



Places for People Gilston (Strategic Landscape) Masterplan

Community Working Group 3 - Interim
Report

December 2023

**Meeting
Place**

About

This interim report summarises the third round of engagement undertaken to support the masterplanning of strategic landscaping at Gilston, a development of 10,000 homes north of Harlow, Essex.

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

Community Working Group 3 was held at Eastwick Village Hall on Tuesday 14 November 2023, from 6-8.30pm (although the session ran over by approximately 30 minutes).

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 Chris Criscione chriscriscione@meeting-place.uk.

Working Group agenda

Time	Topic	Facilitated by
18.00 - 18.05	Introductions to the Working Group & Workshop 3	Meeting Place
18.05 – 18.15	Presentation: recap of masterplan context, CWGs, findings from CWG2	Grants Associates
18.15 – 18.20	Q&A from presentation	Meeting Place
18.20 – 18.30	Presentation: introduction to SLMP character areas	Grants Associates
18.30 – 19.05	Character Area session 1 – Gilston Park & Fiddler’s Brook Corridor design update Discussion on integration of new facilities within the historic and natural landscape	Grants Associates
19.05 – 19.20	Break	
19.20 – 19.55	Character Area session 2 - Airfield Park / Woodland Park / Powerline Corridor – design update. Discussion on features and use of the landscape to the west of the powerline	Grants Associates
19.55 – 20.10	Reporting back from each table	Meeting Place
20.10 – 20.30	General round up, next steps and a planning update, Q&A if possible	Meeting Place/Quod

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 12 members of the developer project team, a total of 14 people attended Community Working Group 3, representing the following organisations:

- East Herts District Council executive
- East Herts District Council ward member
- St Mary's Church, Gilston
- Hundson Parish Council
- Hundson, Eastwick & Gilston Neighbourhood Planning Group
- Eastwick and Gilston Parish Council
- St Mary's Church, Little Parndon (Harlow)
- Sawbridgeworth Town Council
- Terlings Park Residents Management Company

Photos



Workshops

Following a presentation by the project team, attendees were split into two groups to discuss identified themes over two workshop sessions.

Session 1 themes:

- Gilston Park & Fiddler's Brook Corridor design update
- Discussion on integration of new facilities within the historic and natural landscape

Session 2 themes:

- Airfield Park / Woodland Park / Powerline Corridor – design update.
- Discussion on features and use of the landscape to the west of the powerline

Feedback for each table is set out in the next two pages.

Feedback (Airfield)

- Amount of agricultural land is a lot. Airfield has shrunk on the plans.
- Worry about land to the north of Village 7.
- Why are there so many football pitches?
- Others sports are included such as tennis, cricket etc.
- Could change further over time.
- Airfield is much more underdeveloped and natural.
- Runway as farway.
- Possibility of city farm?
- What about water? More ponds are needed in the wood – Latton Woods given as an example.
- Flooding issues are currently a problem – can this be sorted earlier?
- Field to the east of Hunsdon – could this be looked at to help with flooding?
- Black barns will be regenerated.
- Surprised agricultural land at Hunsdon – this needs to be a viable farm.
- Open area includes a lot of grass.
- Farm shop idea was liked by attendees. This could then sell food grown on site.
- Golf course!
- Would like other facilities delivered sooner such as the bowls facility moving from village 4 to village 1.
- Important to include girls space for play areas/sports.
- Liked the idea of schools facilities being used outside of school hours.
- Running track?

Feedback (Park & Woodland area)

- Viewpoints and undulating landscape were explored.
- Path around the sports pitches are a re-alignment.
- What surface will the paths be? Tarmac for cycle paths and crushed gravel.
- Different types of routes.
- STC – what exactly is it? James explained what these are and how it will be used.
- How does the STC cross Gilston lane? By bridge and stay separate.
- Question about the roads outside Terlings Park with fears of the estate becoming an island and throughfare to the station.

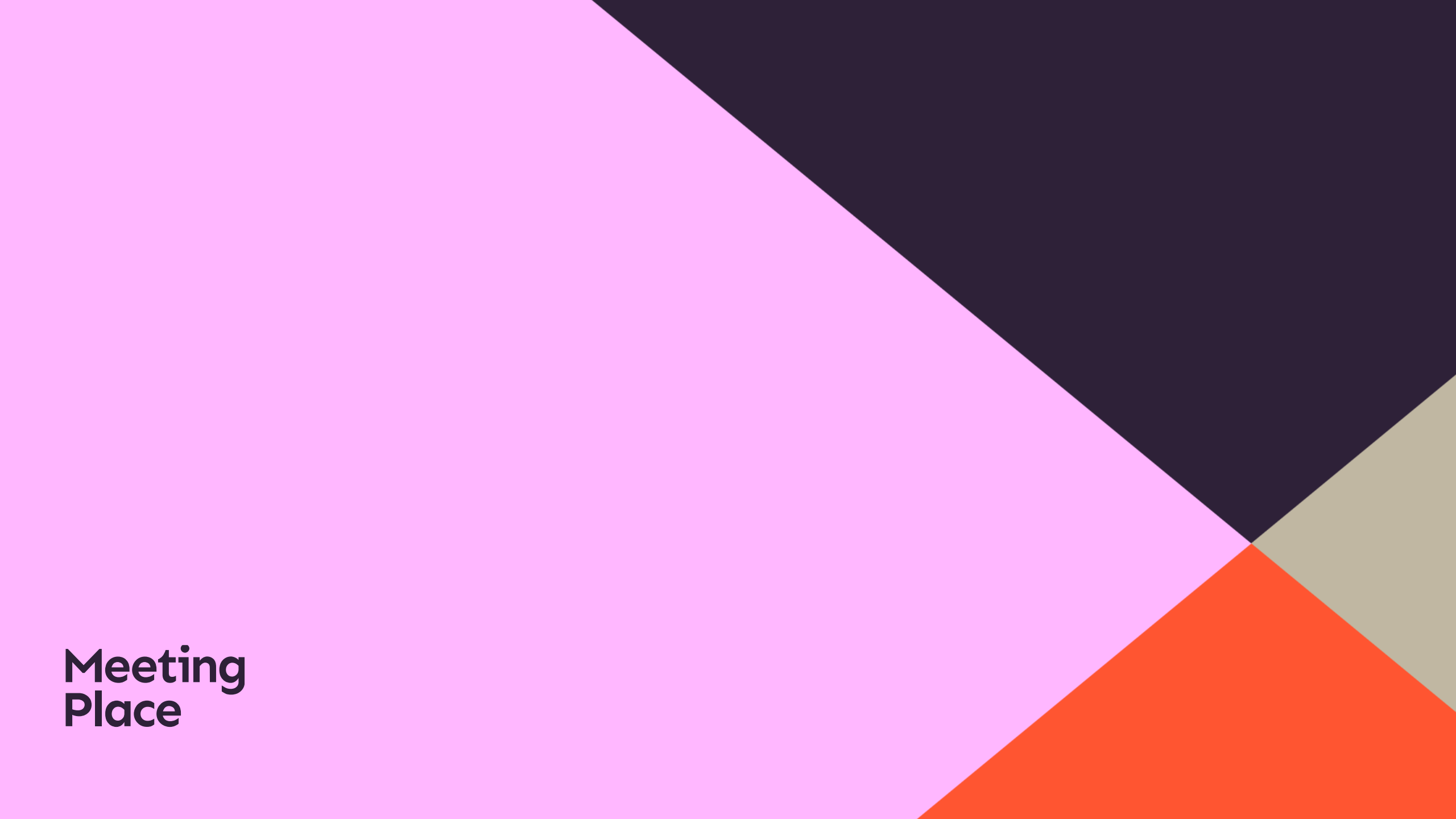
- Woodland group/management needed.
- Spaces for cars required as well as lorries for major works.
- What is meant by play areas? Some hard/soft.
- Football pitches in the middle – there are a lot, free to all/open.
- Question about how you get from the north without a car – lots of options discussed.
- Some concern about the long distances between different areas.
- With planting, can some of this be early, especially around the paths? People didn't want to see "twig trees".
- Lane along village 7 can be dangerous which is why children don't use it.
- Linking up with cycling to Hunsdon will be important and welcome.
- Why is there an agricultural field in the middle? Made clear that a path runs alongside it.
- Footpaths and cyclepaths – not all are connecting at the moment.
- Low level lighting was discussed.
- The section in the middle next to the field need further looking at.
- Concerns that Village 7 will be an isolated development.
- Will the pitches be floodlit?

Next steps

Following Community Working Group 3, 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 continue to be uploaded onto the Gilston Park Estate website [Masterplan page](#).
- A full report is being compiled by Grants Associates which builds on this interim report, but also sets out the ways in which feedback has been considered in design (example [here](#)).
- Community Working Group 4, the final session, will take place in Q1 2024.



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