**Gilston Area Steering Group Meeting**

**Thursday 6th September 2018 – 19.00**

**East Herts Council Offices**

# Minutes

Present: Tom Payne (TP) - Chair, High Wych Parish Council (HWPC)

Sam Robert Clark (SRC) - Secretary (HWPC)

Anthony Bickmore (AB) - Chair, Hunsdon, Eastwick & Gilston

Joint Neighbourhood Planning Group (NPG)

Janine Bryant (JB) - (NPG) & Eastwick & Gilston Parish Council (EGPC)

Cllr Danny Purton (DP) - Councillor, Harlow Council (HC)

Simon Pipe (SP) - Customer & Media Services Manager (HC)

Claire Hamilton (CH) - Garden Town Director (GT)

Chris Lovegrove (CL) - City & Provincial Properties (CPP)

Chair Cllr Linda Haysey (LH) - Leader, East Herts Council (EHC)

Cllr Bob Brunton (BB) - Hunsdon Ward District Councillor (EHC)

Cllr Eric Buckmaster (EB) - Sawbridgeworth Division Hertfordshire

County Councillor (HCC) & Sawbridgeworth

Ward District Councillor (EHC)

Liz Watts (LW) - Chief Executive (EHC)

Kevin Steptoe (KS) - Head of Planning (EHC)

Lewis Reynolds (LR) - Project Officer (EHC)

Adam Halford (AH) - Project Officer (EHC)

Telephone: Mary Parsons (MP) - Places for People (PfP)

Apologies: Bob Toll - Chair Hunsdon Parish Council (HPC)

Mark Orson - Chair Eastwick & Gilston Parish Council (EGPC)

Jill Buck - Chair Widford Parish Council (WPC)

David Sprunt - Essex County Council (ECC)

Rich Cooke - (ECC)

Roger Flowerday - Hertfordshire County Council Group Manager

Local Plans and Strategic Development (HCC)

Taryna Surtees-Moss - Communications Manager (EHC)

# 1. Welcome & Apologies

1.1 LH welcomed everyone to the meeting.

1.2 AH confirmed apologies received as set out above.

# 2. Minutes & actions of previous meeting

2.1 LH introduced the minutes of the last meeting of 9th August (Appendix 2A).

2.2 The minutes were agreed as a correct record.

# 3. Harlow & Gilston Garden Town Update

3.1 AH confirmed Garden Town Board minutes had been circulated. Cllr Purton answered questions on the minutes.

3.2 AH reported the Garden Town Vision is being finalised following the consultation with the aim to adopt by end of 2018.

3.3 AH confirmed the Garden Town Transport Strategy is in preparation with consultation targeted for late 2018. AH agreed to set up a meeting between the NPG/Parish Council representatives and the HCC/ECC transport officers.

# 4. East Herts District Plan Update

4.1 AH reported the EHDC District Plan is going to Extraordinary Full Council on the 11th September.

4.2 AH reminded the group that comments on the proposed Charter workshop are due back next week. A member of the Harlow & Gilston Garden Town Quality Review Panel will act as independent Chair to facilitate the workshop and capture feedback. It was agreed the workshop will take place on Saturday 6th October.

# 5. Other District, County and Neighbourhood Planning Updates

5.1 DP reported that the Harlow Local Plan is going to Cabinet to agree submission for Examination in the new year.

5.2 AB reminded all of the Neighbourhood workshop on Saturday 8th October to discuss future stewardship of the Gilston Area.

# 6. Promoter/Developer Updates

6.1 MP informed the group that they are undertaking a routine health and safety assessment on the land and warned that this may identify the need for some maintenance works, such as pruning etc. MP indicated this in case people receive enquiries asking if development has commenced, this is not the case, these are just routine works of a responsible landowner.

6.2 MP indicated that, following feedback from the workshop in Hunsdon in July, they are happy to discuss “easy wins” with the Parishes around any short term improvements to existing public rights of way over the land that might help walkers and cyclists, that PfP might be able to do as landowner without needing planning consent etc.

6.3 MP indicated that the feedback from the July Transport workshop is being shared with the County Highway Authorities. MP requested any comments from the community representatives on the note as it was shared in draft and they would like to agree it as the record of discussion.

6.4 MP indicated that their team continue to work on the Outline planning application and are considering how any final consultation before submission might take place.

6.5 CL indicated that their team are also continuing to work on the outline application for Village 7 and are liaising with the PfP team. No date has yet been set for submission.

# 7. Steering Group List of Matters

# 8. Steering Group Programme

# 9. Any Other Business

9.1 AB introduced the “Land Value Capture” paper, the purpose of which was to foster discussion on how it is envisaged that land value will be captured in the Gilston Area for the benefit of the community to meet the Garden City principle.

9.2 DP referred to the original approach when Harlow was first developed as a new town and, more recently, where developments in Harlow such as Newhall have provided funding for infrastructure through legal obligations.

9.3 MP indicated that there will be many strands to this for the Gilston Area including infrastructure as well as the role the community will play in managing land such as the Hunsdon airfield.

9.4 CH indicated that an Infrastructure Delivery Plan is being prepared that will identify the needs across the Garden Town.

9.5 TP stated that the community will want to see that the benefits of development accrue as far as possible.

9.6 **Action:** It was agreed that, at an appropriate point in time, a future workshop should be held on understanding land value capture and this should be added to the list of matters.

The meeting closed at 8.20pm.

Date of next meeting: Thursday 4th October at 7.00pm (East Herts Council)