



Places for People Gilston – Village 1 Masterplan (V1MP)

Community Working Group 4 - Interim
Report

February 2025

**Meeting
Place**

About

This interim report summarises the fourth and final round of engagement undertaken to support the masterplanning of Village 1 at Gilston.

Community Working Groups have been established to ensure emerging proposals are actively shaped by local stakeholders.

Community Working Group 4 was held at Gilston & Eastwick Village Hall on Thursday 30 January 2025, from 6pm-8.30pm.

A public drop-in session was held on Tuesday 11 February 2025, 3pm-8pm in Gilston & Eastwick Village Hall.

From this, a comprehensive report is being prepared to show who attended, the briefings and presentation content, workshop sessions, feedback and how this has helped shape proposals.

This interim report has been prepared to support the project team by evidencing the feedback received from stakeholders.

For more information regarding masterplan engagement for Gilston, please contact Joel Fayers - joelfayers@meeting-place.uk.

Working Group agenda

| Time | Topic | Facilitated by |
|---------------|---|-------------------|
| 18.00 - 18.05 | Introductions to the Working Group & Workshop 4 | Meeting Place/PfP |
| 18.05 – 18.30 | Presentation | JTP |
| 18.30 – 19.00 | Roundtable session 1 | JTP |
| 19.00 – 19.05 | Break | Meeting Place |
| 19.05 – 19.35 | Roundtable session 2 | JTP |
| 19.35 – 19.40 | Break | Meeting Place |
| 19.40 – 20.10 | Roundtable session 3 | JTP |
| 20.10 – 20.30 | General round up, Q&A and next steps | All |

Attendees

The community working groups are designed to provide an opportunity for a selected group of local stakeholders to feedback on emerging proposals before wider public engagement.

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were invited.

In addition to 10 members of the developer project team and East Herts Council, a total of 28 local stakeholders RSVP'd, with 15 attending Community Working Group 4, representing the following organisations:

- Hertfordshire County Council division member.
- East Herts District Council ward member.
- East Herts District Council.
- Harlow Council.
- Hunsdon Parish Council.
- Hunsdon, Eastwick & Gilston Neighbourhood Planning Group.
- Eastwick and Gilston Parish Council.

70 people attended the subsequent public drop-in session.

Workshop

The final community working group allowed the project team to present the near-final V1MP, inviting feedback before it is submitted to East Herts District Council.

Questions/comments during the workshop included:

Built form

- How will the density differ in village 1 compared to the others?
- A discussion around 'must have' and 'should have' in the Design Code.
- Focus on the layout, not wanting to see rows of 'shoeboxes' – street scene principles and strategic landscape corridors will help avoid this.
- Bin locations are important.
- Keen interest in the community facilities – types of shops, eateries, library etc.
- Questions about how the homes will be heated.
- Wish for high-quality materials and design of the buildings.
- Street lighting – understand why LED but can be bright when near bedrooms.
- Combine community facilities where possible – library/café/hall space.

Green infrastructure

- The type of material of footpaths was discussed – wanting them to look nice but also be usable with ice.
- How will the sustainable drainage features not be an eye sore and used when empty.
- Can the soil excavated from the SuDS be used on the bund?
- Community orchard was of interest.
- Questions about the maintenance of the open spaces, trees etc.
- The issue of flooding was flagged given the nearby location of the flood plains.
- A lot of questions and interest on the boundary treatments outside the redline – i.e. SLMP.
- Green corridors were appreciated for breaking up the built form and wayfinding.

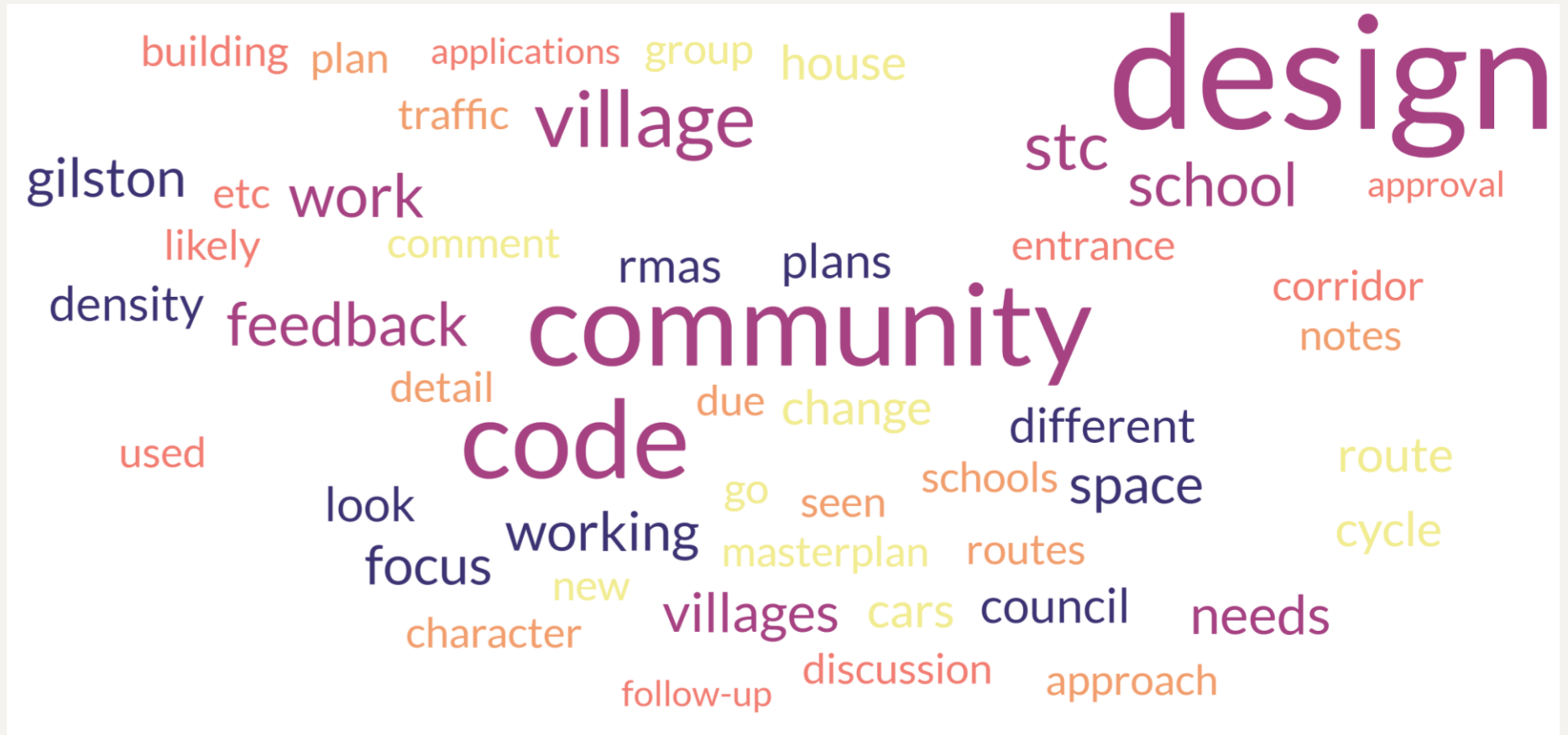
Access & movement

- Information wanted on the hierarchy of the new STC crossing at the A414.
- Cycle racks outside GP surgery is not as important as close-by parking.
- Construction traffic was raised, wanting to avoid the road from High Wych as it has a weight restriction.
- Reassurance was provided on the provision of ped/cycle routes to existing facilities such as the Plume of Feathers.
- Discussion about the change of speed limits on the existing roads.
- Glad to hear cars won't be dominant in the hub but where will they go?
- Cycle routes to the schools are important.
- Question about when the buses will start running.

Other

- Interest shown in the naming of the villages.
- Question about how the plans are being informed outside of the formal process.
- How do you maintain control if other developers build parcels?
- Question about broadband provision.
- More information requested about stewardship.
- Question focused on the school catchment area.
- The decision-making process of the masterplan applications was raised and answered by Jenny from EHDC - TBC.
- A request to see the 'you said, we did' responses from CWG3. It was pointed out that this has been circulated and is available online.

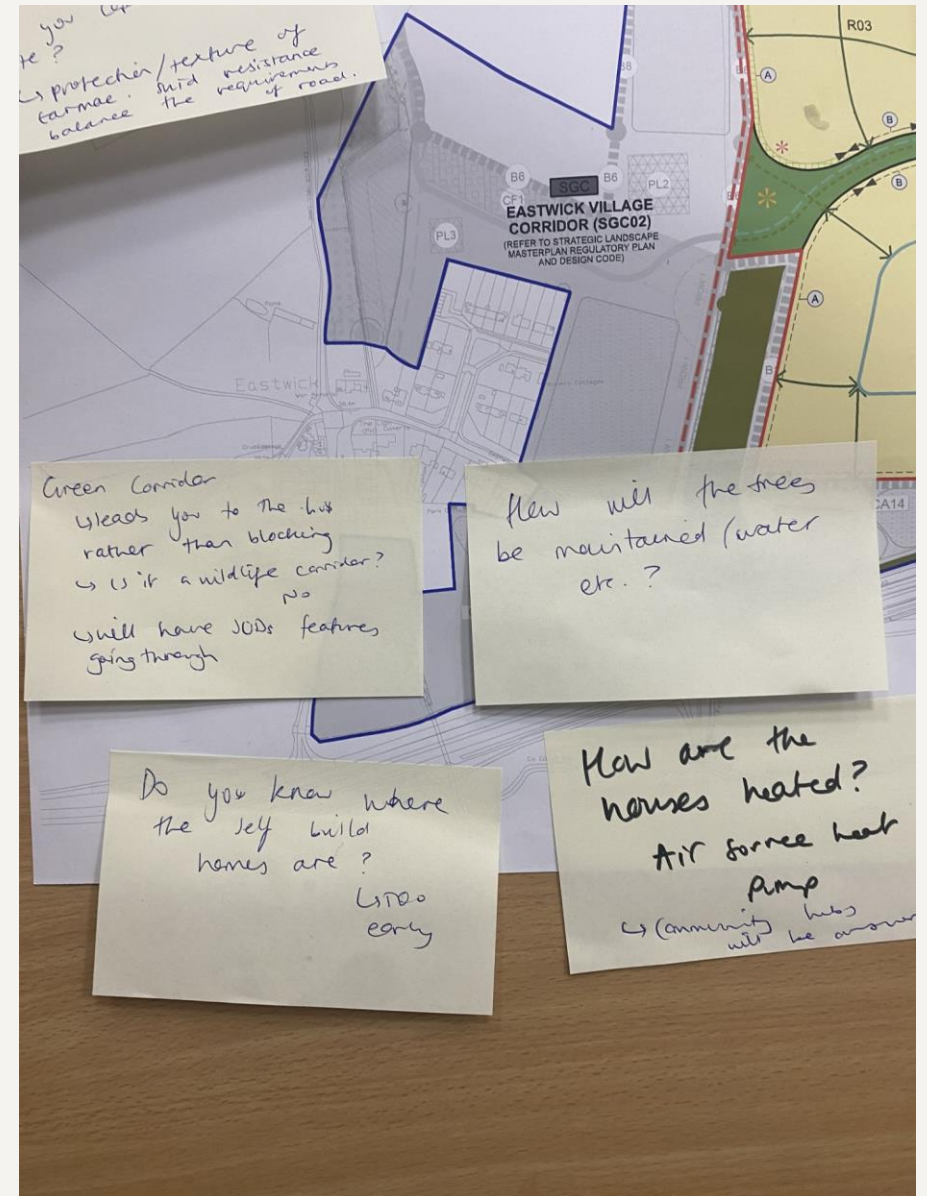
Feedback word cloud



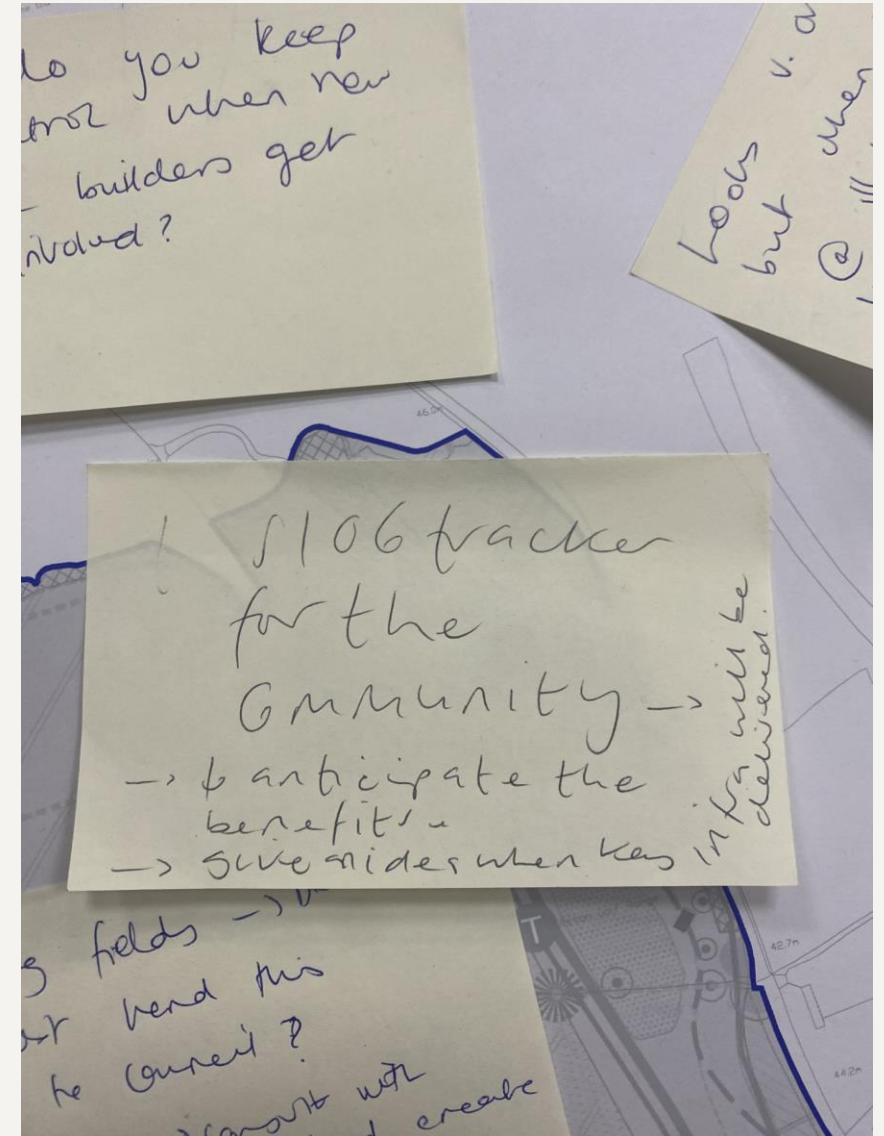
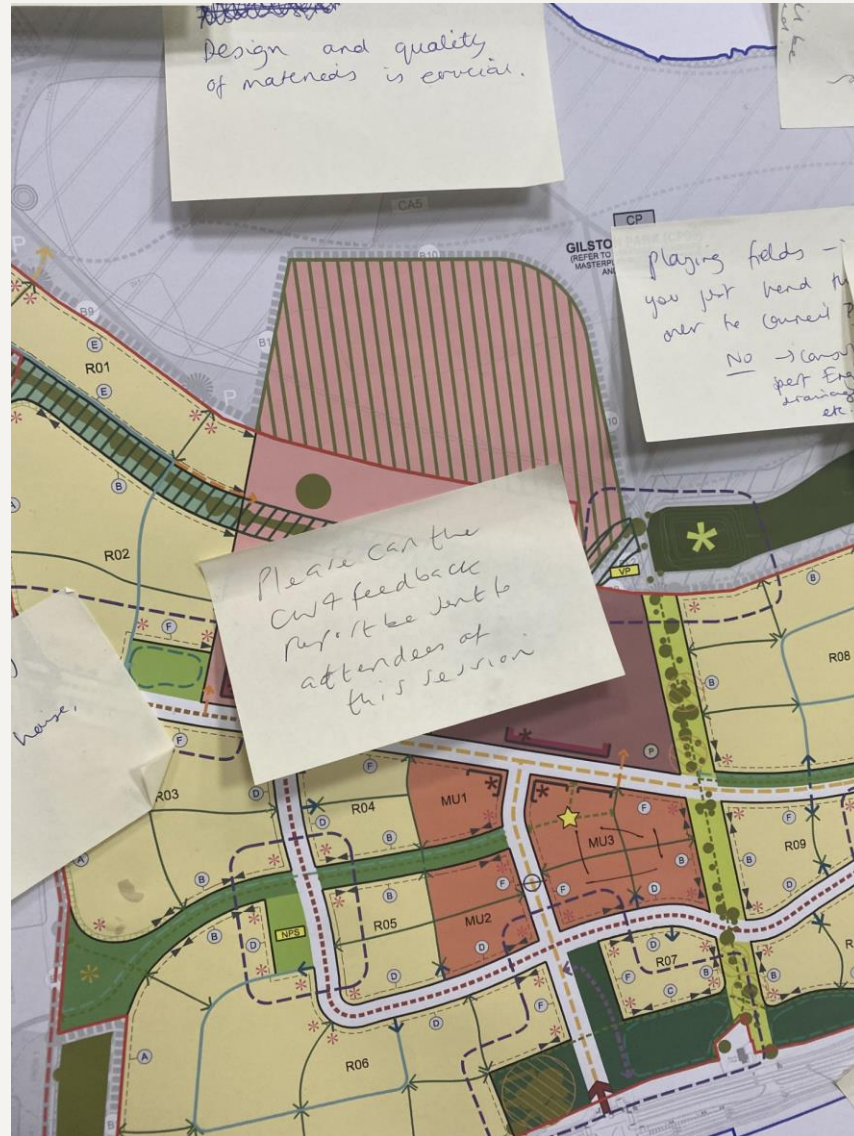
Photos (CWG4)



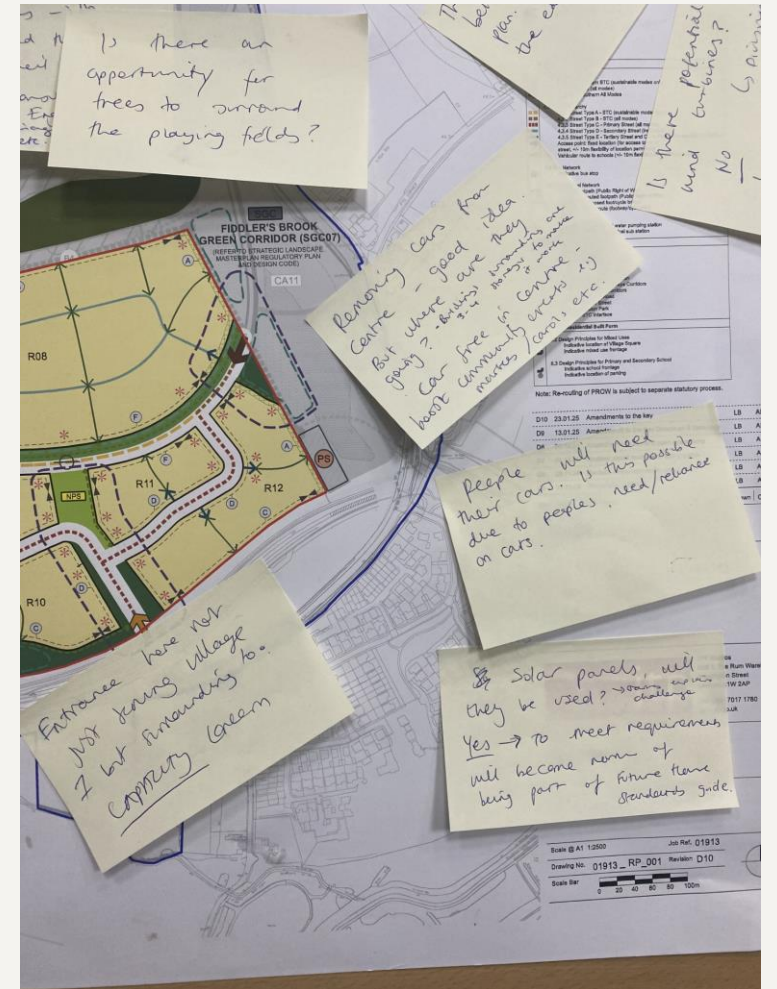
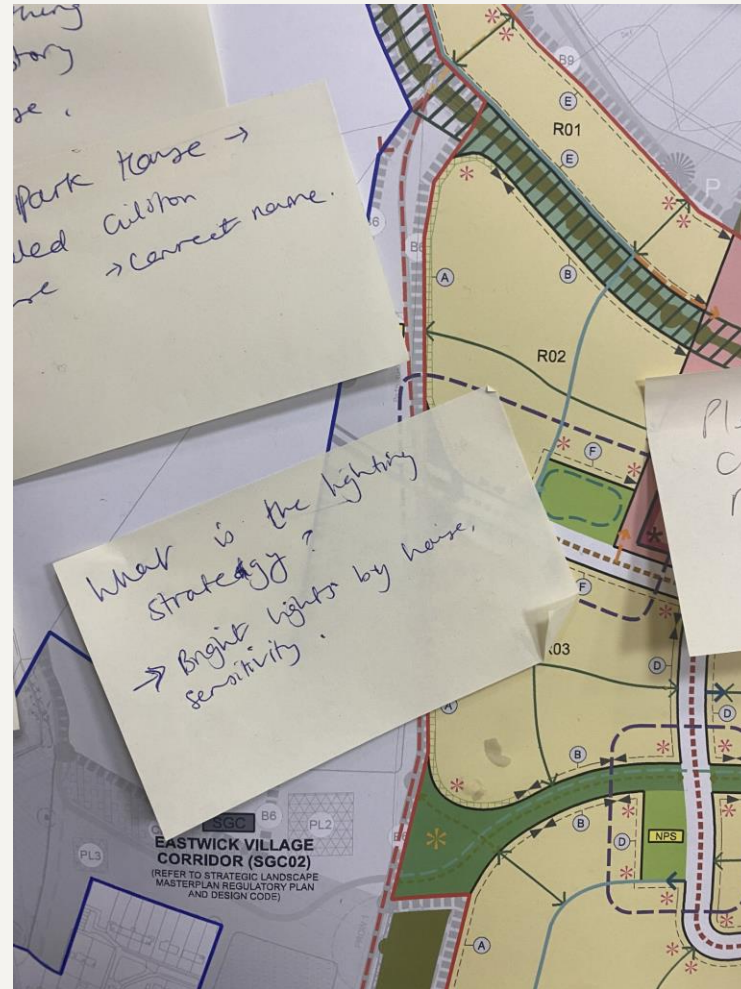
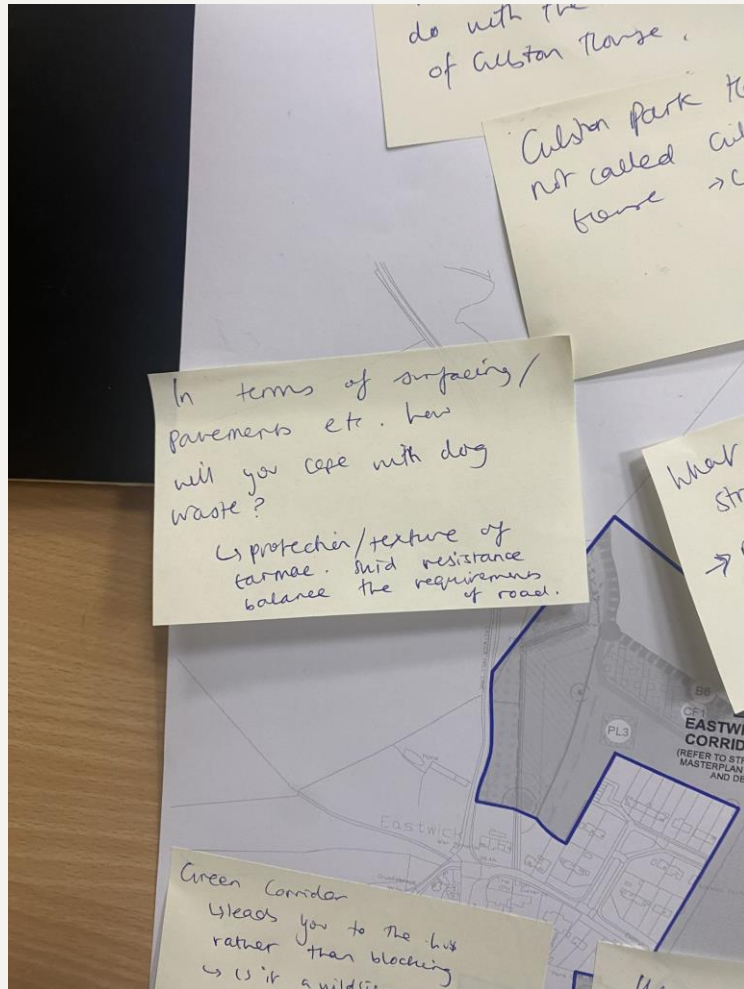
Notes (CWG4)



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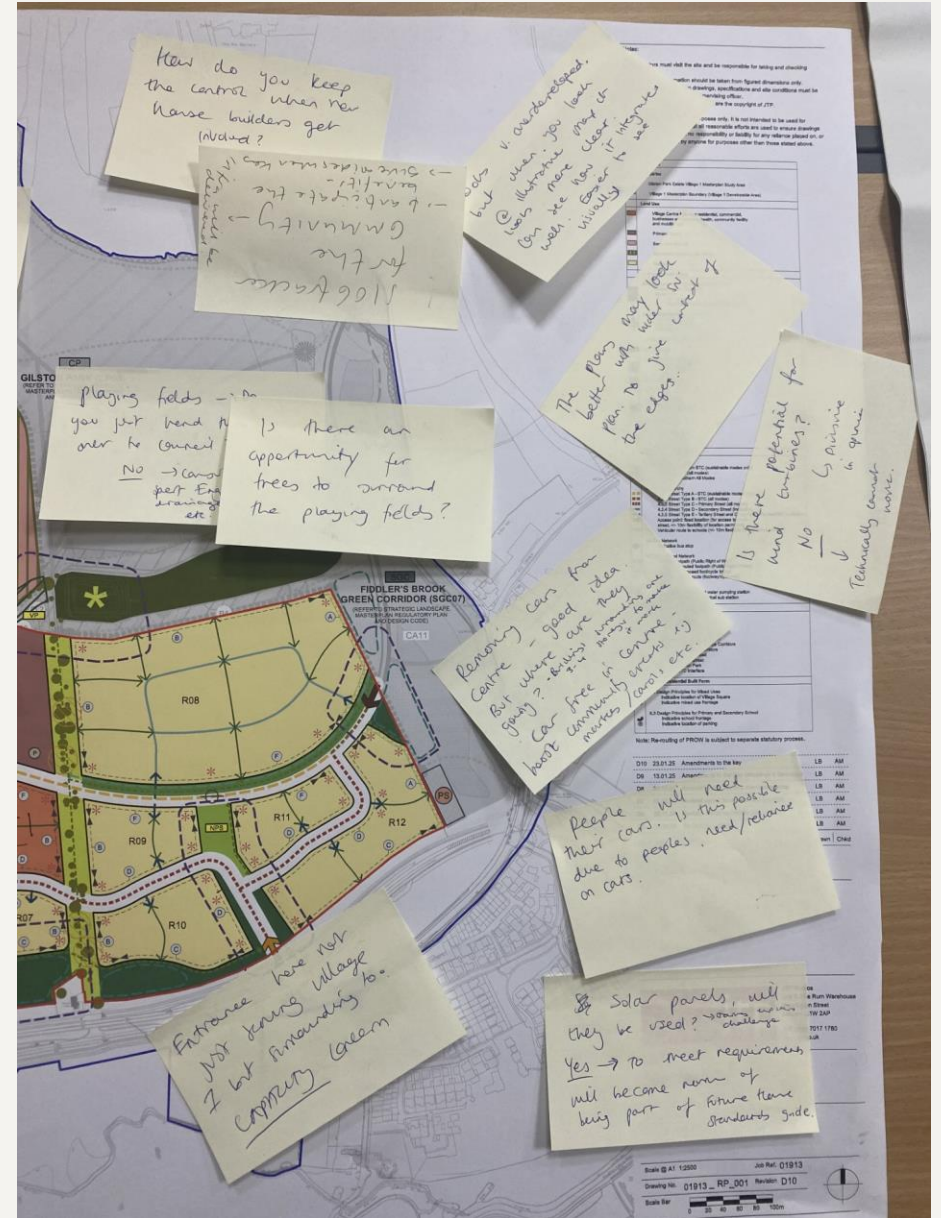
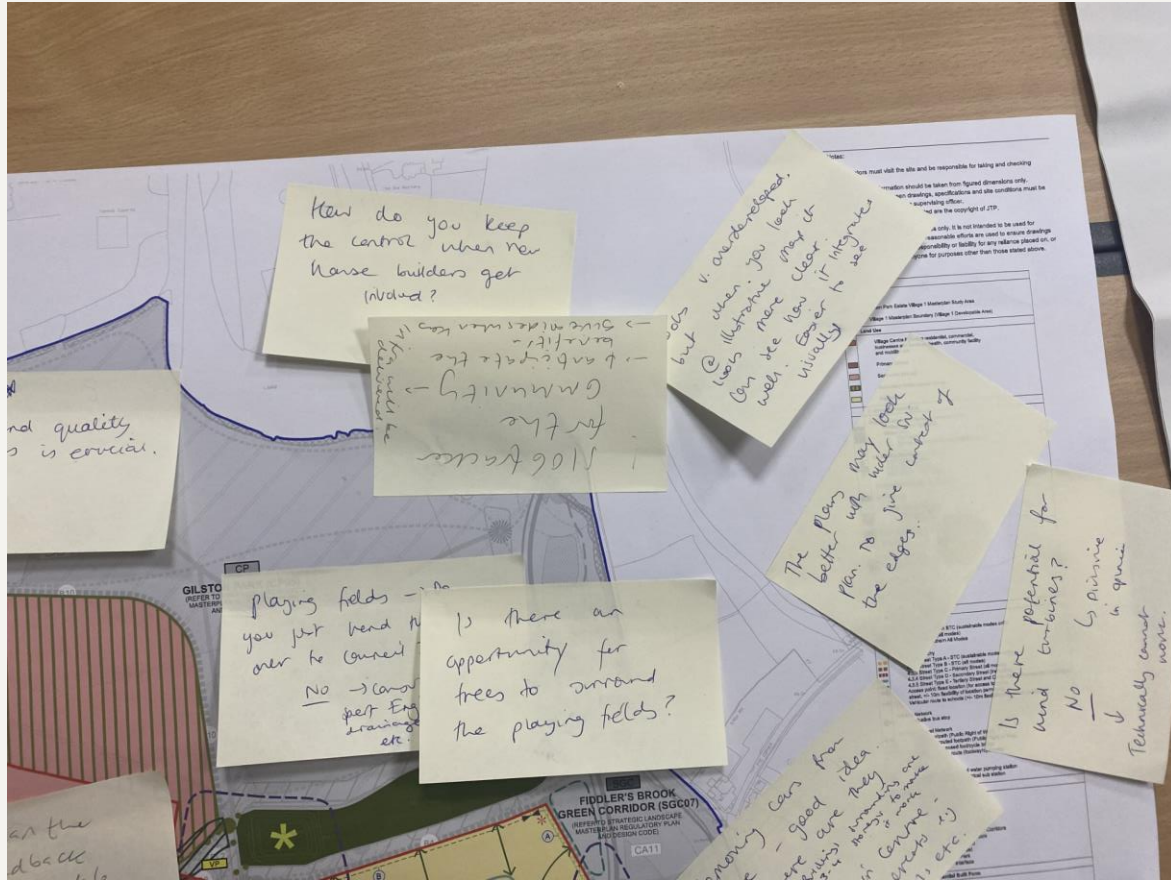


Notes (CWG4)

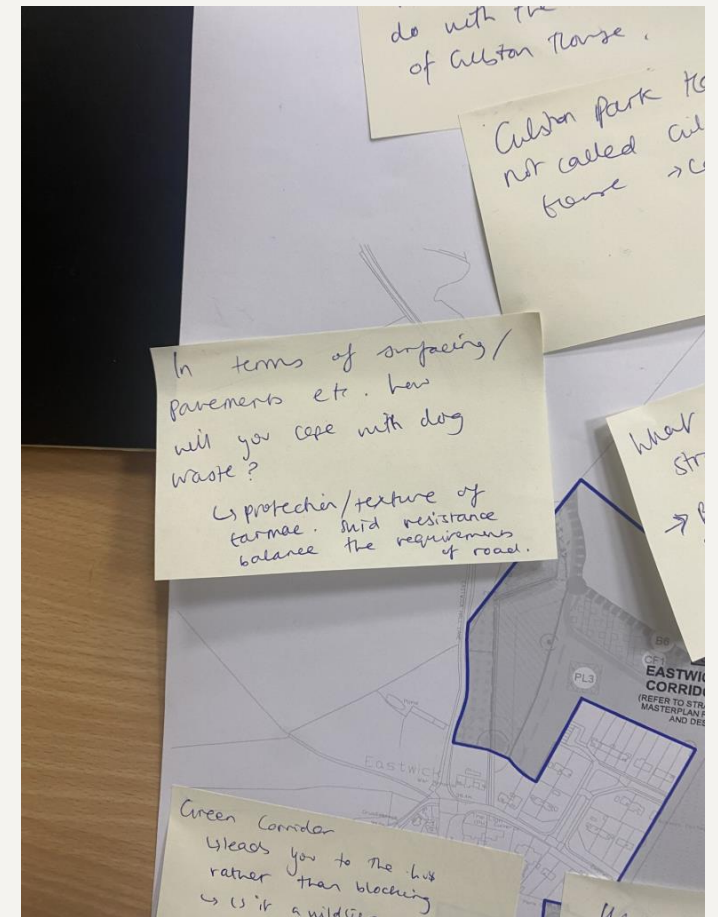
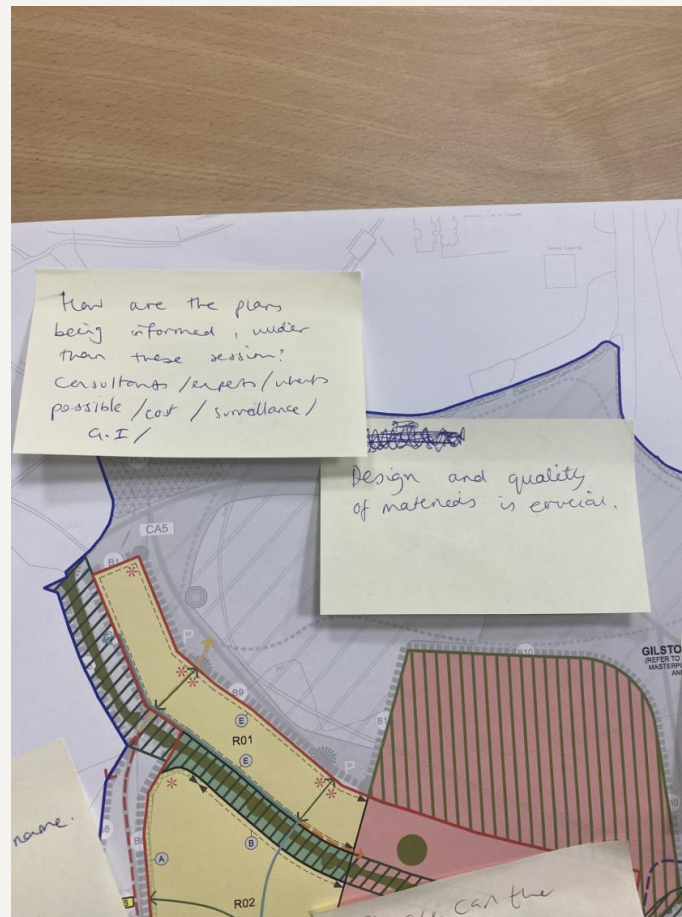
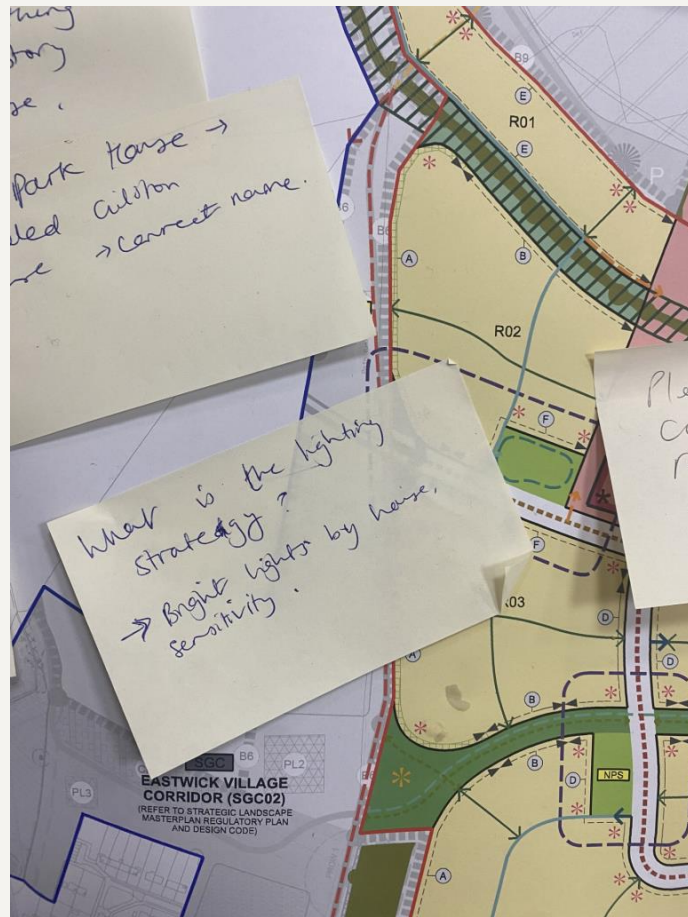


Gilston V1MP CWG4 Interim Report

Notes (CWG4)



Notes (CWG4)



Public drop-in event

Following the conclusion of the final Community Working Group for the V1MP, a public drop-in event was held to present the near-final masterplan to the general public.

The event were held on Tuesday 11 February 2025 between 3.00pm–8.00pm at the Gilston & Eastwick Village Hall.

The event consisted of 14 A1 boards with extensive information covering the V1MP and enlarged copies of key plans for the public to view. For those wanting to leave written feedback, there were the opportunity to leave post-it note answers to the following two questions:

- Do you have any comments on what you have seen today?
- Do you have feedback on the proposals?

Written feedback received during the event is summarised on the next page.

Public drop-in event written feedback

Do you have any comments on what you have seen today?

- 1) People should give their address on feedback.
- 2) Glad to hear of cut off between Pye Corner and High Wych.
- 3) Please no construction traffic round Pye Corner as already dangerous.
- 4) Street names, no political names please. Plural if possible.

It would be great to see gardens as a feature within the plan - so many new housing areas lack front and reasonably sized back gardens - such small green spaces encourage more use of plastic turf which is not great for wildlife + biodiversity. Front gardens also hugely improve the aesthetics of the street scene.

Don't be under the impression that everyone travelling out will travel to Harlow. There is huge local snobbery re Essex v Herts. These residents are more likely to travel into Sawbo + Bishops Stortford I feel than Harlow.

Do you have feedback on the proposals?

I can well see there's not going to be buses for a longtime in the Village 4 direction but could there be some kind of short-term solution so that a bus route could run on what would be an abridged version of the Sustainable Transport Corridor, and perhaps in the short term encompass Eastwick which seems to be outside the whole scheme. If people are to be encouraged to use busses, it seems sensible to encourage people by getting them used to seeing buses around - maybe Eastwick could be seen as an "experiment" as this is a Village which already has people living there.

It would be good to build a bus stop in Eastwick with a shelter (covered and appropriately built with maybe a tiled roof and a mixture of wood and brick). Timetables need to be provided and perhaps space to hire bicycles. Over the years those in charge can learn from what happens in Eastwick and fine-tune it for when the STC is completed. I'm guessing this won't happen till all the villages have been built.

The footpaths and cycle tracks need to be surfaced esp. the cycle tracks, while the "early" villages are being constructed, because those moving in will be learning straight away about sustainable transport, and if nothing is ready people will just cling to their cars and get used to their car use again that it will be hard to get them out of their cars.

Photos (public drop-in event)



Next steps

Following Community Working Group 4, the project team is continuing to build on the feedback received, evolve the emerging masterplan and compile all the relevant documents to accompany a submission to East Herts District Council.

In line with the community engagement plans for Gilston masterplanning, the following is due to happen:

- Agendas and presentations for the Community Working Group sessions will be uploaded onto the Gilston Park Estate website [Masterplan page](#).
- A full report is being compiled by JTP which builds on this interim report but also sets out the ways in which feedback has been considered in design (example [here](#)).
- Submission of the Village 1 Masterplan to East Herts District Council.



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