

Final report

Gilston – V1MP Places for People

Community Working Group 4 (CWG4) – 30 January 2025

Q&As from CWG4

Questions / Comments	Answers / Responses
<i>Presentation</i>	
1. How is the density different on Village 1 compared to other villages?	Each village will have its own Design Code which will set out a broad approach to density. Village 1 is likely to be one of the higher density villages. The Village 1 code promotes a graduated approach to density, with flexibility to intensify certain areas over time as the village matures to ensure the Village Centre has the supporting infrastructure to ensure it can thrive.
2. Will the Reserved Matters applications go to DMC? Would there be the same approach for Masterplans across the villages?	Currently it is envisaged that the Village 1 Masterplan (V1MP) condition discharge will be a delegated approval. The determination of Reserved Matters Applications (RMAs) is to be confirmed depending on the nature of the application and its scale, and in line with the Council's scheme of delegation.
3. How is the feedback provided being taken into consideration? The presentation provided seems "very final".	Interim and final feedback from CWG4 will be taken into account in the finalisation of the V1MP and reported back in the Statement of Engagement. As mentioned in CWG4, the draft Design Code can be issued separately to individuals if requested.
4. Can the public comment on the planning portal for the Masterplan?	Stakeholders will be notified when the Council receives the Masterplan as a discharge of condition application in the usual way. The public will be able to view V1MP submission documents on the Council's Public Access system. The Gilston Area Community Engagement Strategy required the establishment of the Community Working Group in order to frontload the engagement on the Masterplan and so that the community can engage on and input to the Masterplan as it develops.
5. There needs to be more consideration to the landscaping and how this is integrated between the existing	The SLMP establishes and sets out the landscaping approach and guidance for the edge conditions / interface between villages and existing

communities and the new village. For example, what is happening on Gilston Lane?	communities. This guidance will be reinforced by the individual village Design Codes.
We haven't seen much from the project team in terms of how feedback has been incorporated. The current consultation and feedback reporting "is not working for the community" and we have not seen any detail.	<p>The project team has been diligently reviewing and integrating the feedback gathered throughout the Village 1 Design Code process - a multi-year effort that includes the production of reports summarising the outcome from each CWG session and how feedback has been incorporated. These will be drawn together in the Statement of Engagement, along with the CWG4 responses.</p> <p>Moving forward, future Reserved Matters Applications (RMAs) will provide the detailed proposals that are sought, and there will be a further opportunity for consultation at this stage.</p>
6. It was interesting to see the 'you said, we did' that was contained in the presentation. I haven't seen anything like that including feedback and changes from the previous working group meeting on the Village 1 Masterplan. How will the design code reflect the Neighbourhood Plan?	<p>Feedback noted.</p> <p>The Design Code is being prepared in the context of the Gilston Area Neighbourhood Plan, and the policies on accommodating growth and delivering quality places have informed the Design Code proposals.</p>
7. The presentation appears to include a lot of 'must have' and 'should have' and Taylor Wimpey's approach is not as prescriptive.	PfP and their design team have followed the approach recommended by East Herts officers in the development of the V1MP Design Code.
8. What is the status of a 'must' and a 'should' as other developers may come in and not adhere to the code?	<p>The distinction between a 'must' and a 'should' is critical in ensuring that the Design Code is both flexible and enforceable. 'Must' refers to mandatory requirements that are essential to the integrity of the development, while 'should' represents preferred guidelines or recommendations that offer some flexibility depending on specific circumstances. To address concerns about future developers, A Compliance Checklist is included in the Design Code to help those delivering Village 1 review proposals and confirm compliance with the V1MP Design Code and Regulatory Plan.</p> <p>All reserved matters applications must complete this checklist to confirm adherence to the Design Code or provide justification for any departures through supporting documentation.</p>
9. How will character areas be coming forward?	The Design Code provides a range of Frontage Character types, with each parcel responding to its specific context to create distinct hierarchy of routes and spaces. Densities and activity naturally intensify toward the Village Centre and soften toward the edges, enabling a seamless progression of neighbourhoods.
10. How will the Council uphold enforcement as to how upcoming	Compliance will be secured by the 'musts' and 'shoulds' in the Design Code and the Compliance Checklist which must be submitted with each RMA.

applications respond to the Masterplan and design code?	If the application is not compliant with the Design Code, then a justification will need to be submitted stating why it is not compliant and what the justification is for this - further explanation is provided in the Code. The ultimate decision will rest with the local planning authority in terms of whether the justification is appropriate and acceptable for the deviation.
Table 1	
1. What is the size / scale of the STC? Will it be as wide as is shown on the Regulatory Plan?	A 20m corridor is shown, but it is not expected that the STC will be this wide throughout Village 1. The corridor includes the carriageway, verges, footpaths and cycleways so there will be landscaping within this zone. Mandatory design guidance in the Design Code sets out the street sections and where the STC corridor is less than the 20m, built form can move closer to the road.
2. How does the school work with the design code?	The Regulatory Plan fixes the boundary of school land in Village 1. Chapter 6 (Non-Residential Uses) of the Design Code sets out mandatory design principles and guidance for the schools, including the scale and location of built form, public realm, boundary treatments, parking, crossing points etc.
3. What is the design of the layout, everyone wants to avoid 'shoebox, shoebox, shoebox'.	The concern about avoiding monotonous, 'shoebox' designs is understood. The approach to the Design Code and Regulatory Plan prioritises variety, open spaces, and a sense of individuality in homes. The design aims to create a balance between functionality and aesthetics, while fitting cohesively together.
4. Eastwick congestion – when the A414 closes it's very heavily gridlocked, will there be traffic lights and if so, what do they look like?	This is outside the scope of the V1MP and further information can be found in conditions discharges associated with the Central and Eastern Stort Crossing permissions.
5. Bus service will take time to deliver, will there be a new route from V7 to V1 – will there that go?	This is outside the scope of the V1MP. Requirements associated with this are contained in the Section 106 Agreement (S106). It is likely that while the STC is under construction, the bus route will temporarily run along the A414, and there will additionally be a temporary route inside the site between Village 7 and Village 1 accessible only to pedestrians and cyclists. Once 350 homes have been completed in Village 7, the internal STC route will open to buses.
6. One comment was mentioned in regard to the flood plain and flood risk.	This is outside the scope of the V1MP. The outline planning permission and the Supplementary Flood Risk Assessment submitted under condition 13 covers this matter.
7. Will there be any tennis courts delivered; it was stated ages ago that this would be a benefit, but it's just hatched design on the plans?	This is outside the scope of the V1MP. The approved Development Specification includes a commitment to provide 8 senior tennis courts and the SLMP shows indicative details of how they will be provided.
8. What will the school catchments be, there needs to be a focus on traffic?	The permission includes a commitment to provide a school place for every child on the Gilston site who needs one. There will be two secondary schools and up to 6 primary schools so education facilities will be conveniently located in relation to homes. The

	STC will serve as the main route for the community to access the schools around the development. This will be complemented by a network of walking, cycling and wheeling routes. For very young children, the Village 1 centre will feature a 'park and stride' approach, encouraging drop-offs at a designated area, while promoting walking the remaining distance to the school rather than driving right up to the entrance (which will not be possible as the STC in front of the school will be for sustainable and active modes only).
9. Will there be cycle routes to the schools?	The development will include various levels of cycling provision, including within green corridors and connections to surrounding areas, ensuring the site is fully integrated for cycling access. Schools have been strategically located near the STC to support this connectivity. The Design Code will provide additional details on cycle parking.
10. How will the vehicular corridors be coded?	The vehicular corridors will be coded to ensure they are well-integrated, safe, and efficient for all users. The Design Code will outline key elements such as corridor dimensions, alignment, access junction points, and street planting. It will also address design features to enhance safety, traffic calming, bus stops, and improve the overall functionality of the network.
11. Will the STC change design to fit other villages?	The STC is designed to be distinctive, and while it maintains a consistent design across villages, it will also be tailored to suit the unique characteristics and needs of each village location. The goal is to create a cohesive yet adaptable framework, ensuring the STC remains recognisable and functional while respecting the individual context of each village.
12. Where will the bin locations be?	Section 6.9 of the Design Code deals with Household Utilities and Waste, including requirements for accommodating bin storage & waste. Beyond this, details will come forward in individual RMAs.
13. Will there be a supermarket? Will there be a community hall?	Yes, PfP have committed to providing a community building in Village 1. It will be up to 1,000sqm and be capable of accommodating a range of different uses including space for community social and faith groups. PfP also have an aspiration to provide a food store to meet the essential needs of the community.
14. How will the community building be managed; will this be under stewardship?	Management arrangements (which are defined in the S106 Agreement) will be proposed by PfP and approved by EHDC, and the Community Building will be transferred to the Gilston Area Community Management Trust.
15. How many cars have been parameterised?	The number of cars has been carefully considered based on anticipated demand, taking into account factors such as the size of the development, expected household occupancy, local transportation patterns and the requirements for sustainable mode share in the outline permission.

	The development will accommodate the necessary infrastructure to support the projected vehicle numbers while providing full sustainable and active transport options.
16. Will the heating system be the same as Village 7?	A Community Heat Hub as proposed in Village 7 is not currently proposed for Village 1, although the Village 1 Energy and Sustainability Strategy provides an option for such a facility to be provided for clusters of buildings should this be deemed the most appropriate solution in future.
17. What is happening with WiFi?	Each new village will have fibre connectivity installed.
<i>Table 2</i>	
1. How do you keep the control when new house builders get involved?	To maintain control when new house builders become involved, EHDC & PfP will ensure that all builders adhere to the approved Design Code and Regulatory Plan. These are based on extensive masterplanning and community consultation and respond to policy and outline permission requirements. Additionally, PfP will incorporate delivery requirements in any land sales/transfers/licencing, and mechanisms such as regular monitoring and collaborative oversight to ensure consistency and quality across all stages of development, regardless of the builder. This approach ensures that the vision for the development is consistently upheld.
2. Is there an opportunity for trees to surround the playing fields?	Yes, there is an opportunity to incorporate trees around the playing fields. The SLMP requires a sensitive boundary interface to be provided at the boundary between Village 1 and Gilston Park and this should include informal soft landscape buffers of parkland character.
3. Looks very over developed when looking at this map but looking at the illustrative map, it looks clearer. Can see how it integrates well, easier to see visually.	Comment noted.
4. The plans may look better with wider SLMP plan. To give context of the edges.	The V1MP Design Code is focused on the developable area of Village 1. The Village 1 Regulatory Plan is set into the approved SLMP Regulatory Plan to give the necessary context for the SLMP proposals surrounding the villages.
5. Is there potential for wind turbines? How much is there a focus on renewables	While there is no potential for wind turbines due to visibility and amenity concerns, there is a strong focus on renewable energy throughout the development. PfP are committed to adhering to high sustainability standards, integrating renewable technologies such as solar panels and requiring energy-efficient building designs. PfP's vision is to create a development that prioritises environmental responsibility, with a clear emphasis on reducing carbon footprints and supporting long-term energy efficiency for residents.
6. Removing cars from the centre – good idea. But where are they going? Is this	Removing cars from the centre is aimed at creating a more pedestrian-friendly environment from the outset in support of the Garden Town's objective for

possible due to people's need/reliance on cars?	60% of trips to be made by sustainable or active modes, and the consequent commitments in the outline permission. PfP recognise the need for car travel and are designing sufficient access and parking alongside alternative transport options such as an active travel network and public transport links, to ensure convenience while reducing reliance on cars.
7. Will solar panels be used?	Yes, the Village 1 Energy and Sustainability Strategy will include more details.
8. There is a capacity concern on the road entrance by R10 and R12.	See table 1 question 15 above
9. What's the role of the green corridor leading to the village centre? Is it a wildlife corridor?	This east west green corridor is a key element of the wider masterplan, serving multiple purposes: supporting wildlife, enhancing connectivity between homes and the village centre, and providing essential attenuation for water management.
10. Do you know where the self-build homes will go?	More details will be provided in the Site Wide Housing Scheme which will be submitted around the same time as the V1MP.
11. How will the trees be maintained? etc.	Comprehensive stewardship and governance arrangements for the Gilston Area as a whole have been agreed between HCC, EHDC, PfP and the Village 7 developer and secured in the S106 Agreement.
12. How are the houses heated? Will there be air source heat pumps?	All new buildings in Village 1 will be fossil-fuel-free and powered by electricity, making use of the UK's progress towards a net zero carbon electricity grid by 2040. It is likely that air and/or ground source heat pumps will be the primary source of heating for houses, however technology is rapidly evolving. The Village 1 Energy and Sustainability Strategy will include more details.
13. What does the lighting strategy look like? I currently have quite a large streetlight facing into my bedroom which I find disruptive.	The lighting strategy (section 5.13 of the Design Code) is designed to provide safe and efficient illumination while minimising light pollution. It incorporates measures such as directional lighting, low-level fixtures, and shielded lights to ensure that streets are well-lit without disrupting homes.
14. When will the villages be named? Hopefully something to do with the history of Gilston House.	This will be announced when confirmed.
15. Discussion on the naming and reference of Gilston Park House – not called Gilston House, the correct name should be used.	Noted.
16. The design of the buildings is important - high quality material and design is crucial for the look and sustainability of the buildings.	Agreed.
17. How are the plans being informed, wider than this session?	The Village 1 Masterplan proposals are being informed by the planning policy context, outline permission requirements, technical and site information, and consultation with a wide range of stakeholders including the district and county councils, statutory consultees and a range of local, community and regional representatives.

<p>18. In terms of surfacing/pavements etc. how will you cope with waste on them? This is an issue locally. Protection/texture of the tarmac. Skid resistance also to balance the requirements of the road.</p>	<p>If this relates to surface water flows depositing debris on roads and paths, the outline permission has a framework of controls relating to flood risk and surface water management so that anticipated flows (with an allowance for climate change) are appropriately managed at a strategic, village and plot levels. The resulting infrastructure will either be adopted and managed by the appropriate authority (such as the highways authority), stewardship body, or the plot developer/occupier.</p>
<i>Table 3</i>	
<p>1. What is the hierarchy of CSC crossing entrance – N/S or E/W priority?</p>	<p>This is not controlled by the V1MP and will be determined subsequently with the highways authority.</p>
<p>2. The development will change a rural dual carriageway (A414)</p>	<p>This is outside the scope of the V1MP. The accesses to Village 1 are as granted permission in detail in the outline permission. Further details of changes to the A414 and Eastwick Road can be found in the Central Stort Crossing permission.</p>
<p>3. Eastern Stort Crossing will affect the flow again.</p>	<p>Yes, the main vehicle capacity improvements will be delivered through the Eastern Stort Crossing implementation. Further details can be found in the Eastern Stort Crossing permission.</p>
<p>4. STC entrance is not for cars.</p>	<p>Correct.</p>
<p>5. Request for no cycle racks outside GP surgery. Parking is needed next to the GP surgery for practical reasons.</p>	<p>Parking provision for the healthcare facility will be provided in line with the parking strategy for Village 1. It is likely to include cycle parking as well as accessible vehicular parking. Further details can be found in the Parking Strategy for Village 1.</p>
<p>6. A mix of 60% modal shift and day-to-day reality.</p>	<p>It's about finding the right balance - aiming for a 60% modal shift toward sustainable and active transport, while also acknowledging the day-to-day realities of how people travel. The goal is to encourage greener choices without overlooking practical needs or accessibility requirements, ensuring the infrastructure supports both ambition and everyday use.</p>
<p>7. Combine buildings – e.g. library, GP, community space & café etc.</p>	<p>Noted. There is scope within the permission to combine certain facilities – decisions will be made in due course in line with delivery obligations and through the detailed planning process.</p>
<p>8. Question about whether the library is Tier 1 or Tier 2 – Ruth Buckmaster volunteers at a library so is keen.</p>	<p>The Gilston Area library contribution is a combination of onsite and where necessary offsite library provision to meet the needs of the Development. The initial library contribution is the sum of £100,000 to be paid by PfP and the V7 developer – this being the anticipated costs of providing additional library services within existing surrounding libraries to cater for the needs of first residents in the Development until such time that the Library Facility has been delivered on the V1-6 Land.</p> <p>The outline parameters for the Library Facility are in the S106 Agreement. It is to be no less than 200 sq.m within a standalone building or as part of another building and is to include a set list of</p>

	equipment and technology, plus shared meeting facilities and customer toilets. The fit out is required to be to Category A.
9. Question about the trigger points for schools coming forward.	The precise timing of primary and secondary school opening will be determined by Hertfordshire County Council to ensure that adequate school provision is made for children living in the development. They will require PfP to provide serviced school sites by set dates in order to ensure this.
10. Discussion about the green spaces and how sustainable drainage will feature in them.	The Green and Blue Infrastructure chapter addresses this in detail, outlining how green spaces will integrate sustainable drainage features. These include elements like swales, rain gardens, and attenuation basins, which not only manage surface water effectively but also enhance biodiversity and the overall quality of public open spaces.
11. Use of soil for bund when excavating drainage features?	This is a detailed matter for future consideration in RMAs
12. HESP (Homes England Strategic Partnership) funding for affordable homes and how this could be used to help increase the overall number.	PfP are currently a Homes England Strategic Partner and can access funding, through bidding rounds that are either approved or not. At the moment PfP have the ability to get grant funding for affordable homes that are provided over and above the s106 amount of affordable, which during certain market cycles may make uplifting affordable more attractive.
13. Will social rent homes be in the mix?	The s106 requires affordable rent as the primary rented affordable tenure. Should PfP look to attract grant funding for additional affordable it may be that social rent forms part of that uplifted mix.
14. What's the sequencing of the villages? Which villages will come next?	The Village 1 development will commence first, with it likely that Village 2 will follow, however the full sequencing of development is yet to be determined by PfP.
15. Gilston Lane up to St Mary's Church – will there be a car park at the airport?	This is outside the scope of the V1MP.
16. Please can we have a summary of the S106 (a 1–2-page note)?	The Heads of Terms for the S106 Agreement in the Development Management Committee report for Village 1-6 provide a short form summary of the obligations.
17. Weight-limited Road from High Wych to A414 – concern about protection from construction traffic.	There will be a Construction Traffic and Environmental Management Plan prepared by PfP's contractors and approved by EHDC to appropriately manage heavy vehicle routing and reassure local residents about this.
18. High Wych primary school – times of the day to avoid this route.	This can be considered as part of the Construction Traffic and Environmental Management Plan.
19. Focus on the commercial space – difficult to define space when it might be independent retailers. It won't necessarily be big names.	The V1MP will provide a flexible framework which will enable commercial uses to be accommodated as required. The S106 requires the V1MP to safeguard an agreed minimum and maximum quantum of commercial floorspace.
20. Not everyone shops online, they are key services for the community.	Noted.

21. How will it be ensured the village is sustainable?	Village 1 will have an Energy and Sustainability Strategy approved under a condition discharge application. Development that comes forward in Village 1 is required to be in accordance with this Strategy, and each relevant RMA will need to be accompanied by an Energy and Sustainability Statement to say how the development is in accordance.
22. Will there be pitches for travellers?	There is no requirement in Village 1 for traveller pitches. There are areas identified in Village 7 and near Village 4 which may be potential locations for traveller pitches should there be demand for such. Village 6 is also identified as a potential location for a travelling showpeople plots, should there be demand.
23. Will there be stepping stones across the SuDS? It would be good to make them a feature.	A precedent image has been included in the Design Code to capture this. The detailed design of these elements will come in future Reserved Matters Applications.
24. Interested in the community orchard.	This feature is shown on the Regulatory Plan and accompanying design requirements are included in the Design Code. It's intended to be a shared space that supports local biodiversity, offers seasonal produce, and provides a place for the community to come together and enjoy nature.
25. What will the pumping station look like?	The main Village 1 pumping station will occupy a relatively large footprint, but the majority of its infrastructure will be located underground. Above ground, only minimal and unobtrusive structures will be visible, with landscaping and screening to ensure they are designed to blend in with the surrounding landscape as much as possible.
26. How will Pye Corner be impacted in terms of getting out of the junction?	This is outside the scope of the V1MP. The design for this junction has been approved through the Eastern Stort Crossing permission, and it will be signalised.
27. How are pedestrian connections to existing facilities, such as the Plume of Feathers pub being maintained as part of the proposals?	The SLMP Regulatory Plan shows a Key Entrance Node at Pye Corner near the Plume of Feathers pub, and an associated pedestrian connection to the Village 1 developable area.
28. How will the utilities / heating work? Village 7 appears to have a unique approach to this. Could PV panels be an optional extra? Octopus Energy was referenced with regards to their work in this area	The current strategy is to adopt a fabric-first approach to the design of all buildings to ensure energy efficiency. All new buildings in Village 1 will be fossil-fuel-free and powered by electricity making use of the UK's progress towards a net zero carbon electricity grid by 2040. This will be combined with air and/or ground source heat pumps as the primary source of heating for houses and potentially solar/PV panels. The Village 1 Energy and Sustainability Strategy will include more details.