

Places for People/City and Provincial Properties

East Herts District Plan Examination

Chapter 11 – The Gilston Area – Policies GA1 and GA2

Issue 5

Monitoring the progress of such a large site and setting out actions to be taken should progress be delayed will be critical to the contribution the allocated site makes to the provision of housing. Therefore, what mechanisms have been put in place to manage progress? What are the trigger points where action will be taken if set milestones are not met? These should be included in the Plan to assist monitoring.

1. The planning and masterplanning steps that the project is anticipated to follow, and proposed milestones, have been agreed between PFP/PPP and EHDC. These will be confirmed in a Statement of Common Ground, and are summarised in the table below. PFP/PPP are confident that these milestones will be achieved, and in all likelihood bettered.

No.	Milestone Criteria	Milestone Deadline
1	Completion of Concept Framework <ul style="list-style-type: none">- Reviewing all of the consultation comments received prior to producing a finalised version of the document.	Q4 2017
2	Submission of Outline Application <ul style="list-style-type: none">- Setting a spatial framework for the detailed masterplanning of the villages, by responding to the East Herts District Plan, having regard to the Concept Framework and incorporating the policy requirements into the development.	Q1 2018
3	Submission of Village 1 Masterplan <ul style="list-style-type: none">- Adhering to principles set in the outline planning application, masterplanning work will be undertaken for each village, as well as the landscape areas, to fix the location of key components.	Q4 2018
4	First Reserved Matters Application/Detailed Application for plots within Village 1 <ul style="list-style-type: none">- Mechanism for submitting detailed designs for individual buildings or types of building which will be required to accord with the relevant approved Village Masterplan.	Q1 2019

2. The Plan is conservative in the assumptions about delivery at Gilston. It anticipates 3,050 homes during the plan period and none before year 2022. Although delay is unlikely given

the progress and resource commitment already made to date, this conservatism already allows flexibility.

3. Governance arrangements for the preparation and delivery of the project have already been discussed with EHDC, and a Gilston Steering Group has been established which meets on a regular basis.
4. Pre-application engagement has begun with EHDC and key stakeholders on an outline planning application for the full 10,000 homes, as well as detailed applications for the widening of the existing Central Crossing and the creation of a new Second Crossing. The applications are likely to be capable of submission in the near future, albeit that PfP/CPP would not expect the applications to be determined until after the issue of the Inspector's Report (unless the progress of the plan was significantly delayed).
5. PfP intend to act as 'master developer' for the site, adopting responsibility for placemaking, site servicing, critical infrastructure and governance. Whilst PfP will develop phases of the development themselves, they will also sell serviced land to house builders and other developers, which will accelerate delivery.
6. There will be a need to secure rights over the land on which the proposed Central Crossing and the Second Crossing will be built. Although applications for this strategic infrastructure will be submitted by PfP/CPP, the need for new capacity is driven by existing demand, anticipated economic growth in the wider area (including the Enterprise Zone) as well as development allocated in the EHDC, Harlow and Epping Forest plans. There is no reason to doubt that the land and rights will be made available but EHDC have confirmed at Cabinet on 21 September 2017 that they are prepared to use their powers to acquire the land required for the Second Crossing by compulsory purchase orders, if necessary to ensure delivery.

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