



Bird's Eye View of the emerging masterplan

Our Team

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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 Stage 1 consultation events

On this webinar you will be able to:

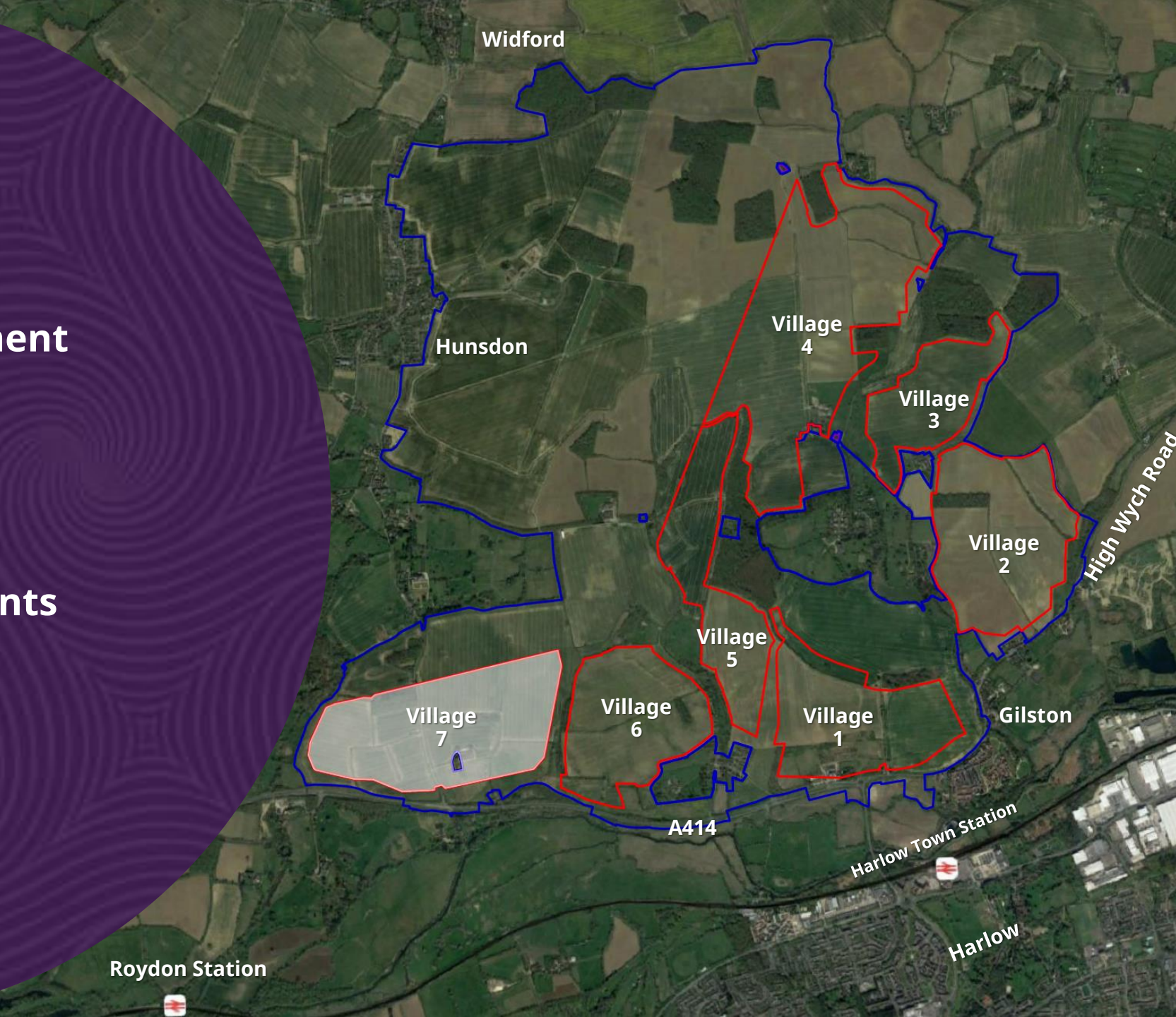
- Hear about the emerging plans and our response to your feedback from Stage 1
- Ask questions to the design team
- Find out about next steps

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



Agenda

1. About Taylor Wimpey Recap
2. Background, History and Vision Recap
3. Your Feedback from Stage 1
4. Our Plans in Focus & What's Changed
5. Next Steps
6. Questions



About Taylor Wimpey

About Taylor Wimpey

Recap

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

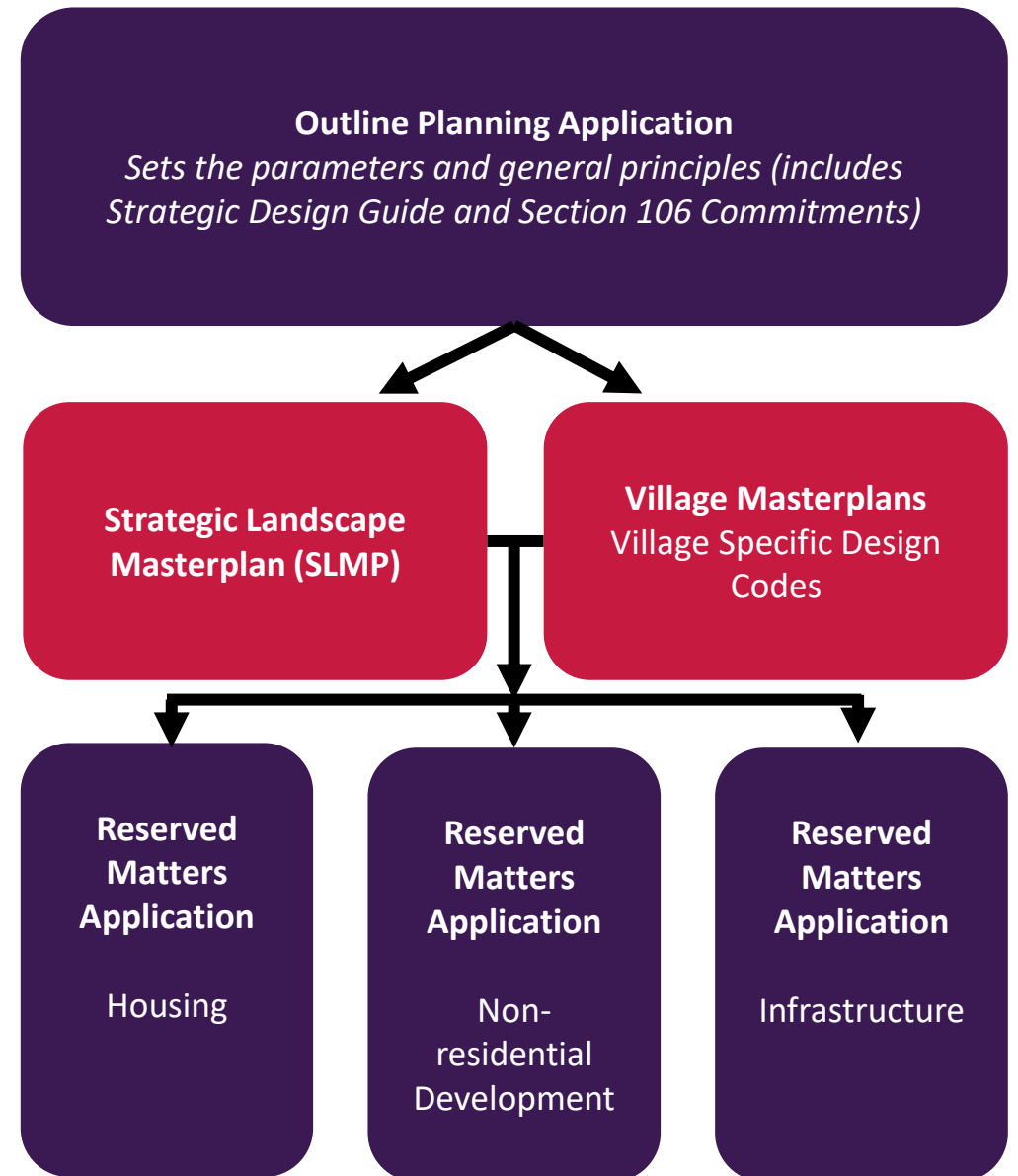
Recap

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)

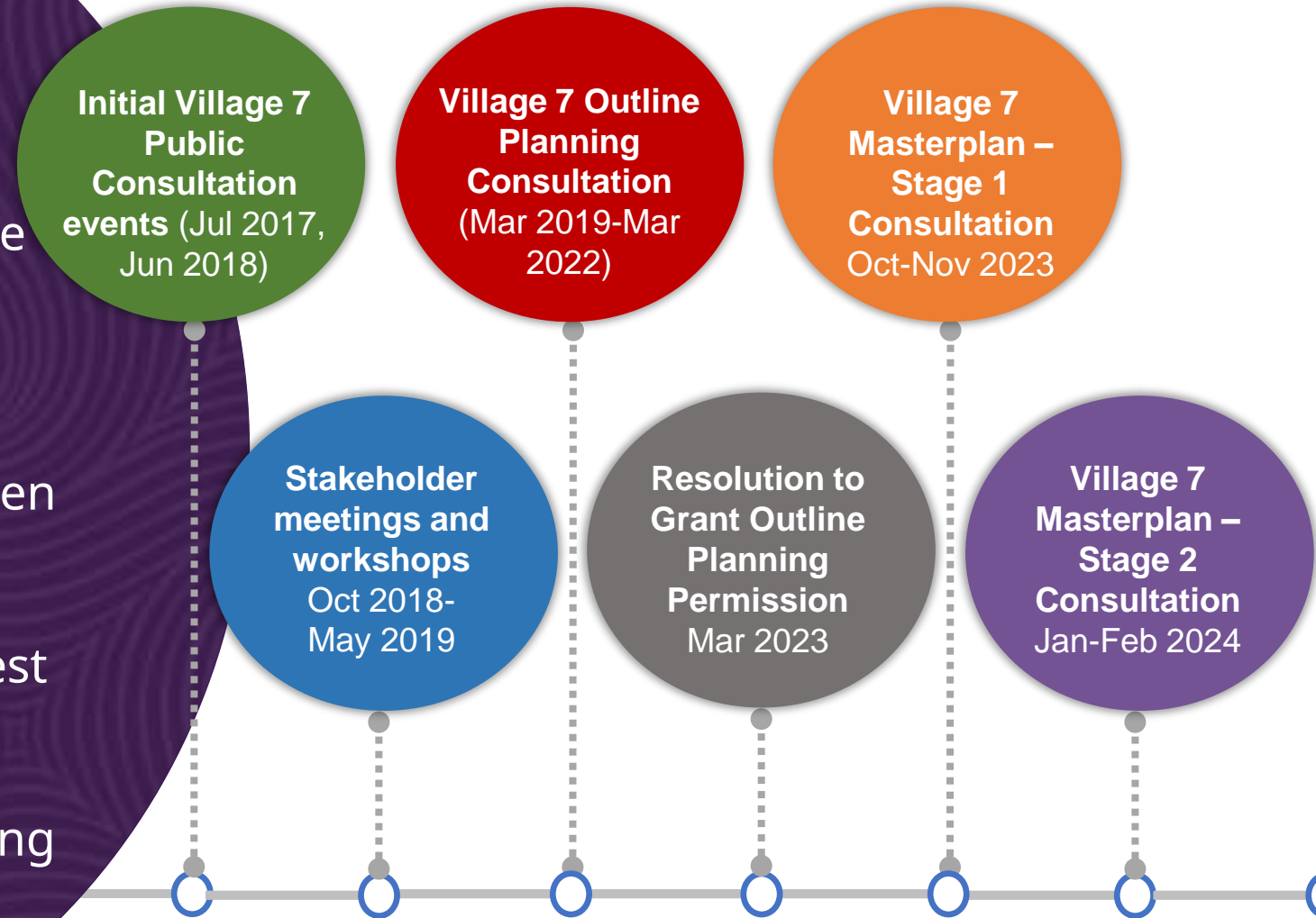
- Submitted October 2019.
- Planning Committee Resolution to Grant – 23rd March 2023
- Decision to be issued (pending S106 drafting being completed)



How did we get here?

Following the extensive consultation on Village 7 beforehand, Taylor Wimpey held public events in Autumn 2023 where we listened to your feedback.

Since then, the consultant team have been working with your comments to implement or respond to them. This latest stage of engagement involves sharing these changes and responses, and inviting any further feedback you may have.



Village 7 Consultation History

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.



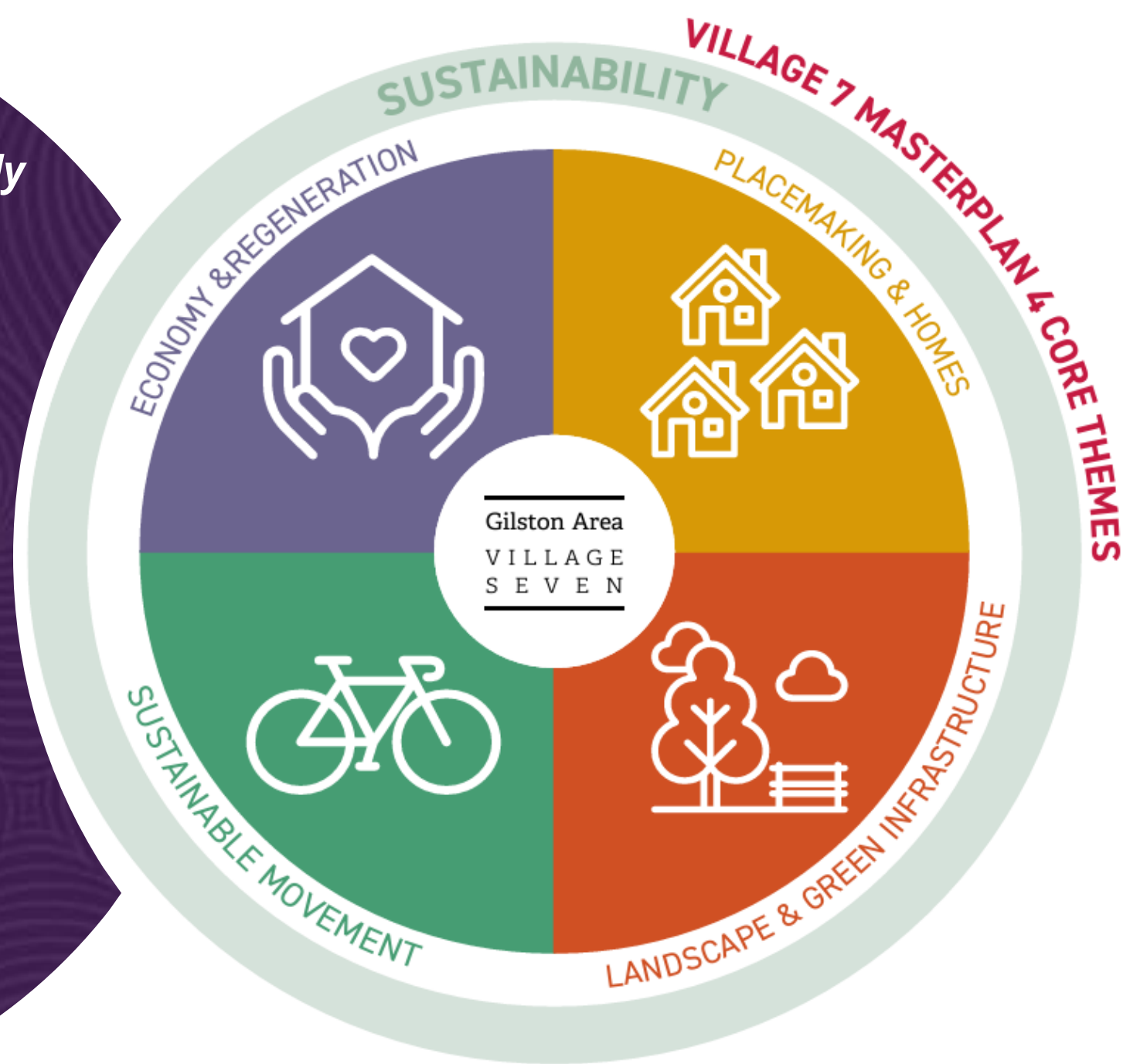
Village 7

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 Stage 1

Your Feedback from Stage 1

- From five events
- Verbal, digital and written
- Responses and changes to meet each of the main items of feedback we received

We broke the feedback into four main categories:

- Transport
- Character & heritage
- Ecology
- Phasing & delivery



Your Feedback - Transport

Feedback included:

- Could the proposed junction be adjusted to offer a more rural design?
- How accessible will the redirected Church Lane be to vehicles such as HGVs?
- How do you plan on slowing traffic around the Village Centre?
- Will the A414/Church Lane junction be signalised?
- How is sustainable travel being supported and encouraged, and connected to the wider area, including Hunsdon?
- Will there be sheltered waiting spaces at the Sustainable Transport Corridor Mobility Hub?



Your Feedback - Character

Feedback included:

- Will the appearance of the buildings be in-keeping with the local area?
- Will the Western Area of the site be more traditional in terms of architecture to fit in with the local character?
- What are the new homes going to look like, will there be variation across the village?
- Is the height of development in the Village Centre suited to a village character?
- Will there be a local landmark that is not homes or businesses?



Your Feedback - Ecology and Landscape

Feedback included:

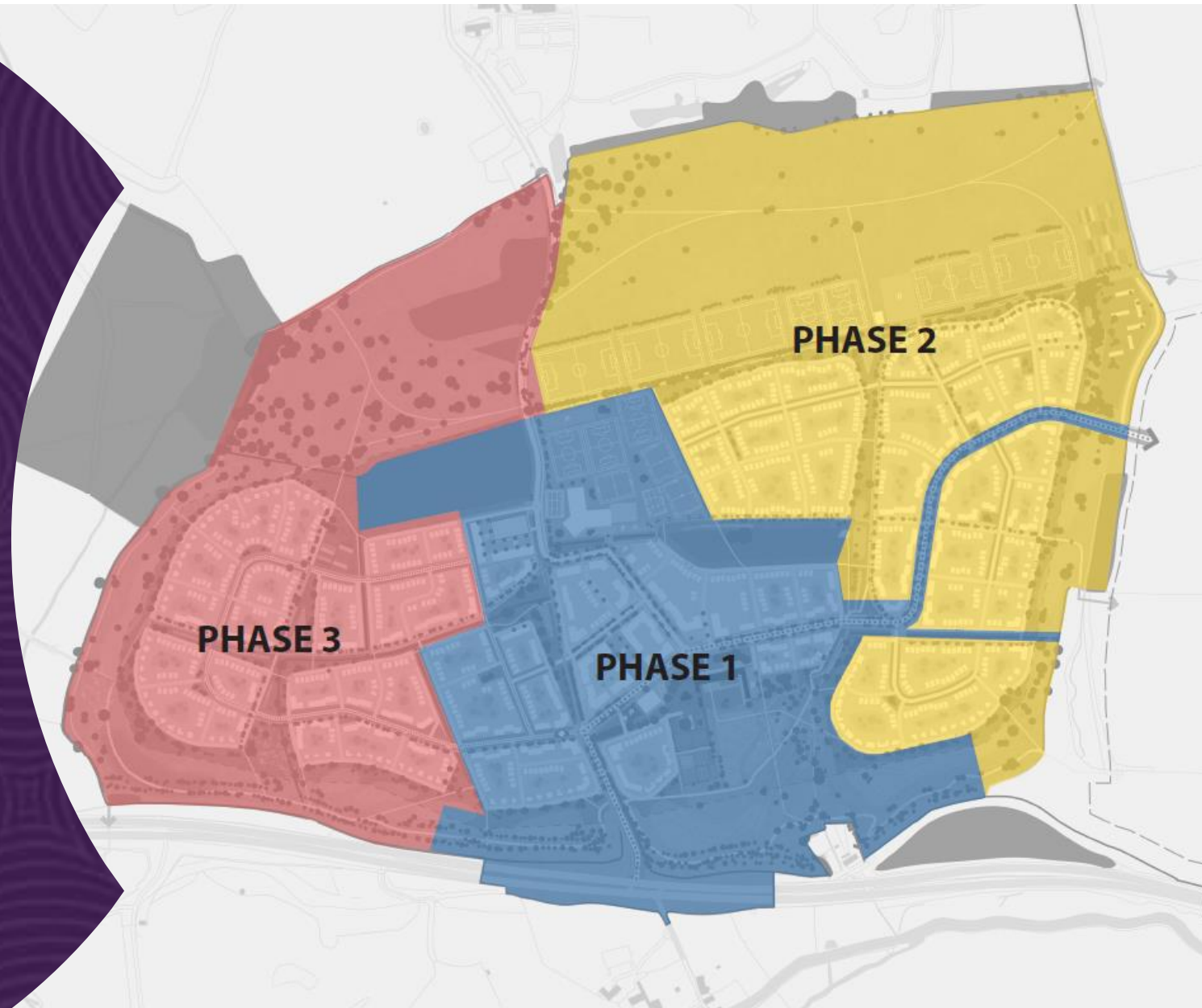
- What are the planned biodiversity enhancements within the site?
- How is the existing woodland being protected from incursion?
- How will habitats be protected from visitors?
- How has the size and scale of the sports facilities been decided?



Your Feedback - Miscellaneous

Other common feedback included:

- How are local services like the school and healthcare being delivered?
- Could you provide more information on the phasing of the development?



More Information on Our Response to Feedback To Date

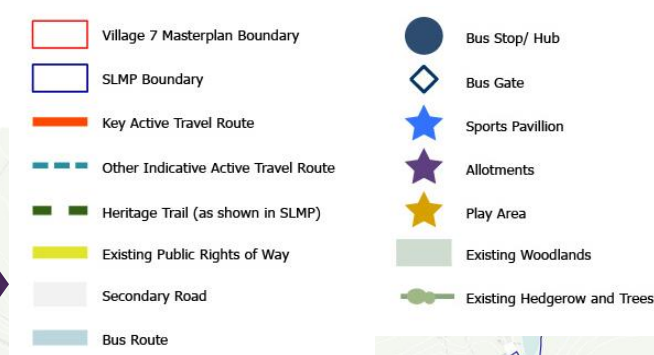


www.village7.co.uk/listening

Our Plans in Focus

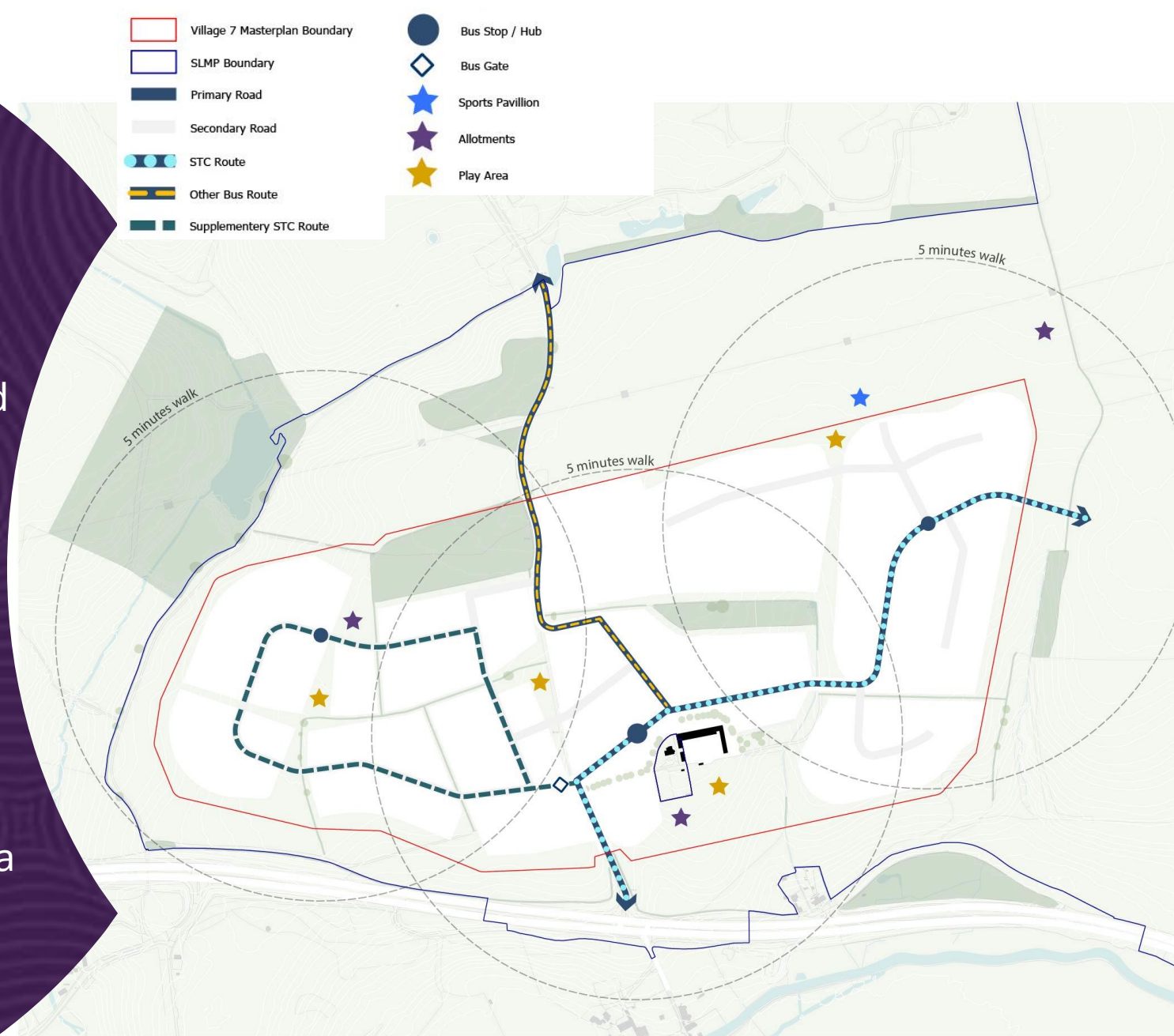
A Walkable Neighbourhood

- Active and sustainable modes of travel are at the heart of our proposals with a target of 60% sustainable transport mode share.
- Walking, wheeling and cycling will be prioritised for leisure and commuting, reducing reliance on the car for everyday journeys.
- New pedestrian and cycle links will run alongside the proposed streets, as well as on an off-street network of green corridors, which provide an attractive active travel environment.



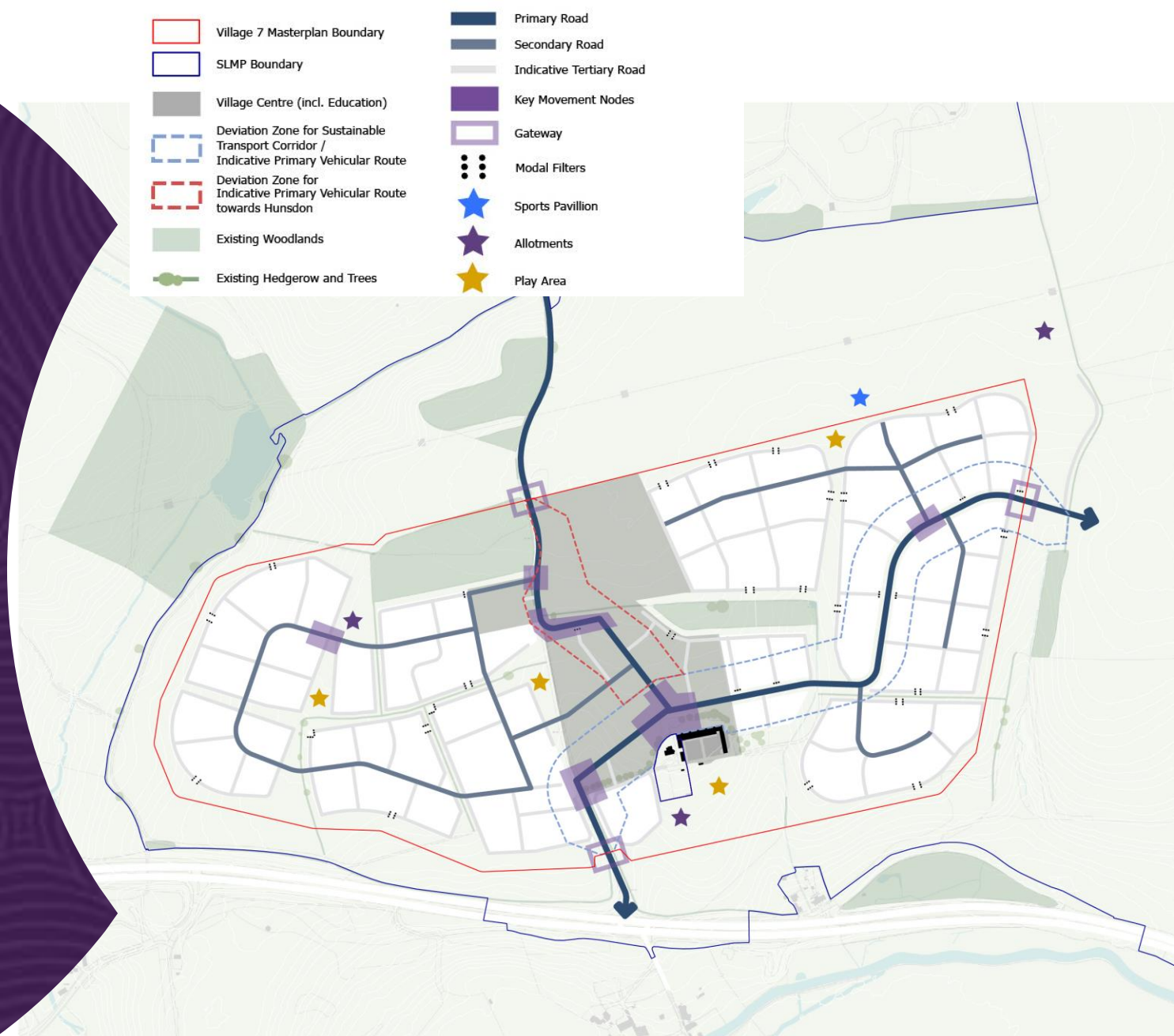
Public Transport

- The Sustainable Transport Corridor (STC) will provide a vital early connection between Villages 7 and 1. It will deliver a key sustainable route to school, work and community facilities between villages.
- In the long term, the STC would also accommodate proposed Hertfordshire Essex Rapid Transit (HERT) services which could extend to Hertford, St Albans and on to Stansted Airport.
- With a mobility hub in the Village Centre and additional stops in the east and west, all parts of the development will be within a 5-minute walk of a bus stop.



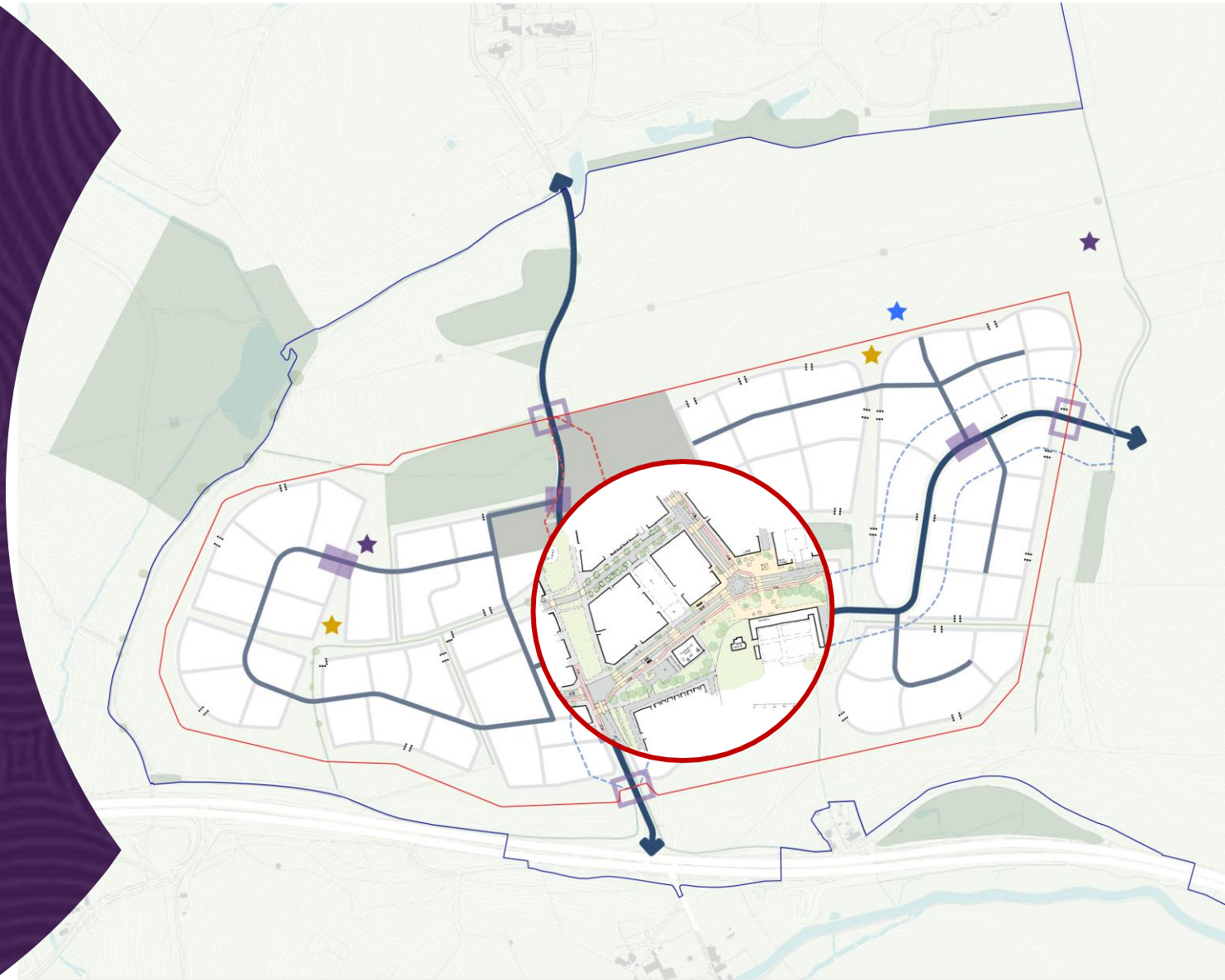
Street Hierarchy

- The A414 / Church Lane junction will be upgraded and signalised at the start of the project, allowing bus priority, safe crossing and turning, and increased capacity.
- Through-traffic will be limited to the primary routes towards Villages 1-6 and towards Hunsdon. These will be designed to accommodate all vehicle types.
- Streets will be traffic-calmed with place-focused interventions around gateways and key movement nodes.



Village Centre Mobility

- An STC Mobility Hub will be provided within the Village Centre to maximise accessibility to centrally located shops and offices.
- This will include high quality bus stops and shelters, EV car club parking, cycle parking, bike hire and parcel lockers.
- The Mobility Hub will be co-located with a new community hall in the most accessible part of the development
- Walking and cycling will be prioritised at crossings.



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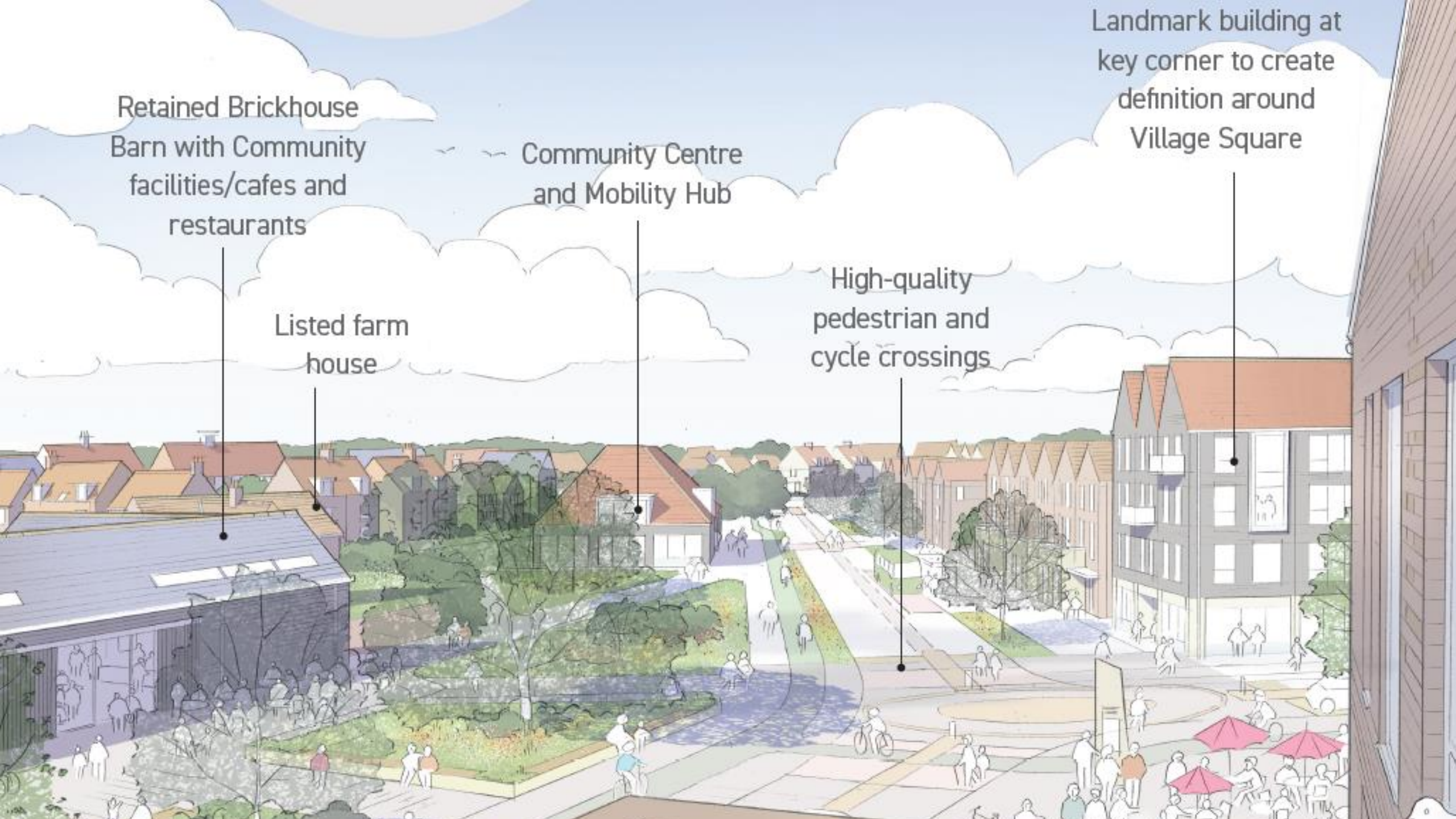
Retained Brickhouse
Barn with Community
facilities/cafes and
restaurants

Listed farm
house

Community Centre
and Mobility Hub

High-quality
pedestrian and
cycle crossings

Landmark building at
key corner to create
definition around
Village Square



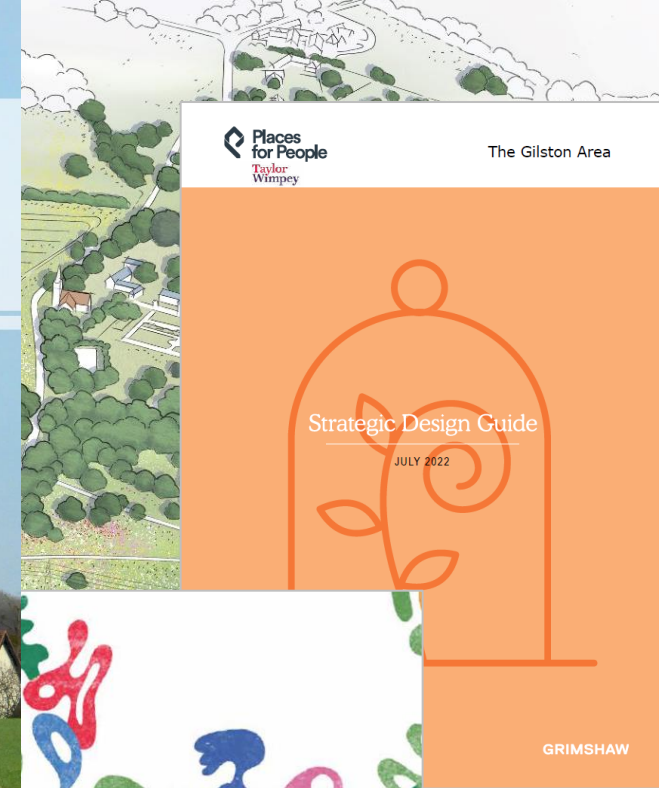
DESIGN CODE: Character In Focus

Neighbourhood Plan Appendix 3 – Defining Village Character

- Typical structure of local villages/ Character of streets and lanes
- Views out towards the countryside/ Character of the landscape within village
- Views from the countryside/ Soft edges
- Sense of arrival and transition from countryside to village/ Character of local landmark buildings
- Typical height and massing/ Variety of alignment and built form

HGGT DESIGN QUALITY QUESTIONS

STRATEGIC DESIGN GUIDE



HARLOW AND GILSTON GARDEN TOWN

DESIGN GUIDE
NOVEMBER 2018

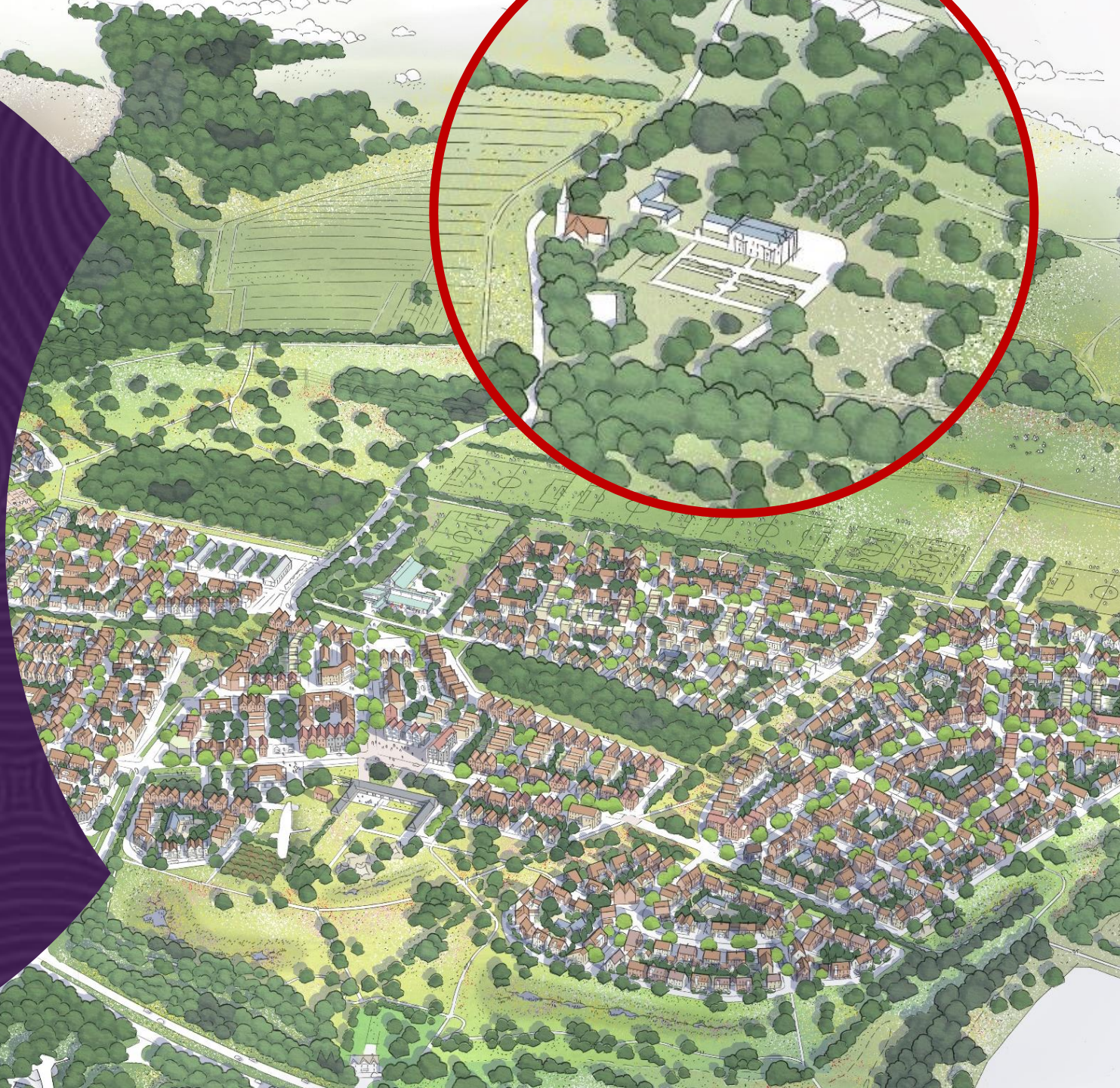
Celebrating Local Heritage

Village 7 will seek to protect and celebrate local heritage assets.

The proposals will promote opportunities to increase public appreciation and understanding of heritage assets by integrating them in a respectful manner which aims to inspire future generations.

St. Dunstan's Church and Hunsdon House and Park

- Hunsdon House will be preserved and protected from visual encroachment
- Hunsdon House is Grade I listed and an important historic asset as a palace once owned by Henry VIII which became a country residence for the King and his descendants.



Celebrating Local Heritage

Brickhouse Barn (Grade II Listed)

- Retained and enhanced as a community destination within the Village Centre
- Remnants of the orchards south of Brickhouse Farm will be preserved and enriched



Celebrating Local Heritage

A Sensitive Edge

- Protecting and preserving the character and appearance of the setting at Hundson Brook Fishponds, a Scheduled Monument at Lord's Wood
- Lowest densities are applied at this location, offering a sensitive response to this important asset



The Primary School

To meet local demand, Village 7 will deliver:

- A Primary School of up to 3 forms of entry (up to 3,850sqm)
- An independent nursery

Both facilities will be located within the Village Centre and have excellent access via a well-connected network of active travel routes and public transport connecting to and from other villages within the Gilston Area

Cherished Views were identified by the GANP in proximity to the school



DESIGN CODE: Character In Focus

- Sensitive response to the existing **Landscape and Heritage Assets**
- **Landscape Character Areas** – key spaces and destinations, green corridors, edges
- **Built Form Character Areas** – density, housing typologies, materials palette
- **Key Frontages** – defining key spaces and routes
- **Landmarks and key views**



CHARACTER AREAS

- Western Village
- Western Edge
- Village Centre Core
- Village Centre

- Eastern Village
- Eastern Edge

KEY FRONTAGES

- Primary Road Frontage
- Green Corridor Frontage
- Edge Frontage

LANDMARK BUILDINGS & KEY VIEWS

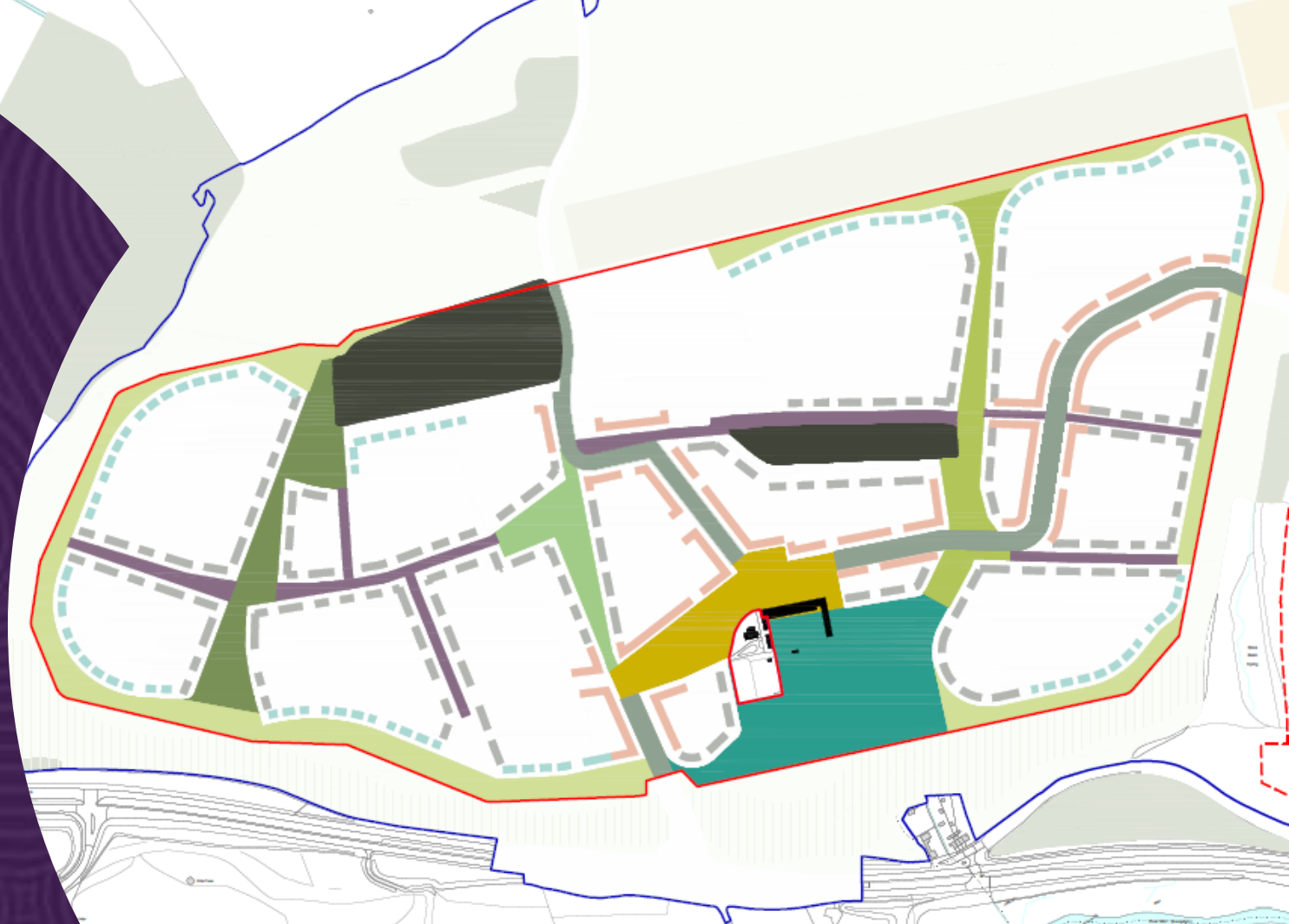
- Existing Building
- Listed Buildings
- Landmark Buildings
- Long Distance Views
- Key Views

KEY SPACES / NODES



- Primary Space / Node
- Secondary Space / Node
- Tertiary Space / Node

Landscape Character Areas





- Key Spaces/ Destinations
 - Brickhouse Park
 - Brickhouse Square/ Mobility Hub public realm
- Green corridors
 - Church Lane Green (central)
 - Brook Green (east)
 - Lord's Green (west)
 - East-west active travel green corridors
- Edges
- Existing woodland



Key Spaces / Destinations

-  Brickhouse Park
-  Brickhouse Square / Mobility Hub Public Realm

Green Corridors

-  Church Lane Green (Central)
-  Brook Green (East)
-  Lord's Green (West)
-  East-west Active Travel Green Corridors

Other Landscape Character Areas

-  Primary Road
-  Edges
-  Existing Woodland

Distinct Landscape Characters

A Sensitive Response to Edges

The Neighbourhood Plan highlights the importance of sensitive edges to development to ensure a rural condition is maintained around villages. To meet this, Village 7 will:

- Soften the impact of new built development on its surroundings with green buffers with tree planting around the village perimeter.
- A redesigned northern boundary to include an undulating boundary between residential development and semi-rural open space.





Distinct Landscape Characters

- Onward active travel connection to Hunsdon via Hunsdon Community Park

Football Hub

- A range of pitch types and sizes to accommodate users of different ages
- A centrally located Sports Pavilion
- Planting on its southern boundary to minimise impact on homes

Allotments and Gypsy and Traveller Site

- 3 allotment sites providing good access to growing space across Village 7
- A Gypsy and Traveller site for up to 8 plots, with 50-metre buffer between the plots and residential dwellings





on Sports Pavilion

MT 08/13/15

Productive Landscape and Food Growing

The landscape includes former hunting grounds, fish ponds and agricultural uses. We are keen to capture this heritage in the landscape proposals for Village 7.

Foraging Species Within Green Corridors

- There is an opportunity to animate the green corridors with 'foraging trails'
- Native foraging species could build on the Tudor heritage of the area
- Spring blossoms and autumn fruits could create seasonal interest
- These give local children the opportunity to connect with nature



SPRING



SUMMER



AUTUMN



Productive Landscape and Food Growing

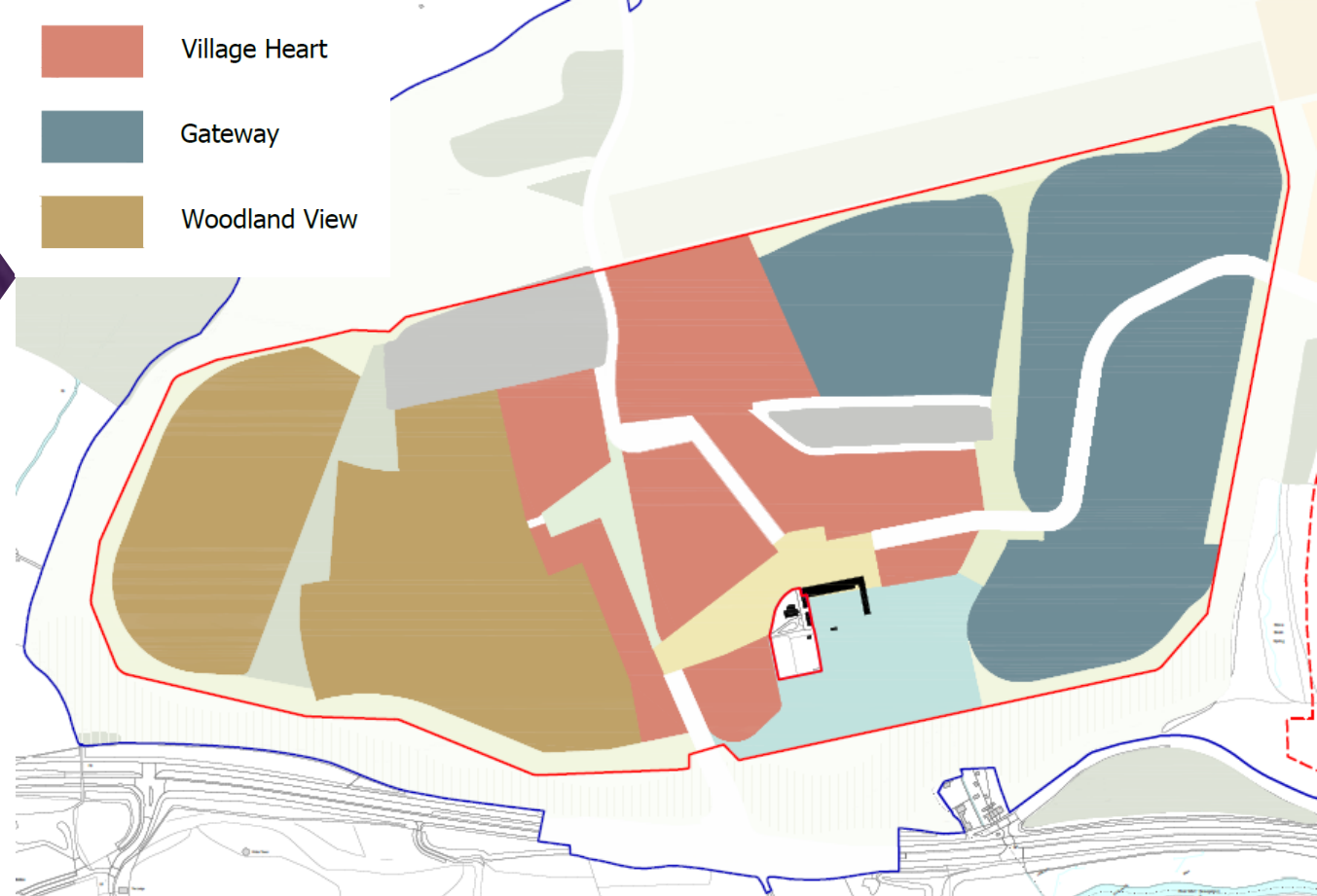
Harvest Festivals and Retained Orchard

- The retained barns could provide space for civic events, with the opportunity to hold harvest festival-style events to connect people with nature and local heritage of food production
- The existing orchard near the barns would be retained, and new fruit trees added within the Village Park to create a local attraction
- These would sit within a more diverse landscape, with 42% Biodiversity Net Gain for Habitats and 10% for Hedgerows



Built Form Character Areas

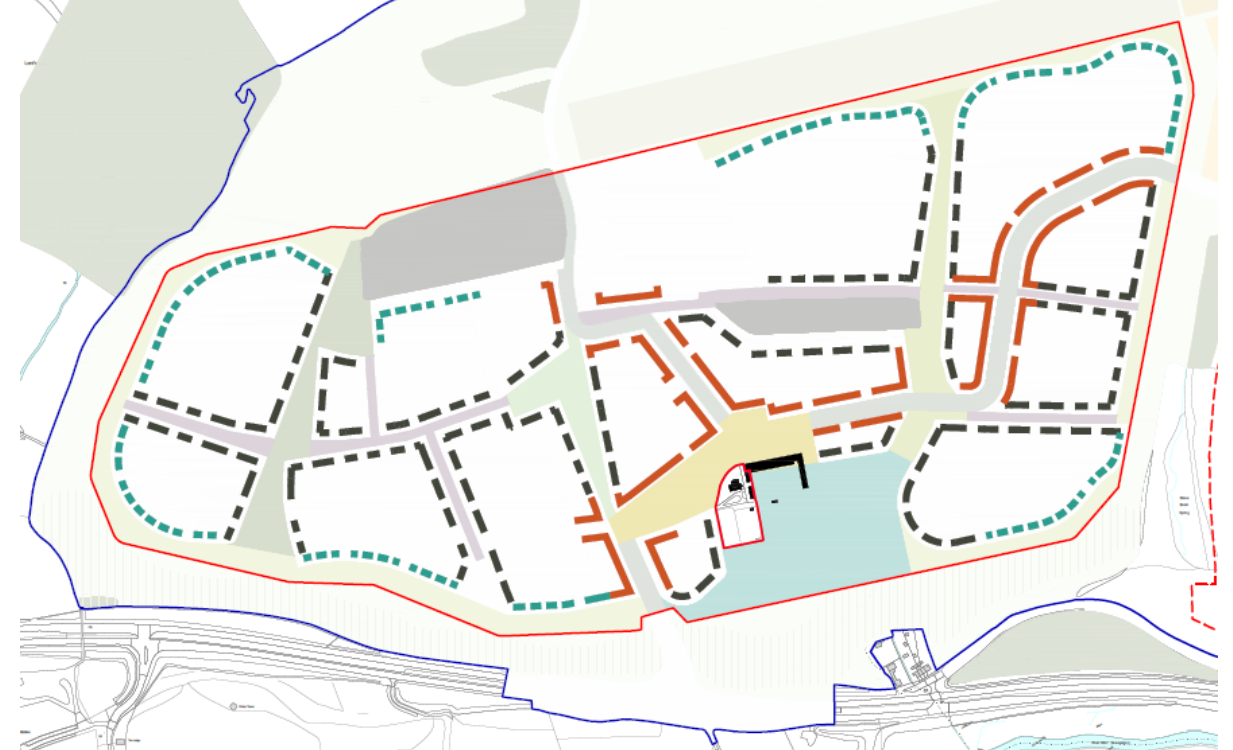
- Density, Housing Typologies, Materials Palette
- VILLAGE HEART - Inspired by the listed Brickhouse buildings, more formal and varied housing typologies with high density development, creating a definition and sense of enclosure.
- GATEWAY - gateway into Villages 1 – 6, lower degree of formality compared to the Village Heart.
- WOODLAND VIEW - Most sensitive, medium to low density area with a distinctive verdant, leafy character. Sense of openness and living close to nature with an informal built form.









CHARACTER	WOODLAND VIEW	VILLAGE HEART	GATEWAY
	More Variation and Informality	Less Variation and Informality	Less Variation and Informality
Typical Building			
Landmark Building			
Roofscape	• A mix of red tiles and grey slates to add variety 	• Predominantly pitched roofs clad with red tiles only or similar colour range 	• Predominantly pitched roofs clad with predominantly terracotta tiles (or similar colour range) and slate

Key Frontages

- Defining key spaces and routes
- PRIMARY ROAD FRONTAGE
 - Highest Density
 - Formal and varied built form
 - Less informal layout of streets and lanes/ landscape treatment
- GREEN CORRIDOR/ ACTIVE TRAVEL ROUTE FRONTAGE
 - Medium Density
 - Varied built form
 - Informal layout of streets and lanes / landscape treatment
- EDGE FRONTAGE
 - Lowest Density
 - Very informal & varied built form • Very Informal layout of streets and lanes/ landscape treatment












	PRIMARY ROAD FRONTAGE	GREEN CORRIDOR/ ACTIVE TRAVEL ROUTE FRONTAGE	EDGE FRONTAGE
Overall	<ul style="list-style-type: none"> • Highest Density • Formal and varied built form • Less informal layout of streets and lanes/ landscape treatment 	<ul style="list-style-type: none"> • Medium Density • Varied built form • Informal layout of streets and lanes / landscape treatment 	<ul style="list-style-type: none"> • Lowest Density • Very informal & varied built form • Very Informal layout of streets and lanes/ landscape treatment
	LESS INFORMAL (VILLAGE CENTRE)		MORE INFORMAL (Edge)
Roofscape	<ul style="list-style-type: none"> • Pronounced height at key corners 	<ul style="list-style-type: none"> • Generally linear roofscape 	<ul style="list-style-type: none"> • Varied ridge height 
Building Line / Frontage	<ul style="list-style-type: none"> • Continuous Frontage with minimal gaps • Strong alignment with the street, potentially projecting built form on corners 	<ul style="list-style-type: none"> • Medium Frontage Continuity • Built form in general alignment with street 	<ul style="list-style-type: none"> • Loose Frontage Continuity • Sinuous alignment, generous landscaping 

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- EDGE FRONTAGE
 - Lowest Density
 - Very informal & varied built form • Very Informal layout of streets and lanes/ landscape treatment



	PRIMARY ROAD FRONTAGE	GREEN CORRIDOR/ ACTIVE TRAVEL ROUTE FRONTAGE	EDGE FRONTAGE
Boundary Treatment	<ul style="list-style-type: none"> • COORDINATED Boundary Treatment required • Generally hard landscaping • Narrow setbacks 	<ul style="list-style-type: none"> • COORDINATED Boundary Treatment required • Hard & soft landscaping • Varied setbacks 	<ul style="list-style-type: none"> • VARIED Boundary Treatment • Generally soft landscaping • Generous setbacks
GENERALLY HARD LANDSCAPING (VILLAGE CENTRE)		GENERALLY SOFT LANDSCAPING (EDGE)	
Door/ Porch	<ul style="list-style-type: none"> • COORDINATED Porch/ Door colours, materials and details required 	<ul style="list-style-type: none"> • COORDINATED Porch/ Door colours, materials and details required 	<ul style="list-style-type: none"> • VARIED Porch/ Door colours, materials and details required 
Window	<ul style="list-style-type: none"> • COORDINATED window colours, materials and details required 	<ul style="list-style-type: none"> • VARIED window colours, materials and details required 	<ul style="list-style-type: none"> • VARIED window colours, materials and details required 
House designs repetition	<ul style="list-style-type: none"> • up to 5 units maximum 	<ul style="list-style-type: none"> • up to 5 units maximum but with variation in materials 	<ul style="list-style-type: none"> • up to 3 units maximum but with significant variation in materials 

Stewardship and Delivery

Taylor Wimpey and Places for People will create a new stewardship and legacy organisation prior to first occupation, to own and manage all the public facilities.

This will ensure they are fully maintained, and managed as well as serving the needs of the community in perpetuity.

This organisation will be created as a charitable trust and will use those facilities to help build a sense of community by hosting events, activities, and encourage new community groups.

Four Pillars of Successful Stewardship

- **COMMUNITY INFRASTRUCTURE**
- **COMMUNITY WELL-BEING**
- **GOVERNANCE**
- **FINANCE AND RESOURCES**



A Community Focused Village

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 listed Brickhouse Barn together with the Village Square and the STC Hub will form the heart of Village 7 and will become a destination that fosters growth and social interaction.



Up to 1,500 new homes and a mixed-use Village Centre



Primary School (up to 3FE) and an independent nursery



A collective identity while having distinct individual character areas



A sensitive response to existing site features



A positive relationship with the surrounding countryside



A balanced and rich variety of building designs

Next steps

Next steps

Village 7
Masterplan –
Stage 1
Consultation
Oct-Nov 2023

'Reporting Back'
Feedback Event
Spring 2024

Village 7
Masterplan –
Stage 2
Consultation
Jan-Feb 2024

Masterplan
Submission
Spring 2024



Questions?



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