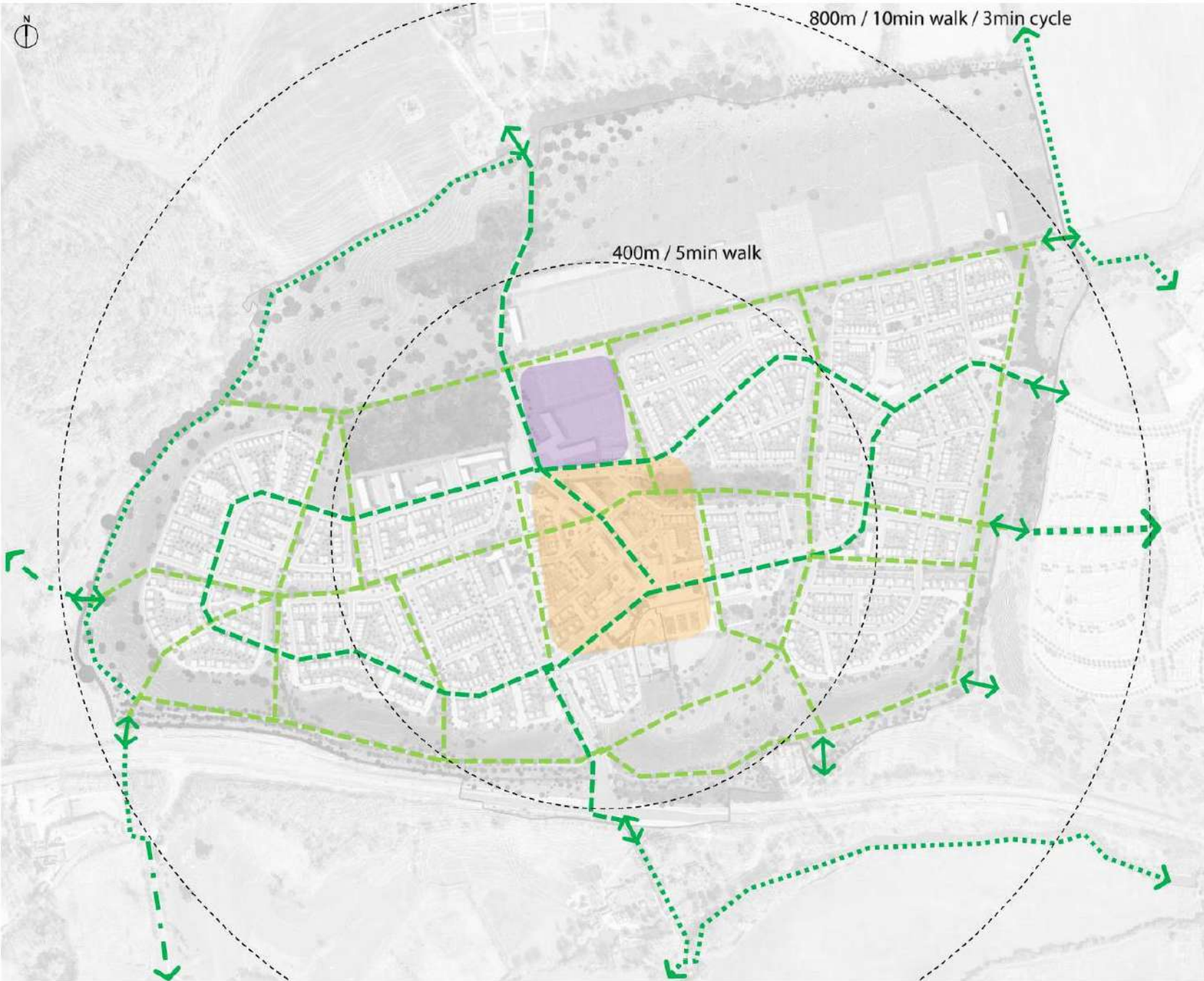
Village 7 Wider Connectivity

-  Sustainable Transport Corridor (STC) (commuter/utility route)
-  Commuter/utility route (well-lit, used at all times)
-  Interim commuter/utility route (pre-completion of STC & CSC)
-  Interim alternative alignment (pre-STC)
-  Leisure route (unlit, fair weather use)
-  Existing cycle track



Village 7 Connectivity

- On-street foot & cycle way (protected)
- Off-street foot & cycle path (shared use)
- Foot/cycle access
- Interim commuter route to V1 & Harlow Town
- Permissive path
- Existing right of way
- Primary school
- Village centre



Social Impact

Affordable Housing Delivery – **minimum** 345 affordable homes of mixed tenures.

Assisted Living - (20 Affordable Rent Homes).

Local Village Centre - Provision of up to 11,510sqm of non-residential uses within the local centre.

Wider economic prosperity – knock on effect from long term job creation locally and in wider area.

Community Hall - Resident led community facility with potential co-working hub promoting social cohesion.

Independent Nursery - 84 places.

Primary School Provision – 630 places including early years.

Outdoor Sports and Recreation - provision of Community Park to include, Outdoor Sports and Recreational Facilities and Football Hub.

Children's Playspace - to include provision for c.45 x LAPs, 5 x LEAPS and 1 x NEAP.

Community Gardening - Allotments and community orchards.



Indicative CGI – Former Wisley Airfield TW Development

Heritage

Heritage assets represent an important aspect of site character and have been carefully assessed to ensure that they are protected for future generations.

Onsite Heritage Assets – Bring back into viable use onsite listed barns for the community.

Offsite Heritage Assets – Parameters carefully designed to protect heritage assets through the future design stages.

- Brickhouse Farm Barn, associated buildings – Grade II (partially on-site)
- Brickhouse Farm House – Grade II
- Hunsdon House – Grade I listed
- Parish Church of St Dunstan – Grade I listed
- Monuments in St Dunstan's Churchyard – Grade II listed
- Hunsdon Brook Fishponds – designated Scheduled Ancient Monument



St Dunstan's Parish Church



Hunsdon House



Brickhouse Farm and Barns



Hunsdon House



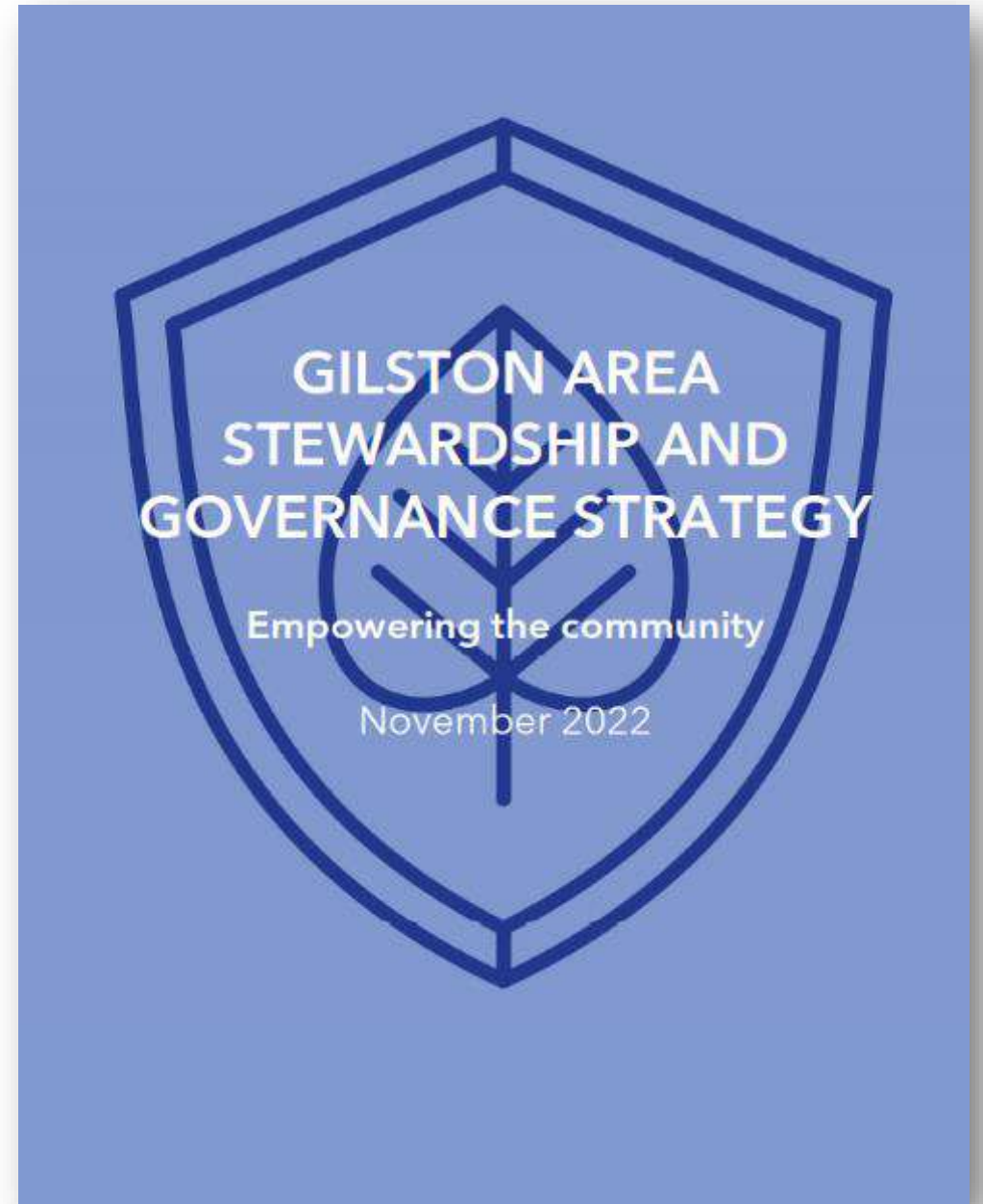
Brickhouse Farm

Stewardship and Governance



The Gilston Area Stewardship and Governance Strategy captures the four key pillars of a successful stewardship solution:

- Scope of Community Infrastructure that requires long term stewardship and maintenance.
- Inclusive, diverse and cohesive Placemaking and Community Development.
- A bespoke Governance structure for the creation of a new Gilston Area specific stewardship and legacy Trust for public benefit.
- Principles for provision of Finance and Resource to make available for start-up and to support the three pillars to deliver an ultimately self-sustaining organisation.
- These pillars will further evolve as the development progresses through the design and planning process.

The commitments in the Strategy will be captured in the S106, including the definitions of the Community Infrastructure, the framework for delivering the stewardship and legacy trust, the commitments and the further approval gateways to be embedded in the planning process.



Village 7 Design Concepts

-  Sensitive Development Area
-  Scheduled Monument
-  Listed Buildings
-  Cherished Views
-  Village Centre (incl. Education)
-  Deviation Zone for Sustainable Transport Corridor / Indicative Primary Vehicular Route
-  Deviation Zone for Indicative Primary Vehicular Route towards Hunsdon
-  Development to be no taller than 16m in height (4 storeys) from ground level to the top of the roof.
-  Development to be no taller than 19m in height (5 storeys) from ground level to the top of the roof.
-  Main Cycling Route (Super Greenway)
-  Primary Vehicular Route
-  Secondary Vehicular Route
-  Sustainable Transport Corridor (STC)
-  STC Hub
-  Bus Stop
-  Secondary Link
-  Segregated Cycle Route
-  School & School Building Zone
-  Proposed School Entrance
-  Long Views
-  Employment (B2 to B8 uses)
-  Frontage
-  Primary / Local Nodes
-  Allotments
-  Existing Hedgerow and Trees



Site Appraisal – Woodland and Cherished Views

Village 7 will be complementary to woodland in the area. The proposals will improve access to the woodland, bringing the local community closer to nature.

This will secure woodland and open spaces around Village 7 and protect them as a community asset, both accessible and as a cherished view.

Do you have any ideas on how Village 7 can best connect people with nature?

