



Places for People & Barratt Redrow

Gilston – Villages 5 and 6 Masterplans (V5&6MP)

**Community Working Group 2 & Public
Event Report**

May 2026

**Meeting
Place**

Community Working Group 2 - About

This interim report summarises the second round of engagement undertaken to support the masterplanning of Villages 5 and 6 at Gilston.

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

Community Working Group 2 was held at Gilston and Eastwick Village Hall on Tuesday 21 April 2026, from 6pm-8.30pm. In total, 19 members of the public attended the session.

From this, a comprehensive report is being prepared to show 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.

Community Working Group 2 - Agenda

Time	Topic	Facilitated by
18.00 – 18.30 30 mins	Arrival	All
18.30 – 18.35 5 mins	Introductions and planning update	Meeting Place/PfP/Quod
18.35 – 18.40 5 mins	Presentation: Village 5 high-level update • Chance to reflect on outcomes of CWG1	PRP
18.40 – 18.45 5 mins	Presentation: Village 6 high-level update • Chance to reflect on outcomes of CWG1	PTE
18.45 – 18.50 5 mins	Q&A from presentations	All
18.50 – 19.30 40 mins	Group Discussions – Village 5 & Village 6 • Split into two sides of the room, there will be a 5-minute further overview on the village ahead of discussion <i>Themes discussed for each village: Character / Green spaces and landscape / Movement and transport / Village Centre / Community spaces</i>	PRP & PTE
19.30 – 19.35 5 mins	Break • Each side of the room switches to talk about the alternate village	-
19.35 – 20.15 40 mins	Group Discussions – Village 5 & Village 6 • Split into two sides of the room, there will be a 5-minute further overview on the village ahead of discussion <i>Themes discussed for each village: Character / Green spaces and landscape / Movement and transport / Village Centre / Community spaces</i>	PRP & PTE
20.15 – 20.25 10 mins	Reporting back about key themes raised during the discussions.	PRP & PTE
20.25 – 20.30 5 mins	General round up and next steps.	Meeting Place/PfP

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 selected and invited to join the group.

In addition to 11 members of the developer project team and East Herts Council, a total of 21 local stakeholders RSVP'd, with 19 attending Community Working Group 2, representing the following organisations:

- East Herts District Council.
- Harlow Council.
- Hunsdon, Eastwick & Gilston Neighbourhood Planning Group.
- Eastwick and Gilston Parish Council.
- The Parenthood.
- Community Alliance, Broxbourne and East Herts.
- Essex Youth Service.
- St. Pauls and St Mary's Church, Harlow
- Benefice of High Wych and Gilston with Eastwick.

Feedback – Village 5 Workshop

The second Community Working Group allowed the project team to reflect on the outcomes of CWG1, provide an update on the proposals for V5 and V6 Masterplan, and invite feedback and more focussed discussion before the plans evolve further.

Questions/comments and key themes raised during the workshop included:

Village centre, character and community life

Summary: Village 5 participants focused on ensuring the village centre becomes an attractive, active and genuinely usable place for residents, with a balance between movement, community uses and green public spaces.

- Clarity sought on the role and appearance of the STC within Village 5
- Debate around whether the STC should be car-free, allow all traffic, or prioritise sustainable movement
- Concerns around secondary roads becoming rat-runs
- Importance of creating an attractive, green and active village centre
- Questions around what uses would be located at key junctions and gateway spaces
- Desire for facilities beyond housing, including leisure, health and retail provision
- Concern that no supermarket is proposed across the wider Gilston area
- Questions around the type and facilities of the proposed leisure centre
- Requests for recycling bins, dog bins and practical streetscape infrastructure
- Interest in natural daylight, lighting strategy and safety in public spaces
- Questions around service charges and affordability, particularly for affordable housing residents

Landscape, green infrastructure and heritage

Summary: Participants strongly emphasised the importance of landscape-led design, green infrastructure and celebrating local environmental and heritage assets. There was particular focus on planting, SuDS, woodland buffers and ensuring green areas are meaningful and functional rather than purely illustrative.

- Additional planting requested along corridors and routes
- Strong support for SuDS and natural drainage measures across Village 5
- Concerns about whether SuDS proposals elsewhere would adequately address drainage impacts
- Importance of planting strategy, species selection and biodiversity
- Questions around planting proposed along the STC
- Desire for greenspace to be accessible to residents in denser areas
- Concerns that landscape buffers with Home Wood may be less extensive than expected
- Requests for clarity on whether gateway green spaces will remain genuinely green in delivery
- Interest in food growing, landscape use and stewardship of surrounding fields
- Questions about the future of the field west of the Moated Site
- Strong feeling that the Moated Site should be better recognised and celebrated as a local heritage asset
- Questions around the future of existing lanes, bridleways and equestrian uses
- Interest in retaining connections to Eastwick and surrounding green spaces
- Queries regarding pylons and their relationship to the Village 5 red line

Feedback – Village 5 Workshop continued

Movement, access and transport

Summary: Discussion focused heavily on movement through Village 5 and how different transport modes would operate. Participants sought greater clarity on how the STC functions, how traffic would move through the village, and how walking and cycling connections would work.

- Connectivity with the wider area seen as essential
- Requests for clearer explanation of which transport modes can use the STC
- Questions around whether cars will be allowed through the village centre
- Concerns that restricting cars in some areas could push traffic onto surrounding roads
- Concerns about traffic volumes associated with schools and leisure facilities
- Questions about how vehicles would access schools and community facilities
- Interest in cycling provision and how cyclists will use the STC
- Queries around parking arrangements
- Questions around the detailed design of the T-junction and road layout
- Concerns about whether junctions and streets feel too constrained
- Requests for improved pedestrian links, including routes to Eastwick
- Questions around retention of existing footpaths and bridleways

Schools, infrastructure and delivery

Summary: Participants raised a number of questions regarding social infrastructure, timing of delivery and how Village 5 would relate to the wider Gilston development.

- Questions around whether Village 5 will have its own primary school
- Requests for clarity on school locations and walking distances for children
- Queries around the location and timing of the delivery of the secondary school
- Questions around how many villages the secondary school would serve
- Interest in whether this would be the first secondary school delivered
- Requests for more information on GP, dentist and healthcare provision
- Concerns around whether infrastructure provision is keeping pace with growth
- Questions around the iterative learning process between phases of development
- Interest in how previous phases will inform later villages

Density, design and housing

Summary: There was interest in how Village 5 compares with other villages in terms of density, design quality and residential character. Participants also raised practical questions around housing management and affordability.

- Questions around the exact density proposed for Village 5
- Comparisons made between the density of Village 5 and Village 1
- Interest in how density relates to location of greenspace and facilities
- Questions around building orientation to maximise sunlight and usability
- Concerns about balancing density with landscape and openness
- Questions around service charges for homes and how these would operate
- Concerns regarding affordability of service charges for affordable housing residents
- References made to existing concerns around service charges at Terling's Park

Feedback - Village 5 feedback form

Alongside the workshop sessions, attendees were given an anonymous feedback form to complete during the session, please see below the verbatim responses:

Q1: Things I like about the plans:

- T Junction of STC looks like it will become an important place - it feels like it needs more development
- Green corridors. Houses looking out to green spaces. Village centre & community gathering spaces. Moated sites. Soft boundary to Home Wood.
- Safety is a priority. Provision of green space. Connectivity between villages via the STC. I enjoy the idea of permeability to walk between 5, 6 + Eastwick. Will be easy.
- Greenery. Sustainability though illegible. Visibility
- Green spaces. Incorporation + linking into the Homewood. Space in relation to tree species etc.
- Maintenance of existing RoWs and open aspect when going through the housing area
- I like the mixture of open spaces + buildings + like the greenery
- Green space access throughout, especially close to village centre - 250m radius.
- Thought about vehicle routes linked with maintenance of character

Q2: Things I dislike about the plans:

- They do not make enough of Home Wood and green space to west.
- Heights of buildings in centre. Potentially high service charges for affordable housing / stewardship.
- I am a bit worried about the management of water. Particularly from 6 towards 5.
- Churches seem marginalised rather than included / heart of communities?
- High buildings in centre - seems concentrated.
- I worry about transport and congestion and the build up of traffic, the impact of the lorries of Harlow.

Q3: Things I would like to see on the plans:

- Better articulation of village centre. Less density and images of village centre.
- That the schools + leisure centre are built. Future proofing for school growth.
- Footpaths maintained.
- More connection with the original features e.g. pub/church etc.
- More local play + green areas close to the properties that may not have gardens e.g. apartment buildings. Proper design to STC to ensure all forms are catered for and rat runs don't evolve into existing villages.
- Homewood - protection for the bluebells. "Houses outward facing" - how will direction of roofing deal with solar panels
- I would like to see more for the youth 11+ youth centres. Nothing for the youth.
- Going forward - learning from village 1, 2, 3 etc as community voice feeds into the design of later villages.

Q4: Things I wouldn't want to see on the plans:

- Not enough room for schools to develop.
- Too many non-draining sports pitches
- Minimise tall buildings
- Keep the lighting around the leisure centre to a minimum. Homewood should be a dark area for wildlife
- How are they going to deal with transport.
- Attrition of green spaces as commercial pressures impact over time.

Feedback - Village 5 feedback form continued

Q5: The development will provide a range of spaces and landscaping treatments to meet different needs of users whilst responding to the existing landscape. We would like to get your thoughts on these themes. Please add your comments below:

- Better interface with adjoining woods + green spaces. Landscape looks expensive to maintain on service charges.
- All look lovely - hopefully the reality will look like this.
- The diversity of styles is wonderful. Lots of natural shade and spaces to enjoy the landscaping.
- Approve of this - but feel they will be quite small.

Q6: We are exploring how the buildings will interact with each other and how they're positioned in the landscape. We would like your thoughts on these, focusing on the outlook from homes, creating communities, key wayfinding buildings and corners. Please add your comments below:

- Why not use 'villages' housing types rather than these more urban frontages.
- The respondent annotated 1 with 'please not dark cladding', 2 with 'block views'. Additional comments included: Where are the bins going to go? Spill over car parking. Sensitive + safe street lighting
- Not sure what and legibility is? Certainly it would be good to ingrain the idea of supporting those who are disabled.

Q7: Based on the information provided, what feedback do you have on the key character areas shown below, focusing on buildings frontages, the feel of the areas and if they respond to their landscape setting. Please add your comments below:

- The respondent ticked A, D and E. Comments included: Too little time to get into a discussion. Feels urban.
- They all look lovely. With lots of green spaces + trees. Not sure I'm encouraged by the look of B. Like A - how border of wood to houses. How will all these houses get water.
- The diversity of styles is wonderful. Lots of natural shade and spaces to enjoy the landscaping.
- I am wondering about shelters from rain and "elements". These surfaces seem to require drainage - cannot see any.
- All look very nice but where are the cars??

Q8: Please annotate the masterplan with your initial thoughts or ideas:

- The respondent circled Eastwick Hall Farm and the small quarry to the north with '?!' and 'How will this work out'. The respondent also circled the proposed leisure centre stating 'Leisure centre? Is this the right position for it. Will it attract lots of cars 'The respondent circled St Mary's Church stating 'Grade I church we need to know whether it will be "hidden" behind community centre'

Q9: Other comments:

- Not just brick built. Are timber frame buildings being considered?

Feedback – Village 6 Workshop

Village centre, character and community life

Summary: Village 6 participants focused on ensuring the village centre and key spaces are appropriately scaled, well-designed and socially inclusive, with strong concern about height, density and maintaining a comfortable village character. There was also emphasis on community governance, stewardship and how different uses are integrated.

- Concerns around building heights, particularly in the village square (preference for lower-rise form) Interest in how density varies across the village and across the wider masterplan
- Questions around the “farmstead” concept and what it delivers in practice
- Desire for community hubs, shared spaces and faith provision within the centre
- Strong emphasis on avoiding social tension or exclusion in communal areas
- Interest in intergenerational living and inclusive neighbourhood design
- Questions around stewardship model, governance structure and long-term management
- Support for crime prevention through environmental design principles

The second Community Working Group allowed the project team to reflect on the outcomes of CWG1, providing an update on the proposals for V5 and V6 Masterplan, inviting feedback and more focussed discussion before the plans evolve further.

Questions/comments and key themes raised during the workshop included:

Movement, connectivity and transport integration

Summary: Participants focused heavily on how Village 6 connects internally and externally, with particular emphasis on the STC, road hierarchy and how movement between villages, employment areas and key destinations will function in practice.

- Concerns around clarity of movement networks beyond the STC
- Questions about how Village 6 connects to Village 7, Eastwick and the A414 Interest in signalised crossings and improved access to employment areas
- Concerns about reliance on the STC and phasing dependency with other villages
- Questions around whether roads are separate from the STC and how they interact
- Interest in interchange points, mobility hubs and drop-off facilities
- Concerns about safe, legible routes for pedestrians and cyclists
- Questions around servicing access, waste vehicles and operational logistics
- Interest in improved connectivity to the Stort Valley and wider landscape network

Parking, servicing and everyday function

Summary: A key theme was concern about how everyday car use, parking and servicing needs will be accommodated within a more sustainable movement framework. Participants emphasised the need for realism around car ownership and operational requirements.

- Strong concerns around adequacy of residential and visitor parking provision
- Questions around parking for mobility hubs, schools and community uses
- Concern that parking constraints could create congestion and resident tension
- Interest in disabled parking provision and accessibility standards
- Questions around whether parking is sufficient given employment patterns
- Queries around waste collection access and servicing arrangements
- Concerns about parking strategy integration with housing layouts
- Interest in ensuring functional, realistic approach to car dependency

Feedback – Village 6

Workshop continued

Landscape, green infrastructure and drainage

Summary: Participants strongly supported a landscape-led approach, with particular emphasis on drainage, multifunctional green infrastructure and integrating nature into everyday spaces. There was also concern about long-term resilience and maintenance.

- Strong focus on SuDS strategy, drainage basins and water management
- Interest in integrating play, education and informal recreation into drainage features
- Concerns about long-term management of drainage and private garden impacts
- Requests for larger landscape buffers between Villages 6 and 7
- Support for early delivery of green corridors as “early gains”
- Interest in improving access to existing green links and countryside routes
- Questions around mitigation of wet/low-lying ground conditions
- Emphasis on protecting and enhancing key landscape views

Infrastructure, schools and wider services

Summary: Participants sought clarity on how key infrastructure will be delivered, particularly schools and community facilities, and whether provision is sufficient for long-term growth.

- Questions around primary school capacity, location and phasing
- Concerns about adequacy of school places across the wider development
- Interest in nursery provision and wider community facilities
- Questions around sports field provision and what it includes
- Uncertainty around employment zone location and function
- Questions around infrastructure sequencing and dependencies between villages
- Interest in how wider strategic connections will support service access
- Concern about long-term resilience of education and service provision

Feedback - Village 6 feedback form

Alongside the workshop sessions, attendees were given an anonymous feedback form to complete during the session, please see below the verbatim responses:

Q1: Things I like about the plans:

- The focus on walking and cycling routes as well as community areas to encourage social cohesion. Education provision is flexible and future-proof. Plans for diverse property types flats, single family, elderly.
- Seems more like a village. Different road finishes for STC in village centre.
- Green corridors planned. Sustainable transport system. Schools with room to expand. Cycle road separated from road by landscaping.
- Sustainability - if it works! Green corridors
- Thought about design of green spaces and local routes.
- Its difficult for me to get a grasp on this village. I have no sense of its character. Potentially I feel it is at least spacious.
- Green space + sympathetically of vista towards Eastwick.

Q2: Things I dislike about the plans:

- I worry about lack of parking for families and visitors
- Employment frontage to A414 being "industrial" and a poor signpost for village. Lighting strategy.
- No clear access to St Botolph's - or parking available No clear parking for Eastwick.
- Churches are marginalised Even one old village pub. Will it be "them" and "us"? How to integrate with old & new also with Harlow?.
- Just seems a little bit bare.
- Number + density of 5 storey buildings in centre. Not a true English village element.

Q3: Things I would like to see on the plans:

- The plan for intergenerational living - elderly living and family homes. Where will these be. Will they be mixed together or separated by type?
- Housing typologies for the different areas as a sense of what the street scope will look like. Early wing for current residents who have to put up with 30 years of buildings.
- A village centre with some trees where possible. Safety lights for walking at night. Re-cycling bins around the villages.
- What "teeth" are built in to ensure that developers do what they want to do? (You have answered too largely).
- Clear process of how interactive learning from Villages 1,2,3 etc is feeding into design/ r-design of later villages. Impact of technological development outcome - how this is being applied to later villages.
- "Character" - the odd tunnel, sports areas, children's areas. A petite 300 home would be great
- Use of drainage water features into community space + places for kids to explore + enjoy nature. Cognisance of cars!! Parking at home + village centre.

Q4: Things I wouldn't want to see on the plans:

- How density will be managed - looks very much urban @ 5 storey
- Unsightly potentially neglected areas that end up being hangout spaces for anti-social behaviour.
- A lack of appreciation of learning from one and disorder developments in earlier villages on later villages. Community voice from earlier villages heard in later village development.
- A baren characterless group of houses

Feedback - Village 6 feedback form continued

Q5: What do you think of the options for the employment parcel, containing The Travelling Show People site, Emergency Services Hub and commercial space?

- Looks very industrial as frontage to A414 Left in, left out only but changes the nature of the A414 when considered alongside other signalled crossings etc. What is the design objective?.
- This looks like a good option for this space giving access to the A414 for Blue Light Hub. I think green hedging barrier to separate from housing is crucial.
- It seems like a good idea. It would be good if it comes to be integrated with the community as it in the Civas group.
- Looks like a steep piece of bund so not sure how it will work?

Q6: What are your thoughts about the proposed character areas of the village park?

- Well lit areas
- I would like to know more about how the BNG will be delivered
- I love all of the above - if they look like this.
- As long as principles drive design the character appears suitable. Open spaces can become negative impacts if not maintained effectively.
- I look forward to seeing it then!
- Very happy with all of these views

Q7: What feedback do you have on the emerging proposals for the village centre?

- Third spaces free of charge
- You should make more of a feature of St Botolph Church as a community focus. Apartments look very urban despite village branding the scale can be accommodated BUT need careful design.
- Please no dark clad buildings overlooking Village centre. Like the idea of a flexible village square for community events. Nothing too tall or fake away natural light - also green space provided is community area so that people have access to look at something green & beautiful whilst sitting with a coffee etc.
- Pleased that you have potential later living could be offered for those who are less well off and those that are.

Q8: Please annotate the masterplan with your initial thoughts or ideas:

- Very sad that landscape strip between V6 & V7 eroded by development aspirations; accept consent has sadly been given. Opportunity for early gain along Golden Brook. This is a focus from A414 for V6 I am not convinced that will work well (in relation to the industrial area) At what stage will the area be delivered and how will development be managed (in relation to the sports pitch to the south).

Q9: Other comments:

- I wonder how "light" this village is going to be - will it illuminate the sky and Eastwick.

Village 6



Gilston V5 and V6 Masterplan CWG2 & Public Event Report

Photos (CWG2)



Gilston V5 and V6 Masterplan CWG2 & Public Event Report

Photos (CWG2)



Gilston V5 and V6 Masterplan CWG2 & Public Event Report

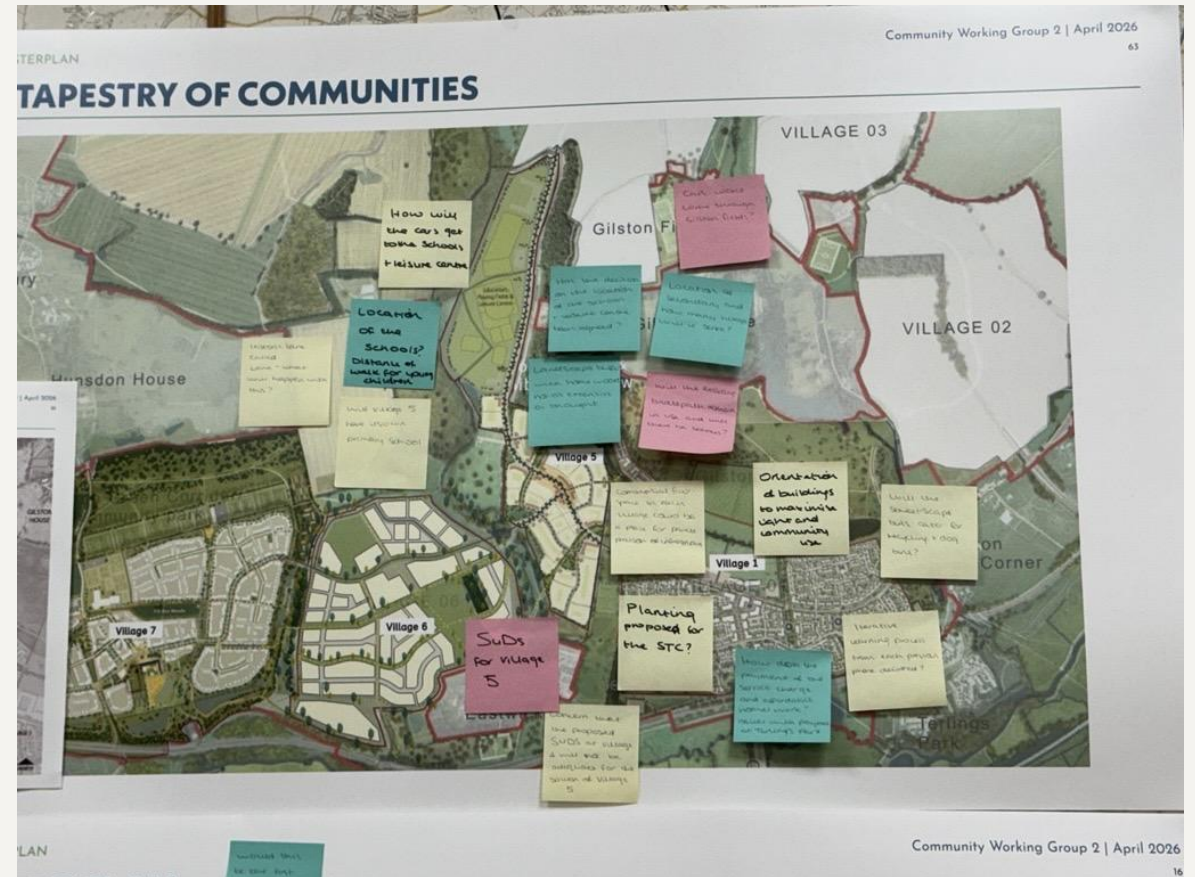
Photos (CWG2)



Village 5 notes (CWG2)



Village 5 notes (CWG2)



Village 6 notes (CWG2)



Village 6 notes (CWG2)



Public Event overview

The first public event allowed the project team to present the emerging proposals for V5 and V6 Masterplan to local residents, inviting feedback and discussion before the plans evolve further.

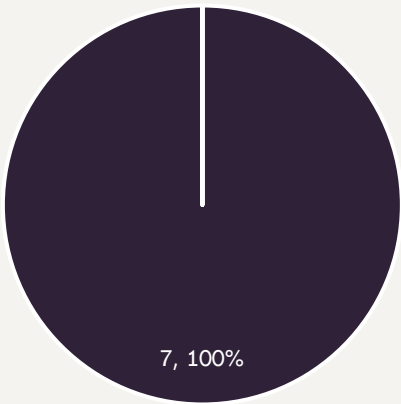
The event was held at Gilston and Eastwick Village Hall on Tuesday 28 April 2026, from 3pm-7pm. Key headline figures can be found below:

- **49 attendees** over the course of the event.
- A total of **9 feedback forms** were filled out during the event. A number of attendees took them away and we received **an additional form** at the time of writing this report.
- Most of the feedback showed support for key elements of the proposals, particularly the provision of **green spaces, green corridors, village centres and community amenities**, with some respondents also welcoming **the principle of connectivity between villages** and the **inclusion of local facilities** such as shops, schools and leisure uses.
- There was also some positive recognition of the **overall concept and layout of the villages** and interest in how earlier phases of development will be delivered.
- However, concerns were still raised around **traffic, transport capacity and environmental impact**, particularly in relation to the STC, potential **rat-running, congestion and loss of rural character**, alongside concerns about biodiversity, building heights and the level of detail provided in the emerging plans.

Feedback – Public event

Attendees were provided with feedback forms to complete at the event, please see below the verbatim responses:

Q1: What is your relationship to the site?

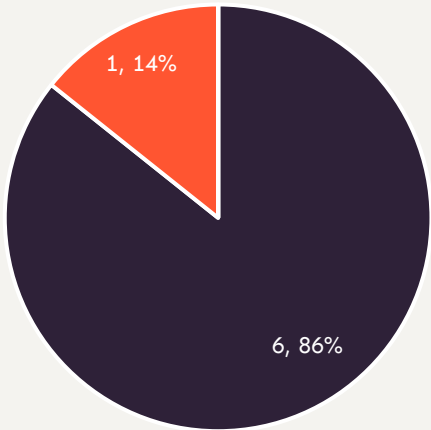


■ I live nearby ■ I work nearby ■ I study nearby ■ I visit the area ■ None of these

At total of seven respondents answered this question. Verbatim comments include:

- Eastwick
- Terlings Park
- I've lived here for 51 years [2026]

Q2: Which of these best describes your current living arrangement?



■ Homeowner (including shared ownership) ■ Renter (private)
■ Renter (social/local authority) ■ Living with family/friends
■ Living in temporary accommodation ■ Student accommodation (private or halls)
■ Prefer not to say

At total of seven respondents answered this question.

Feedback – Public event

Attendees were provided with feedback forms to complete at the event, please see below the verbatim responses:

Village 5

Q3: What do you like about the plans? *(e.g. layout, green space, design, facilities)*

- Very vague on biodiversity. Consider consulting with local wildlife trust
- Village centre + green space
- Green spaces
- Green spaces. Amenities
- Not easy to understand graphics especially the very first board. Some patient people around but even they couldn't yet answer some of my queries as they said it was too preliminary. Ask me again when more is known.
- Not enough detail provided to comment.

Q5: What would you like to see included or improved? *(e.g. types of homes, community uses, landscaping)*

- Affordable housing at 40%. Substantial more than 10% biodiversity net gain
- Low level homes as would be in a village - not apartment blocks or town houses.
- Cycle routes to the station for Terlings Park residents (there will be more traffic making commuting difficult - SME + social value targets)
- Might be good to have a kind of central monument, central to the whole development, in whichever village the centre might be? A clock? Probably non-striking! This is a general comment not specific to villages 5 & 6, sorry!
- Homes should be in keeping with a countryside feel and not modern.

Q4: What concerns or dislikes do you have? *(e.g. traffic, scale, appearance, impact on neighbours)*

- Concerned about the sustainable travel corridor crossing Eastwick Hall Lane. If it is joined to the lane Eastwick will become a rat run to the A414 making narrow lanes unsafe for residents
- Unable to comment without detailed plans
- Large schools. Proximity to Gilston Park.
- Traffic volume increasing
- Traffic impact. Air quality
- All of these, as I've lived in Gilston so long and appreciated the rural surroundings and the wildlife that proliferates. Traffic will certainly be a very long time to coax people out of cars and onto buses, bikes & feet, esp. as they grow older and can no longer cycle so much.
- Plan backs housing onto Ancient Woodland (Home Wood), this is a sanctuary for deer, badger, owl and other species and needs to be protected from encroachment. How will this be done?

Q6: Is there anything you feel should not be included? Please explain why.

- Blocks of flats not to be like the one on the edge of Elizabeth Way / Fifth Avenue. It shouts its presence too much. Blocks no higher than 6 floors, Village 5 tends to look a bit narrow and could turn out to be something like "a poor relation" if not careful with necessary but unattractive facilities dumped there because they have to go somewhere.
- There needs to be much more detail provided please.

Feedback – Public event

Village 6

Q7: What do you like about the plans? *(e.g. layout, green space, design, facilities)*

- Very vague on biodiversity. Consider consulting Middlesex + Herts Wildlife Trust
- Green space. Green walkways
- Village centre looks interesting. Local shops. Green spaces
- Green spaces
- Green spaces are great but I still can't find my way around these computer generated images and it was at least half an hour before I found where I live. Photos don't show what the houses will be like: will it be like Gilden Way and Ascent Park? I hope all the villages will be a bit more attractive

Q9: What would you like to see included or improved? *(e.g. types of homes, community uses, landscaping)*

- Affordable housing at 40%. More than 10% bio-diversity net gain
- Low level homes - village centre
- Quantum of housing. Review impact on traffic.
- I hope the new 33 bus BPs Stortford - Hoddesdon could be diverted into Village 6 [and Village 1 but maybe not relevant here]. I hope in one or more villages there will be provision for social care and elderly care in general [not specific to 5 or 6].

Q8: What concerns or dislikes do you have? *(e.g. traffic, scale, appearance, impact on neighbours)*

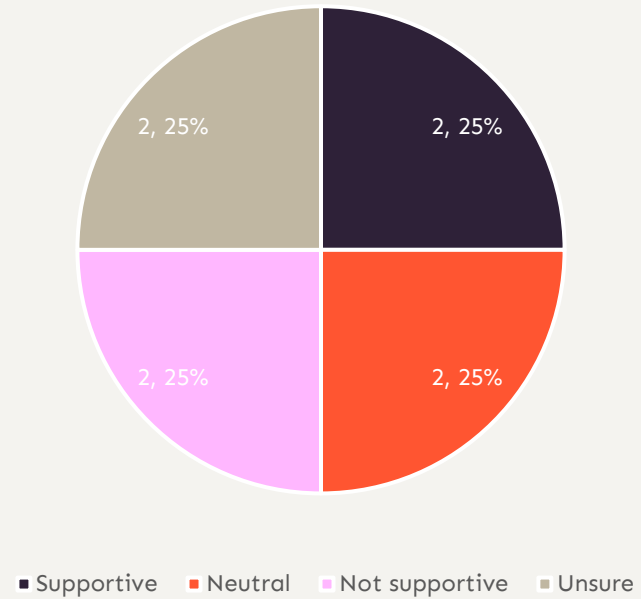
- Same - where will the STC be places + will traffic have access to Eastwick? This is a major safety concern. Access for travellers site onto A414.
- Unable to comment without detailed plans
- Access to housing / community for disabled people - attending apartments.
- Traffic volume increasing
- Traffic impact. Impact on houses value on Terlings Park.
- This village is nearer to Harlow [as is Village 1] and could run the risk of attracting some of Harlow's negative aspects in the sense of drug dealing and low-level crime. But I feel more positive about the general appearance of Village 6 than Village 5.

Q10: Is there anything you feel should not be included? Please explain why.

- Water run off towards Eastwick Hall Lane from Village 5 + 6 - what impact will this have on Eastwick being at the lowest point?
- I still can't quite see how it will all cohere but hopefully we'll know later. I hope street lighting will not be intrusive and people's sensor lights not too bright.

Feedback – Public event

Q11: Thinking about our emerging plans for Villages 5 & 6, how do you feel about them at this stage?



A total of eight respondents answered this question. Verbatim comments include:

- Esp Village 5

Feedback – Public event

Q12: If you are comfortable sharing, what are the reasons for your answer to the previous question?

- Excessive development with insufficient demand
- Any development has an impact on our house value.
- Good, but I am more interested in seeing how Village 1 turns out.
- Supportive of development, however concerned about environmental impact on existing animals
- However hard you try, we can't escape the fact we will lose trees, hedges, wildlife and all the quiet that those who live around Gilston Lane + Eastwick Hall Lane have been able to take for granted for many many years. It's not only Villages 5 & 6, but the whole project will bring an influx of people who may well know nothing about rural living and care less. And with them will come noise and pollution.
- Need more detail. Need clear statements on the protection of local woodlands e.g. Home Wood.

Q13: And finally, what could we change to make you more supportive?

- The major concern is for traffic flow in + around access to Harlow. 1 lane each way over the Stort is simply not going to support the number of vehicles + the whole area will be gridlocked.
- Any info on Village 2. Timeline etc. and road configuration.
- In general, a detailed road map of the main area.
- Probably very little as the Government wants it, but those who've lived here a long time will feel bereaved. It would be good to have people coming who are able to find affordable homes and make new starts in life, but builders say they can't incorporate too many cheap homes or it will be uneconomic to build them. And with the economy the way it is , in the end it will all result in the best plans being trimmed as they are no longer seen to be viable. But please stay aware of how sad some of us still are and please make allowances as you do.
- Provide more detail!

Public event feedback word cloud



Gilston V5 and V6 Masterplan CWG2 & Public Event Report

Public event



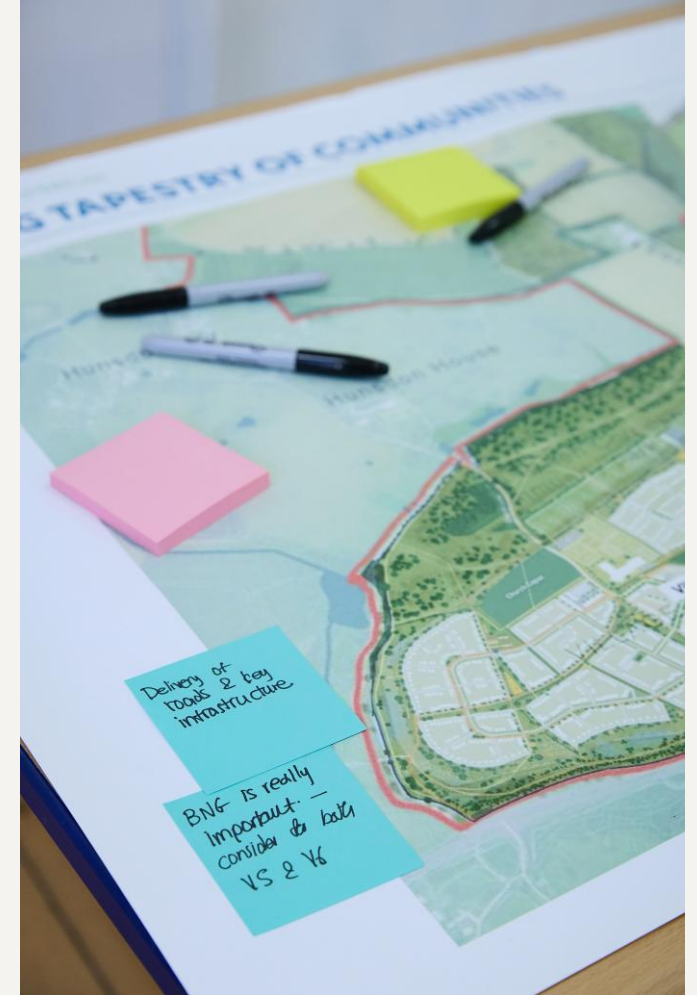
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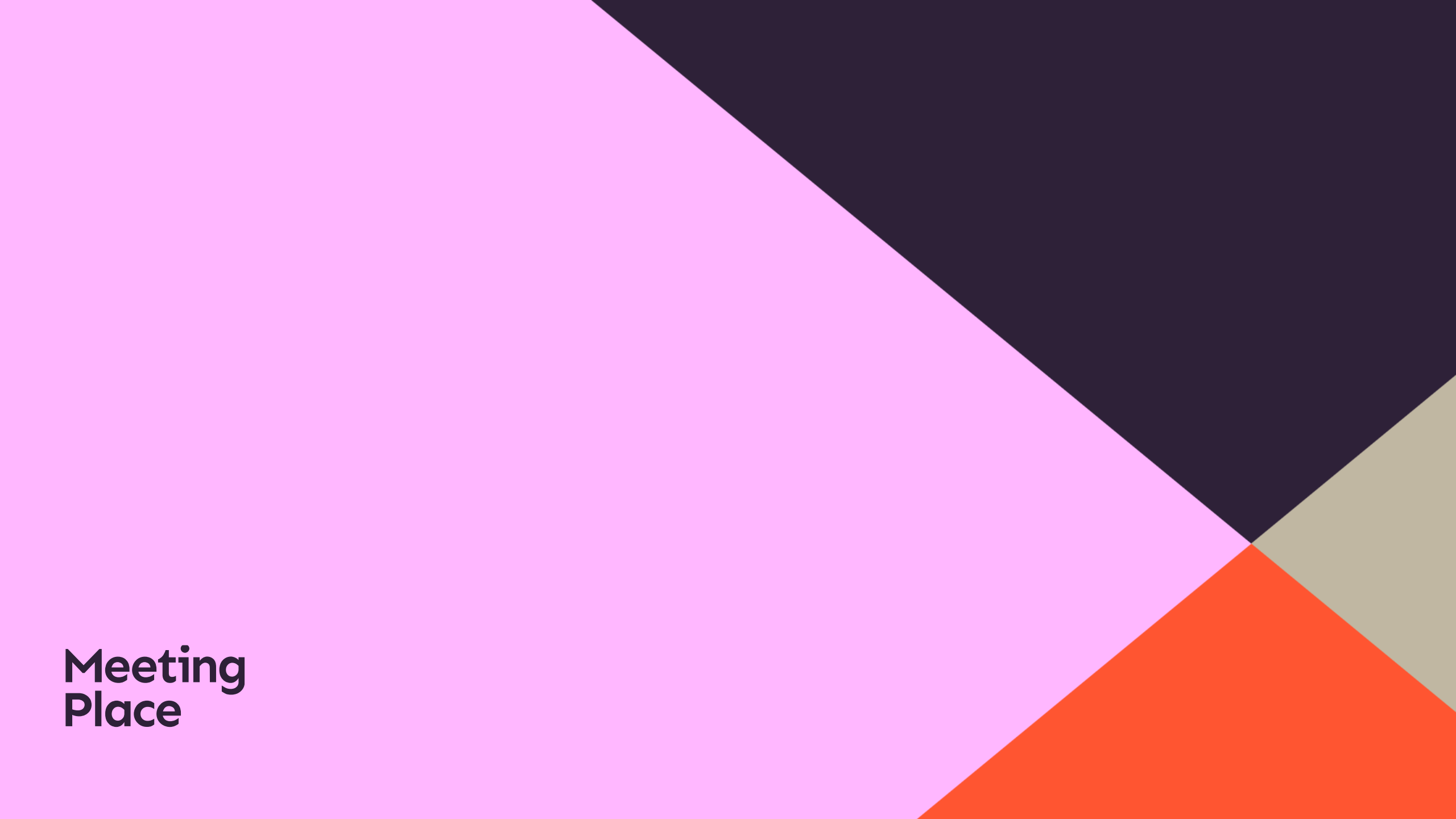
Next steps

Following Community Working Group 2 and the first public event, the project team is continuing to build on the feedback received and evolve the emerging masterplans.

The third CWG is due to be held in June 2026 and the second public event is due to be held in July 2026.

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](#).
- Full reports are being compiled by PTE and PRP which builds on this interim report but also sets out the ways in which feedback has been considered in design (example [here](#)).
- A final CWG session will take place later in the summer, alongside a second wider community engagement event.
- Submission of the Village 5 and 6 Masterplans to East Herts District Council later in the year.



**Meeting
Place**