



Document 7 – Revised Policy GA1

Policy GA1 The Gilston Area

- I. In accordance with Policy DPS3 (Housing Supply 2011-2033), land at the Gilston Area is allocated for development to accommodate 10,000 homes, to be delivered within this Plan period and beyond. It is anticipated that approximately 3,000 homes could be delivered by 2033.
- II. A Concept Framework ~~will be~~ has been jointly prepared by the landowners and the Council, in consultation with local communities and other stakeholders, which ~~will identify~~ identifies design principles, potential land uses, infrastructure requirements and phasing. Prior to the submission of any planning application(s) further detailed design work will be required in order to agree, among other things, the quantum and distribution of land uses, access and layout principles.
- III. The development is expected to address the following provisions and issues:
 - (a) a range of dwelling type and mix, in accordance with the provisions of Policy HOU1 (Type and Mix of Housing);
 - (b) Affordable Housing in accordance with Policy HOU3 (Affordable Housing);
 - (c) a care home/ flexi-care or sheltered properties in accordance with the provisions of Policy HOU6 (Homes for Older and Vulnerable People);
 - (d) Self Build Housing in accordance with Policy HOU8 (Self Build Housing);
 - (e) provision of a serviced site for Gypsy and Travellers, in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) which should deliver 15 pitches for longer term needs beyond the Plan period;
 - (f) provision of a serviced site for Travelling Showpeople in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) which should deliver 8 plots for longer term needs beyond the Plan period; (each of sufficient size to allow for the provision of accommodation and equipment plus storage/maintenance);
 - (g) quality local green infrastructure throughout the site including opportunities for preserving and enhancing on-site assets, maximising opportunities to link into existing assets and enhancing biodiversity. Including the protection of County Wildlife Sites and other assets of environmental value;
 - (h) significant managed ~~public~~ open space and parklands, and a limited number of buildings associated with that use, on the northern section of the site as identified in Figure 11.2, the ownership of which will be transferred to a community trust or other mechanism that ensures long term governance;
 - (i) a variety of public green spaces across the site, including the provision of play areas and opportunities for outdoor health and fitness activities, as well as space for wildlife;

- (j) access arrangements and local highways measures and commensurate financial contributions to addressing impacts on the wider strategic highways network ~~including a new Junction 7a on the M11;~~
- (k) ~~education facilities, including Early Years facilities, 15fe of primary school provision and 14fe of secondary school provision~~ land for twenty forms of entry for both primary and secondary education, including Early Years facilities, subject to more detailed modelling. All schools should provide for the dual use of facilities for community purposes;
- (l) sustainable transport measures which encourage walking, ~~and cycling~~ and the use of public transport including:
 - the provision of cycleways and footways that provide links throughout the site and into Harlow;
 - enhancement of existing bridleways and footpaths;
 - enhanced passenger transport services including the creation of a sustainable transport route through the site which will link into a sustainable transport corridor which links the Gilston Area to ~~the urban area of Harlow possible development to the south of the town, within Epping Forest District, via the town centre;~~ and
 - The setting of objectives and targets for the use of sustainable transport modes.
- (m) consideration of the potential of the site to facilitate the delivery of a re-located Princess Alexandra Hospital;
- (n) the use of appropriate landscape buffers in order to protect the individual character and integrity of Eastwick and Gilston villages within the context of the development;
- (o) the protection and enhancement of heritage assets and their settings, both on-site and in the wider area through appropriate mitigation measures, ~~having regard to the Heritage Impact Assessment. Gilston church and the Johnston Monument (both grade I listed), the moated site Scheduled Monuments at Eastwick, the Mount Scheduled Monument, and Gilston Park house (grade II*) are of particular significance and sensitivity and any planning application should seek to ensure that these assets and their settings are conserved and, where appropriate, enhanced, through careful design, landscaping, open space, buffer zones, protection of key views and better management and interpretation of assets where appropriate;~~
- (p) neighbourhood centres in accessible locations, providing local retail and community uses, including healthcare facilities to meet the day-to-day retail and health needs of new residents;
- (q) small scale office space to meet local needs;
- (r) indoor and outdoor sports facilities (which may be shared use) to include junior football and mini soccer pitches;
- (s) consideration of need for cemetery provision;
- (t) landscaping and planting, both within the site and peripheral, which responds to the existing landscape and complements development, as appropriate;
- (u) assist the delivery of all other necessary on-site and appropriate off-site infrastructure;

- (v) necessary new utilities, including integrated communications infrastructure to facilitate home working;
- (w) satisfactory water supply, including acceptable water pressure for occupants;
- (x) sustainable drainage and provision for flood mitigation;
- (y) other policy provisions of the District Plan and relevant matters, as appropriate;
- (z) preparation of a community engagement strategy, including with the two local parishes, that will include consideration of managing the effects on local residents, and opportunities for them to participate in the emerging new community
- (aa) consideration of opportunities for local supply chains as well as opportunities for local employment and training including apprenticeships and improving skills base for local people;
- (bb) the delivery of the Gilston Area is to be based on 'garden city' principles and include a mechanism for:
 - the community securing the long term protection and maintenance of the parkland, open spaces and play areas, community assets etc.;
 - encouraging successful and active community, including an innovative approach to create the conditions for local resident participation in the design and stewardship of their new communities.
- (y)(cc) Any application shall include an indicative phasing and timings plan for the delivery of infrastructure and utilities across the 7 individual villages.

IV. In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the aims of the Concept Framework, and any other more detailed design work, and will not prejudice the implementation of the site as a whole.