

## **Places for People/City and Provincial Properties**

### **East Herts District Plan Examination**

#### **Chapter 11 – The Gilston Area – Policies GA1 and GA2**

##### **Issue 6**

**There are comprehensive documents setting out development aims for the area as a Garden Town, including the Concept Framework. What is the status of this document?**

1. The status of the Concept Framework has been agreed between PFP/PPP and EHDC as a document which supports the District Plan Site Allocation and establishes key place making principles for the development that will be used to inform future masterplanning and planning decisions. This will be confirmed in a Statement of Common Ground.
2. The Concept Framework was originally published in draft in September 2016 as an evidence base document to the Pre-Submission District Plan. The rationale behind the Concept Framework, as stated in paragraph 3.4 of the Gilston Area Settlement Appraisal (Ref No: SSS/008), was to provide greater certainty about the deliverability of the Site prior to the Examination of the District Plan by identifying general development principles and potential land uses.
3. It is agreed with EHDC that the Concept Framework serves to:
  - support the comprehensive approach to development across the Gilston Area;
  - establish a basis for high quality design and placemaking;
  - establish key principles for the development including, land use, movement, green infrastructure, etc; and
  - inform future masterplanning and planning decisions.
4. The detailed proposals for the Gilston Area will need to be shaped by further technical and design work, which will involve the participation of key stakeholders including the local communities. The Concept Framework demonstrates how a high quality outcome could be achieved and forms the basis for assessing broad development impact and mitigation as a result of the proposals.
5. A series of workshops were held with key stakeholders including the Neighbourhood Planning Group over an eight month period in 2017. The Concept Framework was recently subject to further formal public consultation, including a public consultation event. A number of constructive representations were made by a range of respondents including members of the local community and statutory organisations. In addition, PFP has funded an independent community advisory team to work with the community to help gather their views and feedback to inform the final version of the document. EHDC and PFP/PPP are reviewing all of the comments received prior to producing a final version of the document.

6. Pfp/CPP and EHDC have agreed amendments to Policy GA1 which confirm the status of the Concept Framework once finalised.

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