

Gilston Villages 5 & 6

CWG 2

21 April 2026



Agenda

18:00 – 18:30 – Arrival

18:30 – 18:35 – Introductions and updates on planning and the Joint Venture (JV)

18:35 – 18:40 – Village 5 update

18:40 – 18:45 – Village 6 update

18:45 – 18:50 – Q&A from presentations

18:50 – 19:30 – Group discussions – Village 5 & Village 6

19:30 – 19:35 – Break

19:35 – 20:15 - Group discussions – Village 5 & Village 6

20:15 – 20:25 – Reporting back on key themes raised

20:25 – 20:30 – General round up, next steps and Q&A

Introductions



The applicant



*Village 5 architect and
masterplanner*



Planning consultant



*Village 5 landscape
architect*



*Village 6 architect and
masterplanner*



*Communications and
engagement consultant*



*Village 6 landscape
architect*

About the Joint Venture (JV)

- The partnership will bring together **PfP's expertise as master developer and social enterprise** and **Barratt Redrow's experience as the UK's leading homebuilder**.
- **Together, we will unlock the scale, pace and capacity** needed to deliver homes and supporting infrastructure more quickly, sustainably and with more impact than either organisation could alone.
- **Building on the success of previous partnership schemes**, the joint venture represents a step change in how major new communities are delivered and help to act as a blueprint for the next generation of new towns.



Why now?

- **We are committed to tackling the UK's housing crisis head on.** We have a proven track record of working together in partnership to deliver large scale projects that benefit local communities.
- We want to do all we can to **support the Government's ambitions of delivering 1.5 million new homes.** We entered the joint venture to accelerate our ambitions and deliver the new villages to alleviate local housing challenges.



What does this mean for the project?

- The joint venture marks a significant **milestone** in accelerating the delivery of one of the region's most ambitious residential schemes in decades.
- The joint venture **underlines the long-term commitment to social value**.
- We will be able to **deliver the homes, including affordable homes, more quickly**, as well as the investment in community facilities, public open spaces and job creation/training opportunities during the build.



Update on the SLMP and V1MP

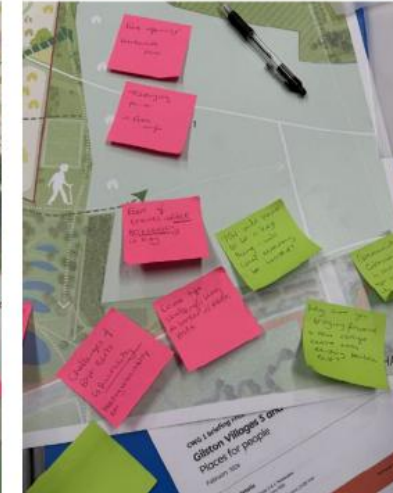
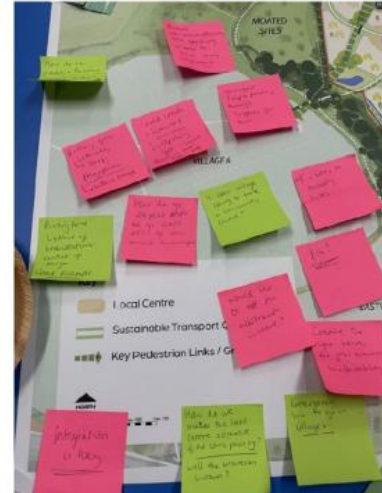
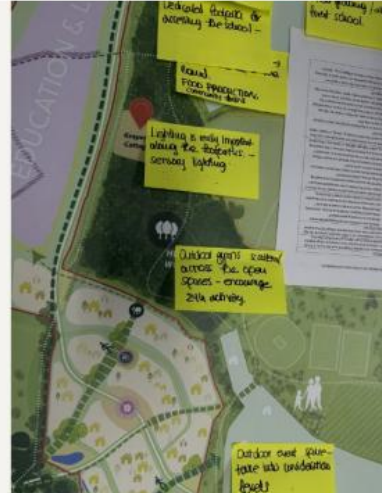
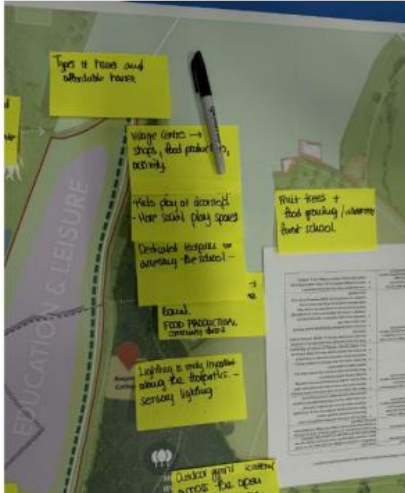
- The Strategic Landscape Masterplan (SLMP) has now been approved by EHDC – a significant milestone for the project.
- The SLMP associated conditions, on matters such as ecology and sustainability, have also been approved.
- We finalised the design work on the V1MP (Village 1 Masterplan) and submitted it to EHDC in late March. It is available to view on the planning portal.
- Thank you again to those who reviewed and submitted comments on the draft Design Code.
- The V1MP associated conditions are now being submitted to EHDC for determination.



Village 5 update

FEEDBACK AND RESPONSE FROM CWG 1

THE SESSION



FEEDBACK AND RESPONSE FROM CWG

KEY WORDS CLOUD



FEEDBACK AND RESPONSE FROM CWG

Local Centre & Community Life

The CWG asked for:

- A distinct, vibrant heart that supports social interaction, community cohesion
- Spaces for local businesses and community organisations (e.g. food offering / convenience store, pub, local retail)
- Spaces for younger demographics and families
- Active and sporty spaces
- Natural meeting points, resting spots, benches, play spaces

Our Response:

- As part of the masterplan development, we will continue to embed placemaking principles that support the establishment of a vibrant, connected and healthy community.
- The proposed commercial space of up to 500m² is located in a prominent location at the heart of the Village. This could support a range of business and community uses, adaptable to future need.
- Beyond the formal sports and leisure provision, activity is supported by pedestrian and cycle links across the site as well as more leisurely neighbourhood paths.
- A range of play spaces, resting spots and key spaces will be developed as part of the landscape proposals.

Sustainability & local economy

The CWG asked:

- Who will be the target demographic to live here?
- Local economy and jobs – matching housing to employment opportunities
- Face the existing issues of Harlow – rurality, heating vulnerability, areas of deprivation
- Allotments and green infrastructure
- Tap into the youth users who may be dominant due to schools and leisure centre – what facilities might they want?

Our Response:

- Village 5 will deliver homes accommodating a variety of household types and sizes, to support a diverse neighbourhood.
- Residents are likely to work locally, remotely, and in London, via the rail link at Harlow.
- The development and proposed community bring opportunities for Harlow to improve services and facilities for the existing community.
- An agreed 23% of homes will be affordable.
- The green infrastructure strategy supports both biodiversity and community. Sensory gardens and growing food will be key within the landscape proposals.
- Meeting spaces and informal play will be developed for young people

Access & movement

CWG asked:

- With the ambition for village 5 to be less car dominant, especially through the village, it is important to make public transport or active travel options that are accessible to reach jobs, amenities and neighbours
- Will businesses have as much support if cars are not to go through the village centre?
- Encourage sustainable, active transport
- Provide bike-friendly infrastructure, E-bikes and mobility hubs
- Vehicle charging points
- Safety – lighting will be important

Our Response:

- The masterplan makes the most of the wider connections and destinations, with direct links across the site. The designed routes for public transport along the STC help ensure the service is accessible and efficient.
- The village centre will benefit from the increased custom generated in places that prioritise walking, wheeling and cycling, while some car parking will be provided away from the STC and main frontages. Business is supported when people can pass, linger and gather nearby.
- Active travel is supported through the permeable and connected walking and cycling network and street design for low vehicle speeds.
- Secure cycle parking and local mobility hubs further support cycling.
- Vehicle charging points and car clubs will be supported.
- Lighting design will be considered in principle in the design code reflecting best practice for creating safe public realm while limiting light pollution.

Village 6 update

Community & Inclusivity

Inclusive Living for All Ages

A balanced mix of affordable homes, later-living and care provision, and accessible housing (including lift-enabled and adaptable homes) supports lifelong residency. Intergenerational living is embedded to foster connection and reduce social isolation.

Social Infrastructure & Everyday Support

A village centre designed for all ages, with a centrally located primary school, safe walking routes, and facilities such as a village hall, pop-up shops, food banks, and affordable spaces for charities, enterprises, and local groups. Safety – particularly for women and girls – is embedded in the design.

Long-Term Belonging & Cohesion

Community facilities and rented spaces are designed to be affordable and reflective of all ages, encouraging interaction, stability, and long-term belonging.

Green Infrastructure

Landscape-Led Identity

Water views, protected vistas, informal green spaces, a large village park, and green bridge connections establish a strong natural character. Fewer roads and more landscaping reinforce this approach.

Biodiversity & Environmental Stewardship

Hedgerows designed for biodiversity, a ban on plastic grass, noise-sensitive planning, and long-term land management strategies ensure environmental resilience.

Nature, Play & Food Growing

Allotments, orchards, and communal growing spaces support wellbeing and local food production. A nature-integrated primary school and forest school embed environmental learning and curriculum opportunities on-site.

Culture

Commercially Sustainable Centre

A viable village centre that complements rather than competes with existing assets, with amenities delivered in time for incoming residents to maintain vitality.

Arts & Cultural Integration

Performing arts, open theatre, outdoor cinema, and events are integrated across the village. Partnerships with cultural organisations and engagement with youth and creative groups strengthen identity.

Retention, Leisure & Employment

Employment zones (including blue light uses and traveller pitches), leisure provision (potentially including a swimming pool), and consideration of secondary education help create a place where people stay long term.

Movement

Phasing & Infrastructure Delivery

Clear employment zone planning, acknowledgement of site constraints, realistic delivery timescales, and mechanisms to ensure roads, landscaping and schools are delivered alongside growth.

Connected & Balanced Transport

A hierarchy of routes – walking, cycling, vehicular and informal paths – supported by safe crossings, pedestrian lighting, viable bus services, and strong external connections (including across the A414 and to the River Stort towpath).

Future-Proofed Mobility

Realistic car ownership assumptions, adequate and adaptable parking (including for autonomous vehicles), road impact management, and controls on future home alterations to maintain design integrity.

Q&A from presentations

Workshops

Break

Workshops

Reporting back

Next steps + Q&A

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