



Places for People Gilston (Village 1) 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 Village 1 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 Thursday 16 November 2023, from 6-8.30pm.

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 5 mins	Introductions to the Working Group & Workshop 3	Meeting Place
18.05 – 18.15 10 mins	Presentation: recap of CWGs process	JTP
18.15 – 18.45 30 mins	Presentation: masterplan update	JTP
18.45 – 19.00 15 mins	Presentation: design code methodology	JTP
19.00 – 19.10 10 mins	Q&A from presentations	Meeting Place/JTP
19.10 – 19.15 10 mins	Break	
19.15 – 20.15 60 mins	Group Discussions <ul style="list-style-type: none">Built FormGreen InfrastructureAccess & Movement	JTP/DJA
20.15 – 20.25 10 mins	Reporting back from each table	Meeting Place
20.25 – 20.30 5 mins	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 11 members of the developer project team, a total of 16 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
- Harlow Town Park steering group

Gilston SLMP CWG3 Interim Report

Photos



Workshops

Following a presentation by the project team and brief Q&A, attendees were invited to sit down at one of three themed stations, where relevant members of the multi-disciplinary team were on hand to answer questions and facilitate discussion.

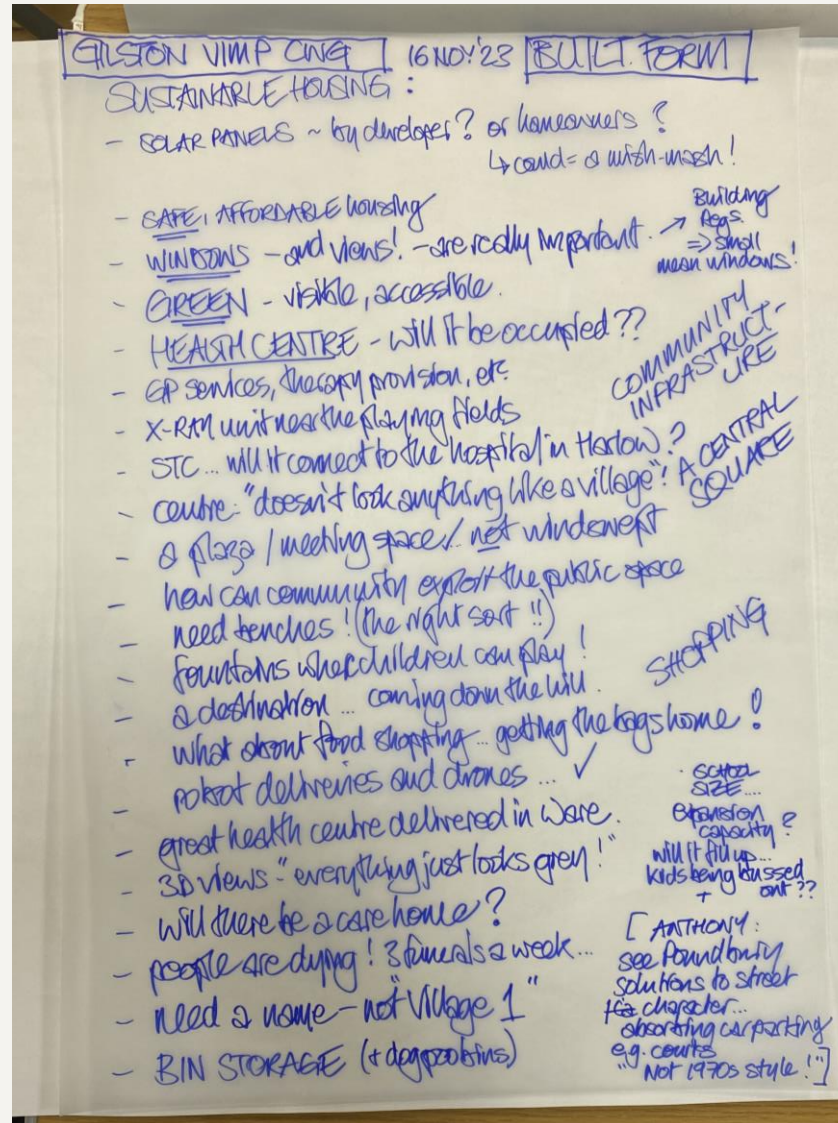
The themes on each table were as follows:

- Built Form
- Green Infrastructure
- Access & Movement

After 20 mins, attendees were offered the opportunity to move tables or continue their discussions.

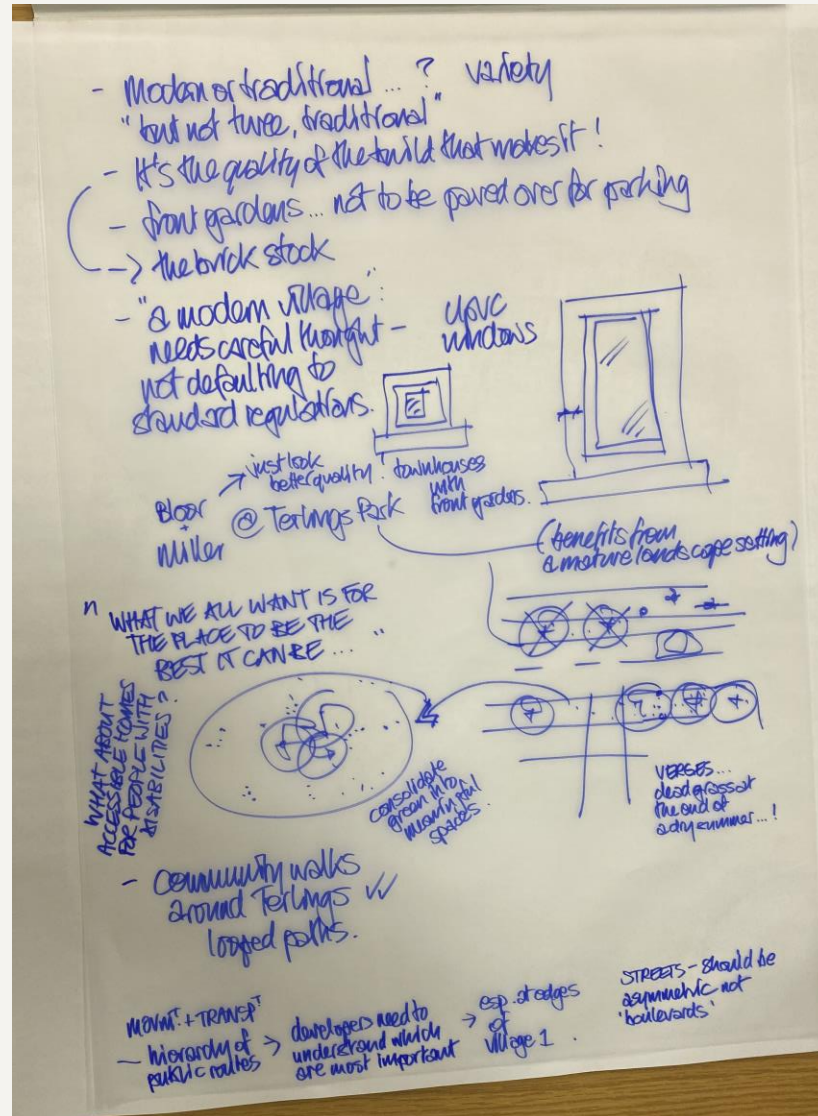
The feedback provided on each table is summarized on the next three pages.

Feedback (Built form)



- Solar panels – by developer? Or Homeowners? Could be a mish-mash
- Safe, affordable housing
- Windows – 2nd views are really important
- Green – visible, accessible
- Health centre – will it be occupied
- GP services, therapy provision etc.
- X-ray unit near the playing fields
- Community infrastructure
- STC – will it connect to the hospital in Harlow?
- Centre doesn't look anything like a village – a central square
- A plaza/meeting space not windswept
- How can community exploit the public spaces?
- Need benches (the right sort!!)
- Fountains where children can play!
- A destination... coming down the hill
- Shopping
- What about food shopping, getting the bags home?
- Postal deliveries and drones
- Great health centre delivered in Ware
- 3D views “everything just looks grey!”
- Will there be a care home?
- People are dying, 3 funerals a week...
- Needs a name, not Village 1
- Bin storage (and dog poo bins)
- School size... expansion capacity? Will it fill up... kids being bussed out?
- Anthony says see Poundbury solutions to street character, absorbing car parking e.g. courts, not 1970s style!

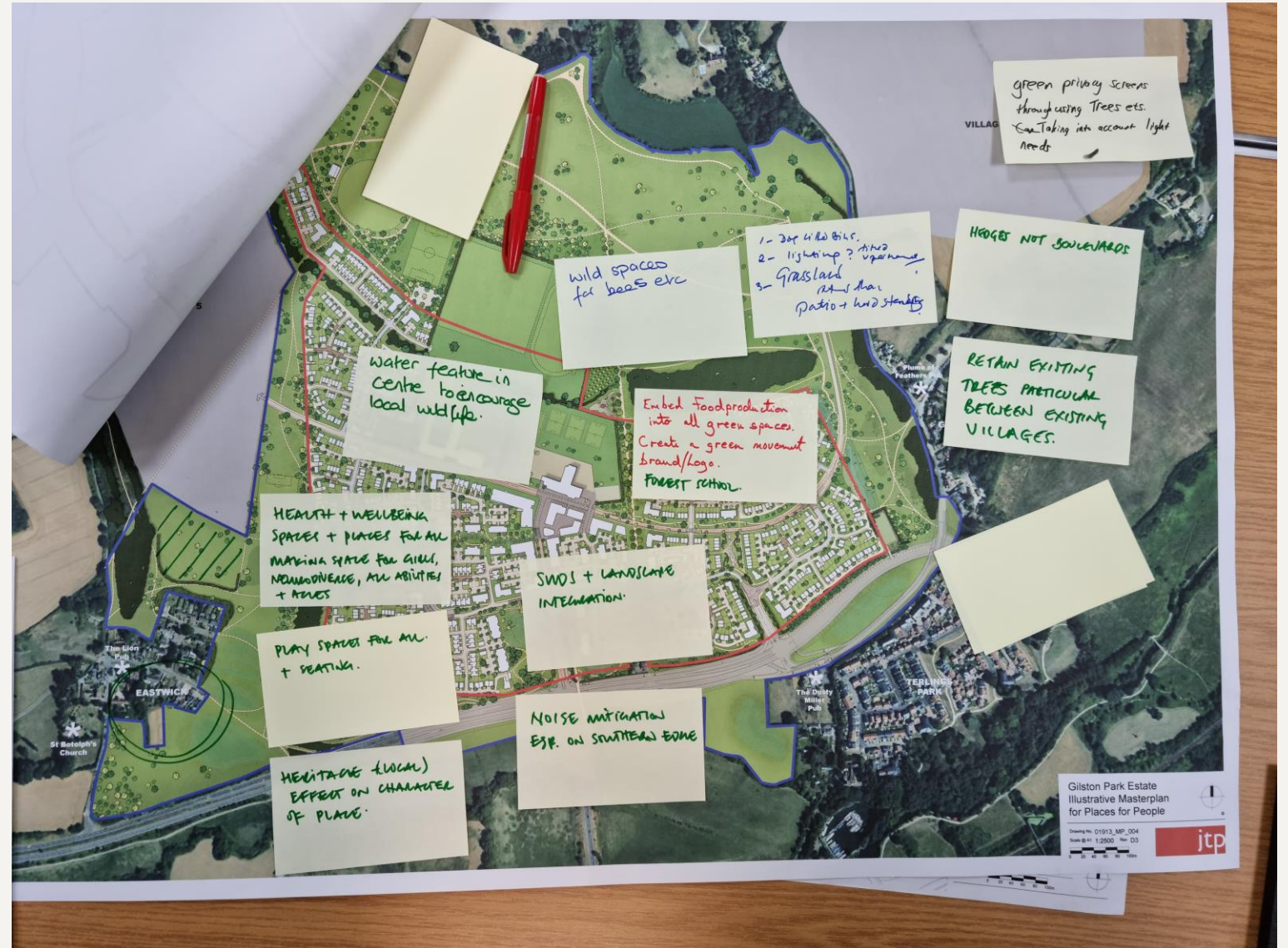
Feedback (Built form)



- Modern or traditional?
- Variety "but not true traditional"
- It's the quality of the build that makes it inc. brick stock
- Front gardens not to be paved over for parking
- "a modern village" needs careful thought not defaulting to standard regulations
- Bloor and Miller – look at Terlings Park (benefits from a mature landscape setting)
- Townhouses with front gardens
- What we all want is for the space to be the best it can be
- What about accessible homes for people with disabilities?
- Community walks around Terlings Park, looped paths
- Consolidate green into meaningful spaces vs.. Dead grass at the end of a dry summer
- Movement and transport – hierarchy of public routes – developers need to understand which are most important – especially at edge of village 1
- Streets should be asymmetric not boulevards

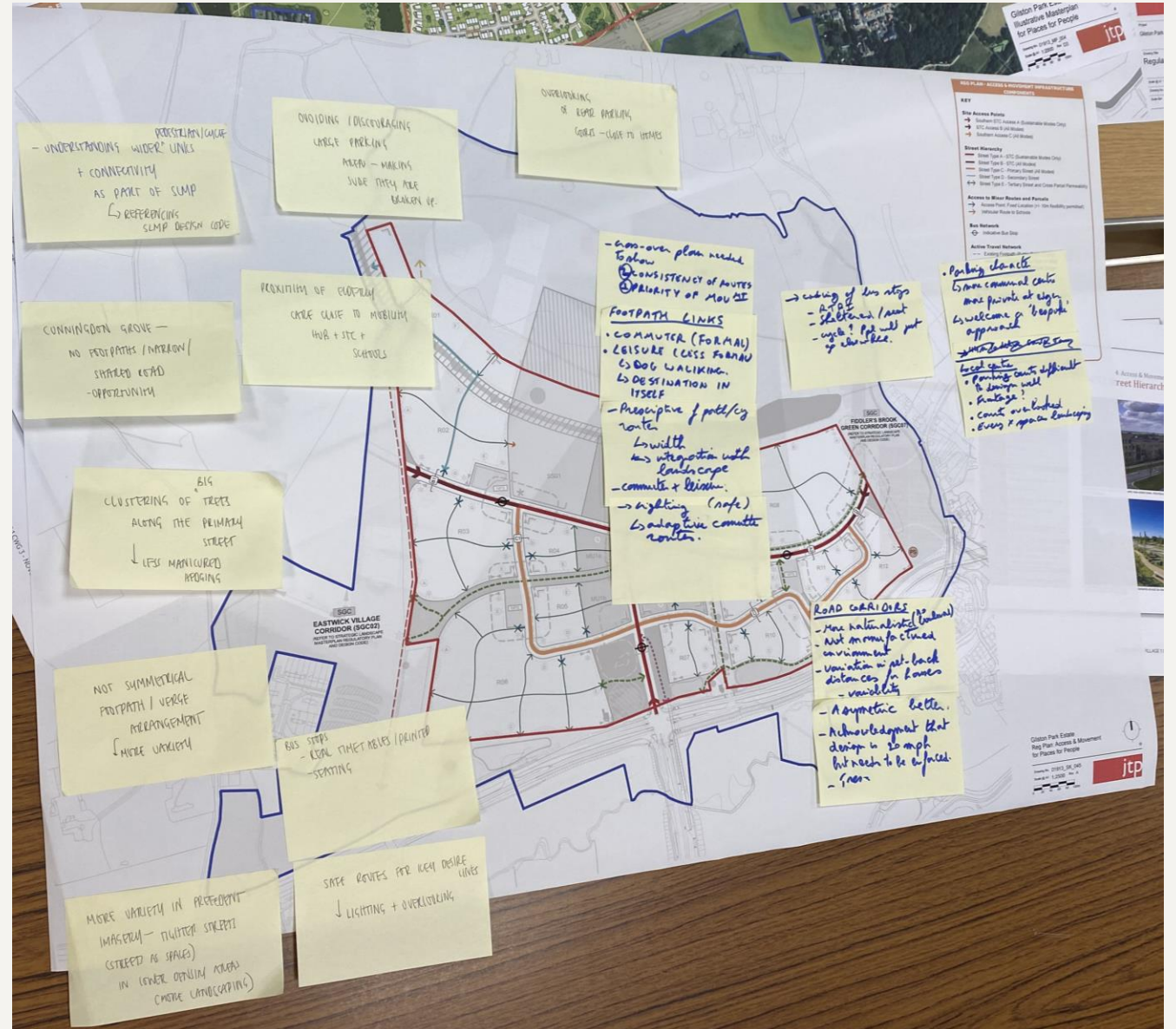
Feedback (Green infrastructure)

- Water feature in centre to encourage local wildlife
- Health and wellbeing spaces for all
- Making space for girls, neurodiversity, all abilities and ages
- Play spaces for all and seating
- SUDS and landscape integration
- Heritage (local) effect on character of place
- Noise mitigation esp. on southern edge
- Embed food production into all green spaces
- Create a green movement with a brand/logo
- Forest school
- Wild spaces for bees etc.
- Dog litter bins
- Lighting – timed (*illegible*)
- Grassland rather than patio and hard standing
- Green privacy screens through using trees etc. taking into account light needs
- Hedges not boulevards
- Retain existing trees particularly between existing villages



Feedback (Access & Movement)

- Understanding wider pedestrian and cycle links and connectivity as part of SLMP
- Referencing the SLMP Design Code
- Cunnington Grove – no footpaths/narrow/shared road – opportunity
- Clustering of big trees along the primary street and less manicured hedging
- Asymmetrical footpath and verge arrangement more variety
- More variety in precedent imagery – tighter streets (streets as spaces) in low density areas (more landscaping)
- Safe routes for key desire lines
- Lighting and overlooking
- Bus stops – real timetables/printed and seating
- Proximity of elderly care home close to mobility hub + STC + schools
- Avoiding/discouraging large parking areas – making sure they are broken up
- Overlooking of rear parking courts – close to homes
- Crossover plan needed to show consistency of routes and priority of movement
- Footpaths links – commuter (formal), leisure (less formal), dog walking, destination in itself
- Prescriptive pedestrian/cycle routes – width, integrated into landscape
 - Lighting (safe)
 - Adaptive commuter routes
 - Existing of bus stops
- Parking character
 - More communal centre more private at edge
 - Welcome a bespoke approach
- Local centre
 - Parking courts difficult to design well
 - Frontage
 - Courts overlooked
 - Every space landscaped
- Road corridors
 - More naturalistic
 - Not manufactured environment
 - Variation of set back distances
 - Asymmetric better
 - Acknowledgement that design is 20mph but needs to be enforced
 - Trees



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 JTP that 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.



**Meeting
Place**