

The Adopted East Herts District Plan (October 2018) has allocated the Gilston Area for development to accommodate 10,000 homes and, along with the Harlow Local Development Plan Pre-Submission Publication (May 2018), identifies improvements to the connectivity over the River Stort to support growth of the Harlow and Gilston Garden Town.

East Herts Council has received the following planning application from Places for People for development in the Gilston Area:

1. Outline Planning Permission with all matters reserved apart from external vehicular access for a mixed use development of up to 8,500 homes for a part of the Gilston Area (East Herts Council Application Reference 3/19/1045/OUT);
2. Detailed Planning Permission for alterations to the existing Fifth Avenue bridge (East Herts Council Application Reference 3/19/1046/FUL);
3. Detailed Planning Permission for erection of a new road, pedestrian and cycle bridge and Listed Building Consent for works to Fiddlers Brook Bridge (East Herts Council Application Reference 3/19/1051/FUL).

The applications (1, 2 and 3) are accompanied by an environmental statement.

Consultation on these applications is currently taking place with comments requested by 9 August 2019. Anyone who wishes to can view and comment on the applications by visiting: <https://publicaccess.eastherts.gov.uk> and using the application references set out above. An Applicants' Guide ([here](#)) has been prepared by the applicant to help you further understand the applications that have been submitted by Places for People.

The Outline Planning Application (1 above) has been submitted to East Herts Council only, as the application site is within East Herts District only. This application covers only the part of the Gilston Area allocation that is within the ownership of Places for People. A second Outline Planning Application for 1,500 homes is expected to be submitted by Briggens Estate, the other landowner, later this year. These planning applications together respond to the allocation in the adopted East Herts District Plan for 10,000 homes in the Gilston Area (Policy GA1 of the [East Herts District Plan 2018](#)).

East Herts Council Application Reference 3/19/1045/OUT

Development Description: *Outline planning with all matters reserved apart from external vehicular access for the redevelopment of the site through the demolition of existing buildings and erection of a residential led mixed use development comprising up to 8,500 residential homes including market and affordable homes; retirement homes and extra care facilities; a range of community uses including primary and secondary schools, health centres and nursery facilities; retail and related uses; leisure facilities; business and commercial uses; open space and public realm; sustainable urban drainage systems; utility and energy facilities and infrastructure; waste management facilities; vehicular bridge links; creation of new vehicular and pedestrian accesses into the site, and creation of a new vehicular, pedestrian and cycle network within the site; improvements to the existing highway and local road network; undergrounding and diversion of power lines; lighting; engineering works, infrastructure and associated facilities; together with temporary works or structures required by the development.*

Note: An Outline Application does not include all the development details, in this case the following matters have been 'reserved' for submission at a later time:

Layout – the way in which the buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other

Access – Accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how they fit into the surrounding network. The application does however seek approval of the new accesses onto the A414 and Eastwick Road.

Scale – the height, width and length of each building proposed within the development in relation to its surroundings

Appearance – the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, texture

Landscaping – the means of treatment of land for the purposes of enhancing or protecting the amenities of the site and the area in which it is situated

These 'reserved matters' will be required to be approved through subsequent applications. The application does include 'Parameters' and other information which are sought for approval meaning any subsequent applications would need to comply with these 'Parameters' and other details.

The design of the Gilston Area will also be informed through a series of Village Masterplans which would need to be prepared by the applicants for each of the new villages through a collaborative process of engagement as required by the Council's masterplanning policy and be approved by the Council.

The Bridge Applications (2 and 3 above) have been submitted to both East Herts and Harlow Councils, as the application sites (excluding Fiddlers Brook Bridge which is in East Herts District only) are within both Districts. East Herts Council and Harlow Council have agreed to act jointly to manage the bridge applications with all application documents made publically available by East Herts and all comments to be submitted only to East Herts Council. Both Councils will still be required to determine the applications in due course through their respective decision making processes and all comments submitted will be reported as appropriate to the Committees of both Councils.

East Herts Council Application Reference 3/19/1046/FUL (Harlow Council Application reference HW/CRB/19/00220)

Development Description: Alterations to the existing Fifth Avenue road/rail bridge, and creation of new bridges to support the widened highway to west of the existing structure to create the Central Stort Crossing, including embankment works, pedestrian and cycle facilities, a pedestrian and cycle bridge over Eastwick Road, lighting and landscaping works and other associated works.

East Herts Council Application Reference 3/19/1051/FUL (East Herts Council Listed Building Reference 3/19/1049/LBC and Harlow Council Application Reference HW/CRB/19/00221)

Development Description: Erection of a new road, pedestrian and cycle bridge; alterations to an existing rail bridge at River Way; alterations to the existing local highway network; lighting and landscaping works; listed building works to Fiddlers Brook Bridge; and other associated works.

Other ways of viewing and commenting on these applications:

You can inspect a copy of the applications between the hours of 9am – 4.45pm Monday to Friday up until 9 August 2019 at the East Herts Council Offices,

Wallfields, Pegs Lane, Hertford, SG13 8EQ or at the Harlow Council Offices at the Civic Centre, the Water Gardens, Harlow, CM20 1WG.

Determining the applications:

The Councils are required to determine planning applications in accordance with the development plan (including the East Herts District Plan for the Outline Application (1 above) and both the East Herts District Plan and the Harlow Local Development Plan for the Bridges (2 and 3 above)), unless material considerations indicate otherwise. The Councils will not be able to consider whether the Gilston Area should be allocated for development as this has been addressed through the examination and adoption of the Plan but it will assess whether the proposals submitted are considered to be in accordance with the Policies of the relevant Plans, considered as a whole, and any other material considerations including matters raised through the consultation.