

Places for People/City and Provincial Properties

East Herts District Plan Examination

Chapter 11 – The Gilston Area – Policies GA1 and GA2

Issue 4

Apart from infrastructure what other risks are there to delivery?

1. The risks to delivery of development at the Gilston Area are not considered to be significant for a number of reasons, in particular:
 - the land required to deliver the villages is entirely within the control of the two landowners;
 - the landowners have commissioned a full professional team who have comprehensively analysed the site and, with EHDC, prepared a Concept Framework to address all technical matters;
 - pre-application discussions have commenced with EHDC and the highway authorities in connection with the proposed outline and crossing planning applications;
 - engagement with statutory consultees, parish councils, the local community and other regional and local organisations and stakeholders is significantly advanced, which allows constraints and opportunities arising through the process to be taken into account in the proposals for the site; and
 - engagement with county and district councils and neighbouring authorities to ensure the evidence base for the emerging District Plan is supported with additional material regarding the delivery of housing development and the proposals for development take account of emerging policy requirements; and
 - the land required for the central crossing can be acquired by agreement and, if not, the Council has agreed, in principle, to compulsorily acquire the land required for the Second Crossing.
2. The delivery of large scale developments will inevitably encounter the implications of economic cycles. PfP has a track record of delivering housing and infrastructure, and through their approach to development, they build in flexibility to schemes to enable a responsive outcome to economic conditions. For example, PfP delivers a diverse housing mix and diversity of uses such that schemes are not reliant on purely private market housing sales, enabling them to continue to build through periods of recession or downturn. For example, PfP's large scale developments in Milton Keynes and Swindon commenced on site in 2008 and continued throughout the downturn both in terms of major infrastructure delivery and housing.
3. Remaining risks to delivery are considered minimal and are not anticipated to reduce the rate of housing delivery at the Gilston Area to below the level that is assumed in the Plan given that it only anticipates around 3,000 homes during the plan period and none before year 2022.

PM/Q10058 – 20.10.17