

The Gilston Area

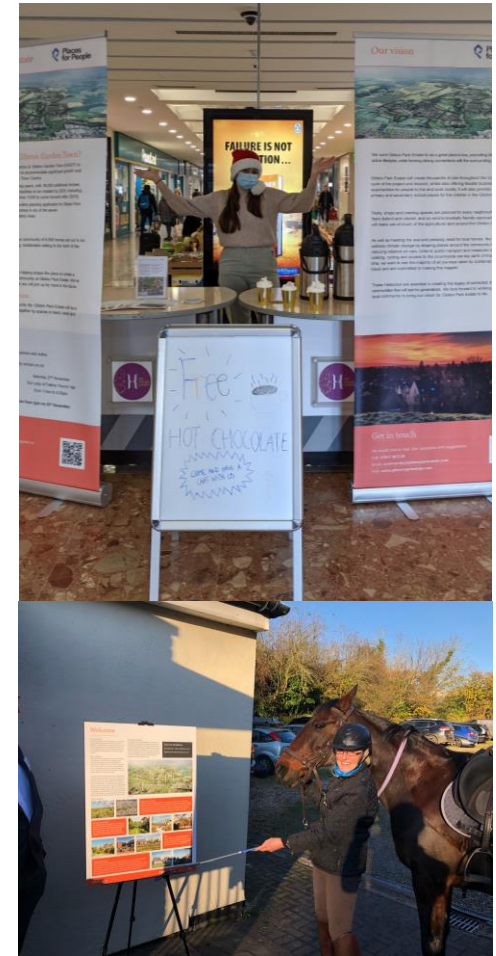
Community Consultation Feedback Report



January 2022

What is The Gilston Area?

- The Government designated the Harlow & Gilston Garden Town (HGGT) in January 2017 as a suitable location to accommodate significant growth and facilitate the regeneration of Harlow Town Centre.
- HGGT will provide 16,000 additional homes, employment areas and community facilities by 2033, with a further 7,000 to come forward post 2033.
- The Gilston Area of HGGT comprises a total of 10,000 homes, along with supporting infrastructure, across seven new villages.
- Places for People has submitted an outline planning application for Gilston Park Estate which is made up of 8,500 of these homes in 6 of the 7 villages.
- Places for People has been refining the Village 1 Masterplan and, together with Taylor Wimpey, the Strategic Landscape Masterplan, through discussions with the community groups and representatives which form the Working Groups and is now inviting feedback from the community on the more detailed plans.



Masterplan consultation

Masterplan consultation process

On the **23rd** and **27th November 2021** we held our community consultation events for the Village 1 and Strategic Landscape Masterplans of The Gilston Area. These events gave the local community an opportunity to **ask questions on topics ranging from the masterplans, sustainable modes of transport, ecology, and sustainability**, to name a few.

To provide the greatest opportunity for people to learn and comment on our plans we:



Held two events on a weekday and a weekend.



Held a virtual consultation via our website
<https://gilstonparkestate.com/>



Advertised in Herts Advertiser and Your Harlow



Promoted events through the Joint Working Group, Community Working Groups and social media.



Sent leaflets to over 4,000 houses.



Held three pop-up events in Bishop's Stortford and Harlow.

Purpose of public consultation



1. To raise awareness of masterplan process to a wide audience
2. To provide feedback on the consultation undertaken to date, particularly the Working Groups and emerging thinking
3. To broaden the range of feedback into the consultation process

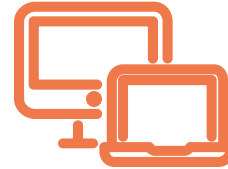
Who responded?



120 members of the community attended the events.



34 paper feedback forms submitted.



Three online feedback forms submitted.



Ongoing conversations with stakeholders.

Community Feedback

During the sessions, the Project Team presented various aspects of the latest emerging Village 1 and Strategic Landscape Masterplans.

We received your feedback on:

1. Background & Planning Context
2. Masterplan Objectives
3. Site Analysis & Constraints
4. Strategic Landscape Vision
5. Outline Planning Parameter Plans
6. SLMP Constraints & Opportunities
7. SLMP Strategies
8. Strategic Landscape Character Areas
9. Village 1 Masterplan Strategies
10. Village 1 Character Studies
11. Emerging Illustrative Masterplan



Your Views

Your Views

Following the community consultation events, we would like to **thank everyone who provided feedback** on our masterplans for The Gilston Area.



Name

First

Last

Address

Street Address

Address Line 2

City

Postcode

Email

Would you like to receive updates via email as the plans progress?

Yes

No

SLMP

On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how

Headline Figures



Strategic Landscape Masterplan

We asked – Which specific aspects of the SLMP proposals do you feel could be approached differently, and how could these issues be addressed?

You answered –

- *“Having listened to HGGT transport strategy group discussion. I am left concerned that sufficient car parking spaces will be allocated to each dwelling.”*
- *“Very pleased and pleasantly surprised by the SLMP. We've been following the plans closely and see a lot of the village's input has been incorporated into these latest plans, which is fantastic to see. Thank you!”*
- *“Our concern is that construction traffic will pass through the Gilston village. We would like assurance that this will not happen.”*
- *“Must ensure good drainage and avoidance of flash flooding which are on the increase with the weather becoming more unstable due to climate change. Have to say I did find the maps and keys hard to follow.”*
- *“Ecological buffer zones must be considerably larger, currently we have otters these will be lost.”*

Headline Figures



Strategic Landscape Masterplan

We asked – Within the strategic landscape proposals, are there any features which you are keen to see implemented?

You answered –

- ***“Great to see so many walking corridors and cycling routes being preserved, including a way to walk from Village 1 to Terlings Park and other parts of Gilston Village for a more integrated feel.”***
- ***“It would be good to have a few farming areas retained. This area has exceptionally good soil and water, and now we have left the EU we need to be more self-sufficient with grains, vegetables etc.”***
- ***“The High Wych Road needs to be developed. All existing infrastructure should be used. There is no need for new crossings over the Stort.”***
- ***“Extension of the 50mph limit from Hunsdon Lane to A414 junction 5th Avenue.”***
- ***“A hugely reduced residential development, improved railways.”***

Headline Figures



Strategic Landscape Masterplan

We asked – What landscape features or facilities would encourage you to explore the Gilston Area landscape?

You answered –

- ***“Paths and cycleways. The area is already well served with public footpaths, bridleways etc. Don’t build on these, enhance them.”***
- ***“Continuation of the green space plan started when Harlow New Town began.”***
- ***“I already cycle/run around this area. It is used throughout the year by a large number of people. Safe areas are important.”***
- ***“Improved woodland management would enhance the wood areas, and the maintenance of paths where they exist would encourage people to discover unknown places and places which used to be off-limits as they were not accessible.”***
- ***“Landscaped ponds and wetland areas designed to encourage wildlife.”***

Headline Figures



Strategic Landscape Masterplan

We asked – On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how positively do you welcome the Strategic Landscape Masterplan (SLMP) proposals? ?

- **Over one third** of respondents positively welcomed the Strategic Landscape Masterplan proposals.

Headline Figures



Village 1 Masterplan

We asked – Which specific aspects of the V1MP proposals do you feel could be approached differently, and how could these issues be addressed?

You answered –

- *“Enhance the Stort, don’t destroy it.”*
- *“More information on how much of infrastructure is sustainable i.e. sewage, water, electric.”*
- *“I’m uneasy about building 5-storey’s high - I think that will destroy the views up towards Gilston Park, especially where you can stand on Eastwick Road and have lovely views of Gilston Park House, especially in sunshine.”*
- *“I am concerned about what will happen to Gilston Lane. I love driving down the lane when I return home and I really want to continue doing that.”*
- *“I am concerned at the lack of council housing being made available for people to rent. So called 'affordable housing' is a misnomer as it isn't affordable for working class people desperate for somewhere to live but unable to afford extortionate rents.”*

Headline Figures



Village 1 Masterplan

We asked – Are there aspects of the Village 1 Masterplan which you particularly welcome and why?

You answered –

- *“Cycle track joining Gilston and Eastwick looks promising.”*
- *“Schools.”*
- *“Great to see the plans for a primary and secondary school in walking distance from Terlins Park. That's fantastic. Also great to see the green space preserved around Gilston Park House.”*
- *“I particularly welcome the opportunity to walk and cycle along safe routes. Also, the transport links to Harlow.”*

Headline Figures



Village 1 Masterplan

We asked – What facilities and features are you most keen to see implemented and would encourage you to visit Village 1?

You answered –

- ***“Local business must be encouraged to move to premises in Village 1 till the other villages are ready. Shops seeking locally produced fruit or vegetables would be welcome.”***
- ***“Small retail/cafes.”***
- ***“Primary and secondary schools are fantastic to have. Also the sports facilities and park land. A playground would also be fantastic to add if possible.”***
- ***“I envisage myself walking, cycling or hopping on a bus to shop in the village centre, enjoy tea and cake while reading a newspaper.”***

Headline Figures



Village 1 Masterplan

We asked – On a scale of 1-10, with 1 being the most negative and 10 being the most positive, how positively do you welcome the Village 1 Masterplan (V1MP) proposals?

- **Approximately one third** of respondents either positively welcomed or were neutral regarding the Village 1 Masterplan proposals.

Thank you

*...for your feedback and taking the time to work with us to shape the
masterplan for The Giston Area.*

Contact us

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