

Appendix B - V1MP Statement of Engagement



Statement of Engagement

Gilston – Village 1 Masterplan

Places for People

March 2026

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Introduction

Meeting Place has prepared this Statement of Engagement on behalf of Places for People (“the developer”). The consultation process has been developed and executed to engage local people in the process for creating the Village 1 Masterplan (V1MP) at Gilston. The purpose of the V1MP is to build on the parameters and principles of the outline planning permission (ref no 3/19/1045/OUT) to inform detailed designs in future reserved matters applications (RMAs). This Statement of Engagement has been produced to demonstrate how the requirements for engagement set out in the Gilston Area Charter SPD and Gilston Area Community Engagement Strategy (GACES) have been met.

This Statement of Engagement sets out the consultation and engagement that Places for People has undertaken with local residents and other stakeholders and how this feedback has informed the V1MP, in line with the Community Engagement Plan (December 2023).

Over the course of engagement on the V1MP, Places for People has reached over four hundred residents, along with regular engagement and collaboration with key stakeholders such as the District Council Ward Member, County Councillor, Eastwick & Gilston Parish Council, Hunsdon Parish Council, Hunsdon, Eastwick & Gilston Neighbourhood Planning Group, Harlow & Gilston Garden Town and more.

Places for People has committed to genuine and meaningful engagement with local stakeholders. The engagement undertaken has allowed for an engaging process which has led to informed changes to the proposed V1MP and associated design code. Those changes are set out in this report and the accompanying appendices.

Consultation requirements

Gilston Area Charter SPD (July 2020)

Under the terms of the Charter, a Project Lead Group has been established to lead on managing all masterplanning processes being undertaken in relation to the Strategic Landscape masterplanning outlined below.

The Charter outlines that the new Project Lead Group will “comprise key representative(s) from each of the parties that are signatories to the PPA” and will “lead on project managing the masterplanning process and any associated decision making.” (Paragraph 7.5).

The Charter goes on to outline that the agreed Engagement Plan required consultation to be carried out as set out in this Statement. It also notes that the Harlow and Gilston Town Quality Review Panel (QRP) will need to review at the options / drafting phase pre-submission as a minimum.

Gilston Area Community Engagement Strategy (March 2021)

Places for People is committed to engaging with the public and stakeholders on the development of its masterplans for the Gilston Area. The Community Engagement Plan which forms the basis of the Statement of Engagement has been developed to deliver the objectives and spirit of engagement contained within the Gilston Area Community Engagement Strategy (GACES).

GACES acknowledges the need for new homes and facilities at the Gilston Area, stating in its opening paragraph:

“In order to help meet the challenging level of housing need in East Herts, the council has committed through its District Plan, to support the delivery of 10,000 homes in the Gilston Area. As well as housing, a range of supporting infrastructure including community facilities, new schools, employment and retail floorspace, new sports and open spaces, parklands and strategic transport improvements including additional / enhanced crossings over the River Stort will be delivered.”

It goes on to note the value of communication and consultation (paragraph 2.3):

“Engagement, collaboration and co-operation with the community at every stage of the development will help to ensure that the values, needs and wants of local people are being reflected in what is planned and constructed around them. Meaningful and timely participation enables local people to have a real influence on the content of the policies and guidance that will be a material consideration in decision making when planning applications are considered.”

In terms of roles and responsibilities, GACES notes at para 7.3:

“Typically it is envisaged that landowners/applicants and developers will lead engagements with stakeholders at a pre-application stage, with East Herts Council taking a lead on statutory and other consultations once applications have been formally submitted.”

GACES also notes at para 8.1:

“it is recognised that there are resource implications and limitations to engagement which will need to be taken into consideration.”

Appendix 1 of GACES sets out the ‘Community Engagement Framework for the Gilston Area’, the purpose of which is to summarise and clarify the level of public/community engagement expected at the various stages of the planning process in accordance with the Council’s Statement of Community Involvement.

Section 3 of GACES clarifies the engagement required at strategic landscape and village masterplan stage. This is in three stages:

- Prior to work commencing: establish a working group of community representatives to help inform the production of the masterplan, using social media to initiate interest in membership.
- During drafting/production: the Community Working Group are to be engaged in masterplan workshops.
- On completion of draft, and prior to submission: wider engagement with the public using proportionate methods.

The engagement undertaken and set out below is in line with GACES, supplementing traditional means of engagement with additional digital engagement techniques to facilitate discussions with wider and different audiences. It also takes into consideration the significant consultation and engagement undertaken to date, including through the local plan-making process and outline planning application.

Hunsdon, Eastwick & Gilston Neighbourhood Plan

Hunsdon, Eastwick and Gilston Neighbourhood Plan Group (HEGNP) has produced a Neighbourhood Plan, which was made in May 2021.

Policy D1 (Establishing a Partnership with the Community) of the Neighbourhood Plan states:

Development proposals will be supported which have been developed in partnership with the community and meet the following criteria:

- i. Local communities (existing and new) have been fully, meaningfully and collaboratively engaged with at each stage of the development process; this will include evidence of how community views have been taken account in the development proposals.
- ii. Involvement of the community in briefing the design teams responsible for the preparation of Masterplans about the local area and the perspective of the community.
- iii. Collaborative Design Charrettes / Co-Design workshops will be held to facilitate the active engagement of the community at each stage in the preparation of the Strategic Landscape Masterplan and individual Village Masterplans and to ensure they respond to local aspirations and are grounded in an understanding and evaluation of the area's defining characteristics."

The developer and their consultant team received a briefing on the Neighbourhood Plan at the outset of the Village 1 and Strategic Landscape Masterplanning processes. These options have been explored as part of the consultation process.

Context

About Places for People

Places for People is the UK's largest social enterprise.

They believe places work when they work for everyone. They create homes, places and communities that are sustainable economically, socially and environmentally. Places for People created £272m in social value across 2022-23 and support over 500,000 customers, making a difference to our customers and our communities across the country.

The organisation's award-winning placemaking, property investment, development and management companies are active throughout the UK. They own or manage more than 219,000 homes, operate over 100 leisure facilities, employ over 9,000 colleagues, have assets of £4.8bn, and will deliver circa 6,000 affordable homes over the next 10 years through their partnership with Homes England.

For more information, visit: www.placesforpeople.co.uk.

About Gilston

The Harlow Gilston Garden Town sets out a vision for Gilston:

"Located north of Harlow and across the River Stort in East Hertfordshire, the Gilston area of the Garden Town will feature 10,000 homes and associated infrastructure for seven new villages.

The East Herts Local Plan, adopted in October 2018, allocates this area of the Garden Town for the proposed new development.

East Herts Council are currently working with both developers on a Section 106, a legal agreement between an applicant seeking planning permission and the local planning authority and used to mitigate the impact of new homes on the local community and infrastructure.

Gilston will also be connected to Harlow town centre by a new public travel route known as a Sustainable Transport Corridor.

It will prioritise walking, cycling and rapid bus transit and construction work has now started on this in Harlow.

February 2022 saw the Development Management Committee's of both East Herts Council and Harlow Council approve the planning applications for a new eastern crossing over the River Stort and improvements to the current crossing."

Places for People is the master developer for Villages 1 to 6, consisting of 8,500 homes and associated infrastructure.

For more information, visit www.gilstonparkestate.co.uk.



Figure 1 Illustrative CGI of the Gilston Area

The planning process

The outline planning application for Villages 1-6 was submitted in 2019 and approved in 2025.

Detailed applications for the two proposed Stort Crossings were submitted in 2019 and approved in 2022.

Masterplanning for Village 1 (known as the "V1MP") commenced in part in 2021 in order to involve the community from the earliest stages. However, with focus on the outline planning applications taking precedence as the first step in the planning process, this was paused and recommenced in 2023.

Village 1 Masterplan (V1MP)

The Gilston Area Charter establishes the requirement for a Village 1 Masterplan (V1MP). The V1MP will be supported by a Design Code and together they will provide an added layer of detail to the evolving plans for the Gilston Area, building on the parameters and commitments secured at the outline planning application stage and the work already undertaken in the Gilston Area Concept Framework. This expands upon the principles established in the outline planning permission Parameter Plans and Development Specification, the Gilston Area Concept Framework, the Strategic Design Guide & HGGT Vision & Design Guide.

Once approved, the Masterplan and the associated Design Code will form a framework to guide Reserved Matters applications (and any relevant detailed planning applications) for development plots or buildings that follow.

The objective of the Masterplan is to provide a framework for the future RMA designs and establish the design principles and guidance required in order to achieve a vibrant, cohesive, sustainable and sensitively integrated place which supports healthy active lifestyles and community. It will achieve this by defining design principles which;

- Provide a framework within which designers and developers can bring forward more detailed proposals for individual development plots in a planned and comprehensive way, whilst still allowing for design flexibility and innovation at the detailed design stage.
- Each Village Masterplan will establish a spatial strategy for the key components that will comprise the village, such as the village centre, access points and key routes, residential development plots, recreation and open spaces, and key supporting infrastructure such as education and health facilities.
- Each Masterplan will be required to complement the Strategic Landscape Masterplan and plan for a village that: has a distinct character
- Each Village Masterplan will establish its own Character Areas, informed by special/memorable places such as heritage or ecological assets, key views, the location of proposed key buildings and features, nodal points, and green spaces.
- Each Masterplan including the Strategic Landscape Masterplan will be supported by a Design Code. The Design Code will establish elements that are considered to contribute to the creation high quality place making, starting from the most strategic elements working through to more focused detailed elements.
- A Regulatory Plan will be produced in support of each Design Code to illustrate how it relates to development plots, land parcels or different character areas on a single scalable drawing. This will enable users to navigate where the provisions of the code will apply.
- It is likely given the duration of the Gilston Area development that the circumstances within which the code will operate will change over time. The Compliance Checklist should also make provision for applicants to acknowledge where a code may no longer be fit for purpose and provide design justification for any proposed deviations.

Engagement

The engagement process

The Community Engagement Plan (CEP) for the Village 1 Masterplan (V1MP) which was agreed in final form with the Project Lead Group in December 2023 sets out the process that is required to undertake in order to ensure broad community involvement and collaboration in the evolution and finalisation of plans for the V1MP.

In accordance with the CEP, the engagement process has been laid out in the following stages:

Stage 1 – Strategy development

- Consultation strategy development
- Consultation strategy discussion and agreement with GASG / Project Lead Group
- Formation of Project Lead Group
- Formation of Working Group

Stage 2 & 3 - Visioning

- Working group session

Stage 4A – Developing a framework

- Working Group sessions
- Stakeholder outreach including meetings / calls / invites to participate
- Public awareness raising – newsletters / social media / traditional media
- Public consultation

Stage 4B – Fixing the masterplan

- Working Group sessions
- Stakeholder meetings
- Public consultation

Stage 5 – Reporting back

Stage 6 - Submission and statutory consultation

Engagement undertaken

Strategy development

Stage 1 – Strategy development

a. Strategy Development

Places for People developed the Community Engagement Plan (CEP) for the V1MP. The CEP outlined the opportunity for stakeholders to work collaboratively and to consult in a manner proportionate to the project at hand. Separate CEPs and Statements of Engagement will be prepared for other masterplans having regard to the overall approach set out in the V1MP (and other previously progressed/completed masterplans).

The CEP included a broad timetable and methods of engagement, noting the potential for changing restrictions around COVID that were in place in 2021. This included digital engagement and remote sessions where necessary.

b. Consultation strategy discussion and agreement with the Gilston Area Steering Group (GASG) / Project Lead Group

The developers brought the draft SLMP & V1MP Community Engagement Plans for discussion and agreement with the Joint Working Group / GASG in April and June 2021, and to the Project Lead Group in July 2023 and December 2023. Early discussions included membership of the Community Working Group.

Since the first meeting of the GASG, a Gilston Area Developer Forum (GADF) has been established which has effectively replaced GASG. This has not met since 2022, but various groups including the Gilston Area Community Forum have been established to counteract this. The Gilston Area Project Lead Group have discussed and agreed the SLMP consultation strategy through the CEP.

c. Formation of the (Community) Working Groups

Community Working Groups (CWGs) are a central element of each masterplan consultation. The V1MP CWG met on multiple occasions, detailed in the sections below and including a site visit held in July 2021.

The CWG programme was designed to allow a wide range of participants to take part, balancing the number and length of meetings with the need to provide time and space for collaborative discussion and feedback. Recognising that most participants were volunteers, meetings took place at times the Group as a whole decided were most convenient.

The Working Group workshop sessions were undertaken by JTP (masterplanner) and other project consultants as hands-on planning sessions. Members of the Working Group were actively encouraged to participate positively in the development of the masterplan as it evolved through discussion, collaborative drawing exercises and presentations. Notes from the sessions were reported back to the wider public (see below) through Interim Consultation Reports, Engagement Reports and ad hoc responses to comments received.

The V1MP CWG was made up of representatives of the main stakeholder groups involved in the relevant masterplan. Membership has been discussed with GASG and has been drawn from:

- Eastwick & Gilston Parish Council

- Hunsdon Parish Council
- East Herts District Council ward member
- Hunsdon, Eastwick & Gilston Neighbourhood Plan Group (HEGNP)
- High Wych and Widford Parish Councils
- An East Herts District Council officer
- Harlow District Council elected members
- Hertfordshire County Council elected representative
- Local residents
- Community representatives
- Youth representatives
- Places for People and technical team

Places for People worked with EHDC and other organisations to identify potential members. Statutory consultees were invited to participate where their expertise was pertinent to the matters due to be discussed. For CWGs 3 and 4, over three hundred representatives of different local stakeholder organisations were invited to the sessions.

For the operation and governance of the Group, a Terms of Reference was agreed by the group at the initial meeting and notes have been published online for each session, to allow access for members of the wider community to view for transparency and completeness. The issues raised by the group have been reviewed by Places for People and where possible, change have been implemented. Alongside this, an explanation was also provided on why certain suggestions couldn't be implemented.

Stage 2 & 3 - Visioning

The V1MP consultation process began with a *visioning and ideas* CWG (CWG 1), held online on 14th July 2021, due to COVID 19. A copy of the agenda can be found in **Appendix 1**.

The online workshop session was an opportunity for those attending provided their initial comments on the key challenges and aspirations for V1MP.

The purpose of this session was to identify critical concerns and aspirations for the scheme, to reach an aligned approach where possible. CWG1 provided a platform to gain in-depth local knowledge from the community and key stakeholders; to influence and positively shape future proposals.

A report on the key topics discussed at CWG1 and an overall summary of the event is in **Appendix 2**.

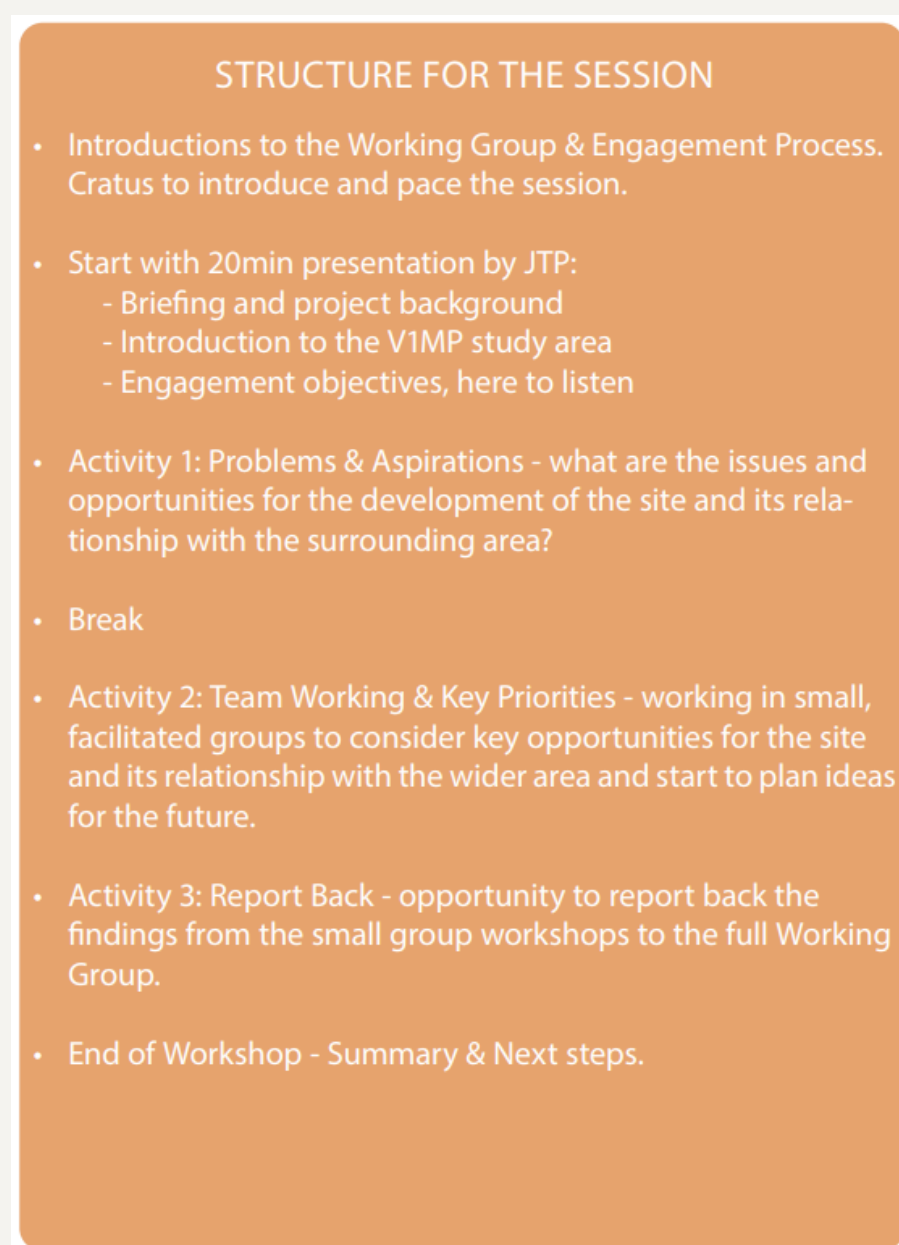


Figure 2 V1MP CWG 1 Agenda

- **A vibrant community**

- **Distinct neighbourhoods**

- **Places for all**

- Getting about

- **Landscape and nature**

A place where you are living close to nature and understand its importance is key. Parks and green spaces that fulfil multiple needs such as playing, dog walking, relaxation and social gatherings.

These five emerging themes helped drive the development of the V1MP and the outcomes of these sessions gave the design team an understanding of the themes which are of particular interest to the community.

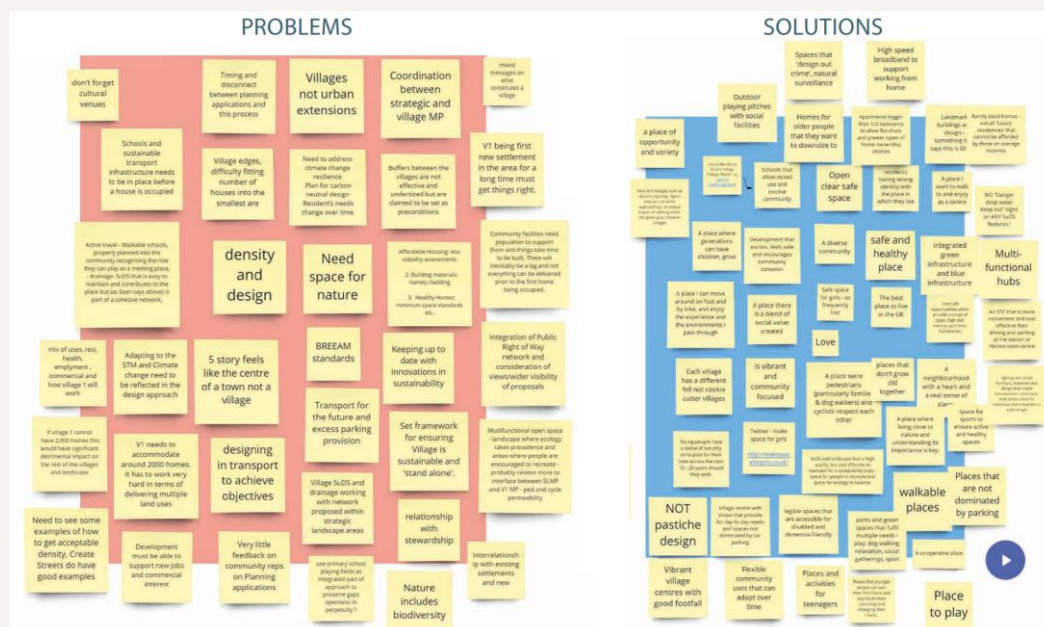


Figure 3 Example feedback from V1MP CWG 1

Stage 4A – Developing a framework

CWG2 involved members of the CWG working in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area, with the aim to begin spatially planning ideas for the Village 1 Masterplan (V1MP).

The Working Group session took place in person and an agenda and briefing pack were sent out to attendees one week in advance of the workshop, which can be found in [Appendices 3 & 4](#).

Members were able to pick a group depending on their interest, and over two sessions, four topic areas: Character, Density & Placemaking; Access & Movement; Mixed Use Centres; and Blue & Green Infrastructure. After each study there was a report back to the wider group which allowed both groups to discuss the key outcomes.

A full report from Community Working Group 2 can be found in [Appendix 5](#).

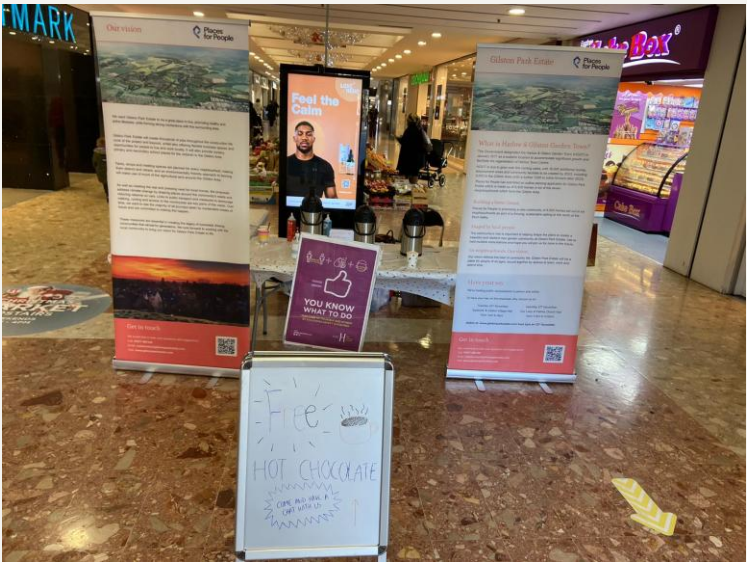
The public engagement on the Village 1 Masterplan vision formed the first of two stages of open public consultation. Each stage was made up of a CWG workshop, which fed into stakeholder meetings and public events.

The public events for this stage featured:

- In-person consultations held locally to the site (23rd and 27th November 2021)
- Three pop-up events in Bishop's Stortford and Harlow
- Short video presentations with Q&A and "sticky note" sessions which allow the public to review and respond to each other's comments

The community leaflet issued to advertise the November 2021 consultation can be found at [Appendix 6](#).







Figures 4, 5, 6, 7 & 8 Public drop-in sessions

Some key outputs from the consultation:

- Leaflet sent to around 4,000 addresses
- Advertised in local newspapers
- 120 members of the community attended the events

Following this process, public sessions including in-person events and a webinar were held to report back on the progress with the development of the masterplan, to answer questions, and to take away feedback to feed into the next iteration. Members of the public were able to feedback via dedicated channels, via questionnaire and other digital tools as well as directly to members of the team.

The public events were widely advertised to encourage participation. Methods included:

- Direct letters to stakeholders e.g., neighbour community representatives
- Advertising banners (**Appendix 7**)
- Newsletter
- Press release & interviews
- Website update
- Social media campaign (Places for People & HGGT)
- Leaflet drop
- Via schools
- Via business networks

The social media campaign included utilizing dynamic content across platforms which included Facebook and Instagram, making use of third-party groups where appropriate. Content has been developed to target those who may not traditionally engage with the planning process. Places for People used existing contacts at schools to highlight the consultation process and to encourage wider participation from younger people.

The feedback presentation and the feedback summary were published on the Gilston Park Estate website and sent to all signed up participants via the regular electronic newsletter.

A full report from the public consultation, including feedback, can be found in [Appendix 8](#).

Restarting engagement

Stages 1 to 4a of the engagement plan took place in summer/autumn 2021. This was followed by a pause in the masterplanning to ensure focus in the delivery of the outline planning permissions for the Gilston Area. Therefore, an initial reintroduction stage was added into the programme before masterplanning restarted in earnest.

Places for People reached out to CWG members and hosted an online reintroduction meeting to update stakeholders on the progress that had been made up to that point, which took place on 19th September 2023. From this, we prepared them for continued attendance at the Stage 4b and 5 working group meetings and also used this as an opportunity to broaden the invited organisations considerably.

In addition to contact with existing CWG members, the consultant team contacted previously identified stakeholder groups from across the area, to understand whether they would like to participate in this round of engagement. Further research was undertaken to find new groups who may also want to take part, including those that have been circulated through the Project Lead Group (PLG). This effort increased the profile of the masterplanning work and the range of voices that input into its preparation.

Stage 4B – Fixing the masterplan

The second round of consultation followed the same format as round one. As in round one, a Working Group session (CWG3) was held for a collaborative workshop to view, understand and develop the masterplan and elements of the associated emerging draft Design Code – incorporating the feedback received where possible.

For CWG3, the session began with a recap of the CWG process, an update on the masterplan and design code methodology, followed by a Q&A session and breakout group sessions. The evening concluded with feedback from each table reporting back to the group and a discussion on next steps.

A video of the feedback presentation was captured and a feedback summary for the stage was published on the Gilston Park Estate website.

Community Working Group 3 was held at Gilston and Eastwick Village Hall on 16th November 2023, from 6pm - 8.30pm.

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were invited. An agenda and briefing pack were sent out to attendees one week in advance of the workshop. Copies of these can be found in [Appendices 9 & 10](#).

In addition to 11 members of the developer project team, a total of 16 people attended Community Working Group 3. The focus of the session was on built form, green infrastructure and access & movement.



Figure 9 CWG3

A full report from the Community Working Group 3, including feedback, can be found in **Appendix 12**.

Stage 5 – Reporting back

At each Community Working Group, the project teams provided a feedback presentation and a summary of feedback. An agenda and briefing pack were sent out to attendees one week in advance of the workshop. Copies of these can be found in **Appendices 13 & 14**.

During stage 5, a final CWG meeting was held in person at Eastwick and Gilston Village Hall on 30th January 2025.

When the invitation for the meeting was sent out, the RSVP link allowed attendees to highlight the key topics they wished the session to focus on. These elements made up most of the information discussed at CWG4. More information regarding this round of engagement can be found in **Appendices 15 & 18**.



Figure 10 CWG4

Following CWG4, a drop-in public engagement event was held on Tuesday 11th February at Gilston and Eastwick Village Hall. 14 A1 boards provided visitors with an update on how the plans had progressed, with members of the project team on hand to answer any questions raised.

Some key headlines from the public consultation:

- Leaflet sent to around 2,000 addresses (**Appendix 16**).
- Around 65 members of the community attended the drop-in event.
- Copies of the information boards can be found in **Appendix 17**.



Figure 11 Reporting back public drop-in event

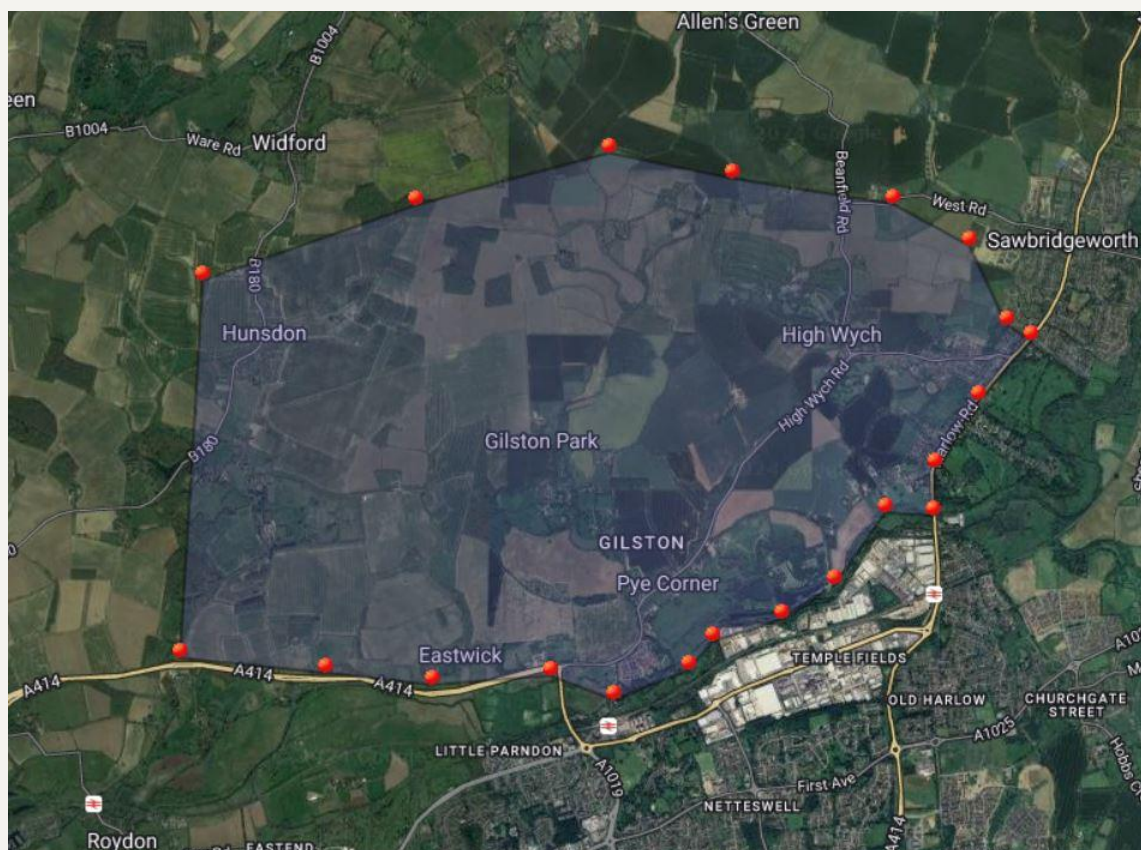


Figure 12 Mailing radius

A copy of the final report from CWG4 which is in the form of questions and answers can be found in [Appendix 18](#).

Stakeholder meetings

The Village 1 Masterplan has been developed in collaboration with the local planning authority, local community, elected representatives, the county council and key stakeholders advising on strategic, technical and detailed aspects of the proposals. The V1MP Engagement Plan established a core group who regularly engaged through the process of producing the V1MP:

- **Gilston Area Project Lead Group:** Sessions were held at key points in the process, bringing together EHDC planning and specialist officers, key Hertfordshire County Council (HCC) representatives and the two developers Places for People and Taylor Wimpey to discuss key issues in developing the SLMP & V1MP, including the SLMP & V1MP scopes, engagement on the SLMP and V1MP and approach to planning conditions supporting the SLMP and V1MP.

In addition to the above, proposals were discussed with and/or presented to:

Authorities:

- Hertfordshire County Council teams, including Highways, Countryside and Public Rights of Way and Education (including a number of meetings with each on their relevant area of interest, and invited to Technical Working Group meetings where relevant, with feedback provided taken into account in the SLMP)
- HCC Ecology (invited to relevant Technical Working Groups with feedback provided, including on briefing material, taken into account of in the SLMP)

- Lead Local Flood Authority (separate meetings held to discuss approach to planning conditions in the context of the SLMP, the strategic sustainable drainage strategy, and the supplementary flood risk assessment, and invited to relevant Technical Working Group meetings, with comments provided in both taken on board in the SLMP and supporting condition discharge documents)
- HCC Archaeology (invited to relevant Technical Working Group meetings with comments taken on board in the SLMP)
- Harlow Council
- Essex County Council
- Harlow and Gilston Garden Town

Community Groups:

- Hunsdon Eastwick and Gilston Neighbourhood Planning Group (including site tours)
- Parish Councils
- Tenants

Wider Community Groups:

- Stort Catchment Partnership
- Wildlife Trusts
- Youth Groups

Statutory / Non-statutory Bodies:

- Environment Agency (with separate meetings held to discuss relevant matters such as the approach to the supplementary flood risk assessment and site-specific matters such as the approach to watercourse crossings and flood compensation, with comments provided in both taken on board in the SLMP, V1MP and supporting condition discharge documents)
- Historic England (consulted on relevant matters such as the Conservation Management Plans, with comments provided taken on board in the SLMP, V1MP and supporting appendices)
- Sport England
- Natural England

Political representatives:

- East Herts District Council members, including Cabinet Member for Planning and local ward members
- Representatives from all parish councils
- Hertfordshire County Council members, including Cabinet Member for Environment and Hunsdon division member
- The former Member of Parliament for Hertford and Stortford, Julie Marson

Quality Review:

- HGGT Quality Review Panel (two meetings)
- Design Code Testing meetings
- Places for People Internal Peer Review workshops

Project website

A dedicated project website, www.gilstonparkestate.co.uk, was launched to act as an online hub of information on what's proposed and to provide channels for feedback. More than 4,000 people have visited the website since June 2021.

As per the V1MP CEP, the project website was updated with materials for the masterplanning stage, including:

- Agendas
- Briefing packs
- Interim consultation reports
- Full reports
- Presentations

Videos of the presentations for Community Working Groups 3 and 4 have not been uploaded to the website but are available to the public via gilston@meeting-place.uk.

Contact details

Ensuring people were able to get in touch with the team to ask questions and make any comments was vital. The freephone telephone number and freepost address, also provided an important opportunity for people unable to access the online channels to engage.

The number, 0800 148 8911, and email address gilston@meeting-place.uk were staffed between 9.00am and 5.30pm from Monday to Friday. Both were answered and managed by a member of the Meeting Place team. The Meeting Place freepost address was also managed by Meeting Place.

Contact details for Cratus Communications, the company responsible for consultation until Community Working Group 3, was included on earlier materials.

These contact details were promoted through all communications including the newsletter and website.

How we’ve responded to feedback

Detailed feedback from each community working group and public consultation event is included in the relevant reports appended to this Statement of Engagement.

The below sections set out the key emerging themes and issues from the engagement undertaken and how the project team has responded through the emerging design.

All feedback has been reviewed extensively by the team.

Forum	Key theme	Response
CWG 1, CWG3	An emerging theme from the first session was around ensuring that a vibrant community is created, with a neighbourhood that has a real sense of place.	At its core, Village 1 will be alive with energy, anchored by a distinctive Village Centre—a hub of activity and connection. Here, at the intersection of the STC, East-West Green Link, and Lime Avenue, a vibrant mix of uses will unfold: from cafes and local shops to cultural and recreational spaces. Designed with flexibility in mind, this shared space will adapt and thrive as the community grows, becoming a focal point for social interaction and commerce. Educational excellence will further enhance the Village’s appeal, with a Primary School, and in time a Secondary School, serving as key anchors of the neighbourhood. These institutions will not only educate but also inspire, generating opportunities for social and economic vibrancy. Landmark buildings play a key role in enriching the urban experience by establishing memorable and recognisable nodes within Village 1, aiding legibility and wayfinding and the distinctiveness of the Village. Marker Buildings are placed in visually prominent locations or corners which address key routes and spaces. They are designed to terminate vistas and views and aid wayfinding and legibility. Further information about this can be found in the V1MP Design Code: 2.3 Masterplan Vision 5.2 Village 1 Considerations 5.3.1 Key Groupings

CWG1, CWG2	Attendees wished to see that each village has its own identity with its own identity and feel.	Village 1 will evolve as a place of distinct character and identity. Its interconnected neighbourhoods and open spaces will blend the charm of the existing landscape with a forward-thinking vision, creating an environment where heritage and innovation coexist. Dramatic changes in style, features, materials and articulation of character must be avoided, either across streets or within perimeter blocks. The integration of styles and character should be seamless between parcel boundaries and character areas. Further information about this can be found in the V1MP Design Code: 2.3 Masterplan Vision 5.5 Street Scene Principles
CWG1, CWG2	Places for all. There was a desire for a mix of shops and services in the village centre. A mix of homes and sizes was also discussed.	The Village Centre, centrally located in Village 1 at the intersection of the north-south and east-west sections of the Sustainable Transport Corridor (STC) and the East-West Green Link, will serve as a vibrant hub offering a variety of uses. It will be easily accessible for cyclists, pedestrians, and bus users alike. By bringing together education facilities, community spaces, retail, employment opportunities, and higher-density housing, the Village Centre will support a diverse range of activities and foster a lively, mixed-use destination. Its pivotal role at the heart of the new community presents a unique opportunity to create a truly exceptional focal point for Village 1. Whilst the precise housing mix will be determined by future Reserved Matters applications, information about the appropriate dwelling typologies for residential development and frontage character is included. Further information about this can be found in the V1MP Design Code: 5.3.2 Frontage Characters 5.9 Dwelling Typologies Library 6.1.1 Introduction (Non-Residential Built Form)
CWG1, CWG2, CWG3	A place that encourages active travel for	At the heart of the design lies the principle of a 'walkable neighbourhood', which was originally enshrined within the Manual for Streets guidance. The concept has taken more prominence through the increasing focus there has been for

	pedestrians, cyclists and those less able to get about were a common theme in the first workshop.	new sustainable settlements to establish 20-minute neighbourhoods where possible, supported by a range of facilities that can be easily accessed. This is one reason why it is important for Village 1 to be arranged in such a way that a permeable network of streets is created in order to enhance pedestrian and cycle movements. Priority is also provided for public transport, through the establishment of dedicated bus corridors, alongside this pedestrian/cycle infrastructure. The natural choice for internal travel must therefore always be for people to walk, cycle, wheel or take the bus. However, some car travel must be facilitated in simple recognition that some end users of the Village may have originated from places that do not lend themselves as well to alternative modes of transport. This echoes with the objective of seeking for 60% of all journeys to be made via sustainable modes, supported by the wider HGGT aspiration for a 50% sustainable mode journey share for all of Harlow. The design choices that have been made are therefore about maximising travel choice for residents, employees, students and/or visitors and, where car travel is unavoidable, to ensure that sufficient provision is provided to ensure such movements accommodated, including through the provision of Electric Vehicle charging points, a legible street network and parking provision where required. The design and layout of all public space, especially the pedestrian and cycle routes, parks, and the Key Groupings in residential areas must ensure that those who are less mobile are able to easily move around the development. Further information about this can be found in the V1MP Design Code: 4.1.1 Introduction 4.7 Active Travel Network 4.8 Access for All
CWG1	Attendees were keen to for Village 1 to be a place where residents and visitors were close to nature	Our vision is to create a resilient, biodiverse, and connected landscape that enriches community life, supports wildlife, and addresses climate change. The integration of green and blue infrastructure underpins sustainable development, enhances ecological networks, and provides spaces for health and wellbeing. Embedding green and blue infrastructure from the outset generates long-term economic, social, and environmental

	and green open spaces.	benefits. Practical, market-responsive solutions ensure alignment with environmental goals while maintaining feasibility and deliverability. The design code aspires to deliver environments where natural systems thrive alongside human activity, fostering Village character, beauty, and lasting environmental value. Our approach prioritises pragmatic, deliverable solutions that respond to site constraints, leverage opportunities within the wider Gilston Villages setting, and ensure economic viability. Further information about this can be found in the V1MP Design Code: 3.1 Introduction 3.3 Green Infrastructure Components
CWG2, CWG3	There was a feeling that SuDS should be fully integrated into the landscape to help form a sense of place.	SuDS features must be designed to maximise amenity value by enhancing public open spaces, and increasing biodiversity, providing aquatic and semiaquatic planting opportunities. Existing retained waterbodies and watercourses will be enhanced to improve their water quality, biodiversity and suitability for species of conservation interest. Proposed SuDS elements that hold water for long lengths of time should be designed as wildlife habitat. Proposed swales must use appropriate vegetation and should act as movement corridors for amphibians, reptiles and invertebrates. SuDS features must be integrated into the design and must include areas of permanent water. SuDS must be incorporated along the length of the East-West Green Link. Further information about this can be found in the V1MP Design Code: 3.4 Gateways 3.5 Green Corridors & Buffers 3.10 Ecology & Biodiversity 3.17 Blue Infrastructure Components
CWG2	Clarification around density was sought. There was a consensus that the density of Village 1	Higher density development should be concentrated around the Village Centre, which will give the Village Centre a sense of vitality and critical mass appropriate to the supporting uses.

	should be higher than the others, but including soft edges is key.	Density should decrease towards the eastern and western edges of the Village, to respond the sensitivity and character of the existing Villages of Gilston and Eastwick. Along the Sustainable Transport Corridor, Primary Street and Eastwick Road, higher densities will provide enclosure and reflect their significance as key routes. Further information about this can be found in the V1MP Design Code: 5.2 Village 1 Considerations
CWG2	Clear provision of cycling infrastructure was a desire of attendees to CWG2.	Proposals should prioritise walking and cycling as an attractive means of travel and provide these routes to ensure connectivity in Village 1. Further information about this can be found in the V1MP Design Code: 4.1.1 Introduction 4.7 Active Travel Network
CWG2	There was a request for the school to be at the heart of the community and accessible/surrounded by other uses.	Village 1 will deliver a 3FE Primary School and up to an 8FE Secondary School. The schools form a core component of Village 1 and wider development at Gilston Park. Along with the Village Centre, the schools will be a key focal point for the community, and their location and design are key to ensuring their prominence and connectivity within a network of walking, cycling and public transport routes. They will become one of the most visible and visited locations in Village 1, and their design must reflect this status accordingly. Further information about this can be found in the V1MP Design Code: 6.3 Education
CWG2	Attendees at CWG2 discussed the existing building on site as they already add character. The possibility of re-using them was also raised.	A cluster of buildings are located along the southern boundary of Village 1, accessed from Eastwick Road. Eastwick Lodge is currently under use and known as Forest Veterinary Centre. It is a building with historic and architectural merit, and should be retained where viable, and carefully integrated into new development. An opportunity exists to develop the building for a number of uses including, business, dwellings, community uses and estate offices. Appropriate changes or sensitive alterations can secure the continuing beneficial use of historic buildings, provided its original character and the surrounding setting are acknowledged.

		The Village Centre will evolve over a number of years and meanwhile uses and temporary structures should be considered, to create a sense of place and serve the new community from day one. Further information about this can be found in the V1MP Design Code: 6.4 Retention of Existing Buildings
CWG2	Several references to heritage in the local area were made at CWG2, with a belief that there is an opportunity to celebrate local heritage which people may not be aware of e.g., Scheduled Monument, alignment of historic carriageway route, Gilston Park, Deer Ditch e.g.	Rooted in the rich history of Gilston and Eastwick, Village 1 will evolve as a place of distinct character and identity. Its interconnected neighbourhoods and open spaces will blend the charm of the existing landscape with a forward-thinking vision, creating an environment where heritage and innovation coexist. The Sensitive Development Area shown on the Constraints Plan reflects the historic and landscape sensitively of Gilston Park. The Mount is a Scheduled Monument (NHLE1013017) and consists of a moated site, associated deer pen enclosure and part of the park pale. The park pale forms a substantial monument across the landscape within the Gilston Estate reflecting the Medieval park landscape within this area of Hertfordshire. The ditch contains trees, the more substantial of which are located on the eastern, and the southern slope of the ditch. The majority of the park pale is of low to medium significance as it is extensive and well preserved. The extent of the park pale where it is directly associated with the moated site is of high significance. Further information about this can be found in the V1MP Design Code: 2.2 Features and Constraints 2.3 Masterplan Vision 3.12 Wayfinding
CWG3	CWG3 attendees agreed on the importance of play for various age groups and landscapes that promote health and wellbeing.	Play is an important development need and contributes significantly to well-being. Enabling play should be explored in all public spaces. Play provision must be inclusive with opportunities for play available for all ages, including adults and the elderly, as well as those with additional physical, sensory or processing needs. Play provision must be delivered through a combination of formal equipped spaces as well as informal play opportunities. Further information about this can be found in the V1MP Design Code: 3.8 Play & Sports Provision

CWG3	It was agreed that personal safety should be emphasised in the code, with specifications for lighting along commuter routes. The Design Code should emphasise accessible and safe public realm/open spaces through the specification of lighting etc.	Lighting design across the Village must demonstrate how proposals have actively sought to minimise the amount and visual impact of high- and low-level lighting in the public realm whilst complying with prevailing standards for minimum provision/levels of illumination. Street lighting must balance safety requirements, a desire to ensure the lighting makes a positive and attractive contribution to the visual character of the proposal, and the need to avoid light pollution and harmful lighting to local ecology. Further information about this can be found in the V1MP Design Code: 4.12 Utilities, Noise & Lighting
CWG3	There was a desire for more variation in tertiary streets to be included in the Design Code, with streets including landscaping, through 3d drawings, sections and precedent imagery.	Tertiary streets are quieter, well enclosed residential streets that will be provided to serve dwellings within the development parcels. Typically, tertiary streets will only be used by people living or visiting that area, and will therefore be narrower and less formal in character than a secondary street. Tertiary Streets also include mews and streets designed to homezone principles. The detailed alignment of these routes will be determined through the layout of subsequent Reserved Matters Applications. Further information about this can be found in the V1MP Design Code: 4.3.5 Street Hierarchy (Examples images of tertiary streets are included.)
CWG3	The Design Code should specify that shelters, seats, and Real-Time Passenger Information	The provision and location of bus stops or bus shelter should be planned at an early stage and made the subject of a safety auditing process to ensure they are located in areas that are well-lit and where there is natural surveillance. Bus services should have digital infrastructure and bus stop timetable information, within a reasonable walking distance of all occupied properties.

	(RTPI) should be a requirement for all bus stops.	Further information about this can be found in the V1MP Design Code: 4.6 Bus Network
CWG3	There was a consensus that the Design Code should set out requirements for front gardens and limit parking/hard surfacing as much as possible.	Frontage Characters refer to the interface of development edges with the public realm – where built form meets open spaces, routes or the boundaries of the Village. They play a critical role in defining the character of the place and the quality of routes and spaces. They are defined by a number of factors including the formality or informality of the building alignment, the spacing between buildings, the boundary treatments and parking arrangements. Well-designed Frontage Characters will positively address the public realm, providing natural surveillance of the space and ensure the new neighbourhood displays a varied but harmonious character. Six Frontage Characters have been identified across the Village. These frontages have been grouped into three categories in terms of their formality from most informal to most formal. Further information about this can be found in the V1MP Design Code: 5.3.2 Frontage Characters
Public engagement events	There was some concern about the provision of car parking across Village 1.	There is a planning policy objective, and a requirement of the outline planning permission, to seek to meet the sustainable mobility targets set by the HGGT Transport Strategy and achieve a 60% sustainable mode share. Therefore, there is a desire in the emerging masterplan, and encouragement from stakeholders to deliver a range of parking provision to support the use of active modes, whilst preserving the street character and avoiding on-street parking pressure. A Village-specific parking strategy is being devised to provide a bespoke guide to the provision of car parking across the development, specific to the range of land-uses. The approach recognises that unique accessibility of the development to public transport and other active modes travel choices, as well as the specific characteristics of the mixed-use Village Centre. Spatially, there will be a range of car parking within the development, from greater use of shared or communal spaces within the Village Centre to more dedicated provision towards the outer edges, mirroring the density and proposed housing typologies.

		A parking strategy is being developed to support the Village Centre uses and determine suitable parking levels for all home types within the development. This will provide a mix of conventional parking for residential units closer to the Village edges and more restrictive levels of parking for development closer to the Village Centre. It is recognised that the provision of car parking may have to evolve over the build-out of Village 1 and when other Villages are likely to come forward. This may allow for additional measures to be brought in to control the demand for parking, for example through the implementation of short-stay restrictions for commercial uses within the Village Centre, or further on-street parking controls. There is inherent flexibility to review parking standards over time, and for the strategy to be updated to respond to future technologies and varying levels of demand. Further information about this can be found in the V1MP Design Code: 4.10 Parking Strategy
Public engagement events	There was some concern about 5-storey buildings being out of keeping with the local area.	The Building Heights Parameter Plan shows a transition from 'up to 5 storeys' to the centre of Village 1, down to 'up to 2.5 storeys' around the periphery. There will be a general reduction in scale towards the edges of the Village, with the exception of taller buildings at the southern gateways which will form key arrival spaces from Eastwick Road. A number of taller buildings will be located as feature buildings to terminate key views and/or create a 'landmark feature.' The plan indicates that up to 5 storey mixed use buildings (including local shops, community and a healthcare facility) are appropriate to the local context. Building scale and massing should be a contemporary interpretation of its local settlement patterns and respond to the surrounding context. Further information about this can be found in the V1MP Design Code: 5.2 Village 1 Considerations

Summary of appendices

Appendix 1

Working Group Agenda/Minutes (July 2021) – A copy of the detailed agenda used for the first working group and high-level minutes from the discussions.

Appendix 2

Working Group – Workshop 1 Results (July 2021) – A summary of the first community working group event and the key discussion points raised by attendees.

Appendix 3

Working Group – Session 2 Agenda (September 2021) – A copy of the agenda for community working group two.

Appendix 4

Working Group – Session 2 presentation (September 2021) – A copy of the presentation used at the second community working group event.

Appendix 5

Working Group – Workshop 2 Results (September 2021) – A summary of the second community working group event and the key discussion points raised by attendees.

Appendix 6

Leaflet inviting residents to drop-in events (November 2021) – A copy of the leaflet sent to local residents inviting them to the public consultation events.

Appendix 7

Information banners used at the public drop-in events (November 2021) – Copies of the roller banners used at the public drop-in events.

Appendix 8

Community Consultation Feedback Report (January 2022) – A summary of the public consultation event and a summary of the feedback received.

Appendix 9

Community Working Group 3 – Agenda (November 2023) – A copy of the agenda used for the third working group.

Appendix 10a & 10b

Community Working Group 3 – Advance information pack (November 2023) – A copy of the information pack sent to attendees one week in advance of the event.

Appendix 11

Community Working Group 3 – Interim Report (December 2023) – An interim report prepared soon after the working group session to summarise the key discussion points and an overview of the event.

Appendix 12

Community Working Group 3 - Results (February 2024) – A summary of the working group meeting and a summary of the feedback received.

Appendix 13

Community Working Group 4 – Agenda (January 2025) – A copy of the agenda used for the fourth working group.

Appendix 14

Community Working Group 4 – Advance information pack (January 2025) – A copy of the information pack sent to attendees one week in advance of the event.

Appendix 15

Community Working Group 4 – Interim Report (February 2025) – An interim report prepared soon after the working group session to summarise the key discussion points and an overview of the event.

Appendix 16

Leaflet inviting residents to drop-in events (January 2025) - A copy of the leaflet sent to local residents inviting them to the public engagement event.

Appendix 17

Information banners used at the public drop-in events (February 2025) – Copies of the roller banners used at the public drop-in event in Gilston.

Appendix 18

Community Working Group – Session 4 Results (July 2025) - A final report which is in the form of questions and answers to the key themes raised.

Appendix 19

Draft Design Code (April 2025) - A copy of the draft Design Code which was shared with members of the CWG for final comments ahead of submission.

V1M WG Session 1 Agenda

1. Introductions to the Working Group & Engagement process. Cratus to introduce and pace the session
2. Presentation by JTP:
 - Briefing and project background
 - Introduction to the V1MP study area
 - PfP and JTP are aware of the Neighbourhood Plan and its status and are working to see how this can dovetail with the parameter plans.
 - Engagement objectives, here to listen
 - The parameter plan and outline planning application identifies certain areas where certain land uses are acceptable, from HCC perspective they are aware that a school site can be provided within the area that complies with specific site requirements that HCC have. This means that the schools in Village 1 will be towards the northern edge of the village.
3. Activity 1: Problems, Aspirations & Solutions – what are the issues and opportunities for the development of the site and its relationship with the surrounding area?
 - Problems
 - Timing and disconnect between planning applications and this process, it seems as though there is a lot of catch-up. PM highlights benefits including allowing to see in practice what is set out in the outline planning application and how this applies.
 - Villages not urban extensions.
 - Coordination between strategic and village MP, both must take into account the links between the two.
 - Village edges, difficulty fitting number of houses into the smallest area.
 - Need to address climate change resilience, plan for carbon neutral design, resident's needs change over time.
 - Buffers between the villages are not effective and undersized but are claimed to be set as preconditions. Village 7 are saying that the buffers can accommodate development. Soft edges are very important.
 - Density and design.
 - Need space for nature.
 - Affordable Housing: less viability assessments. Residents at risk of being priced out.
 - Building materials: namely cladding.
 - Healthy Homes: minimum space standards etc. PM says this will be considered in the design code.
 - 5 stories feels like the centre of a town, not a village.

- BREEAM standards.
- Keeping up to date with innovations in sustainability, an exciting challenge and there needs to be something set out which allows adaptation as the development progresses.
- Adapting to the STM and Climate change need to be reflected in the design approach.
- Development must be able to support new jobs and commercial interest.
- Very little feedback on community reps on Planning applications.
- SuDS and drainage working with network proposed within strategic landscape areas.
- Relationship with stewardship.
- Active travel - Walkable schools, properly planned into the community recognising the role they can play as a meeting place, - drainage- SuDS that is easy to maintain and contributes to the place but (as Sean says above) is part of a cohesive network.
- Schools and sustainable transport infrastructure needs to be in place before a house is occupied.
- V1 being first new settlement in the area for a long time must get things right.
- Mixed messages on what constitutes a village.
- Community facilities need population to support them and things take time to be built. There will inevitably be a lag and not everything can be delivered prior to the first home being occupied.
- Integration of Public Right of Way network and consideration of views/wider visibility of proposals.
- Multifunctional open space - landscape where ecology takes precedence and areas where people are encouraged to recreate - probably relates more to interface between SLMP and V1 MP - ped and cycle permeability.
- Interrelationship with existing settlements and new.
- Use primary school playing fields as integrated part of approach to preserve gaps openness in perpetuity.
- Nature includes biodiversity.
- Mix of uses, resi, health, employment, commercial and how village 1 will work.
- Need to see some examples of how to get acceptable density, Create Streets do have good examples.
- If village 1 cannot have 2,000 homes this would have significant detrimental impact on the rest of the villages and landscape.
- Aspirations
 - Schools that allow mixed use and involve community. Welcoming for young families.
 - Open clear safe space.

- Residents having strong identity with the place in which they live.
- A place I want to walk to and enjoy as a centre.
- A diverse community.
- Development that excites, feels safe and encourages community cohesion.
- Safe and healthy place.
- Safe space for girls - so frequently lost. Skateparks for boys but what is there for girls? Check out Make Space for Girls on Twitter.
- A place there is a blend of social value created.
- The best place to live in the UK.
- A place where generations can have children, grow.
- A place I can move around on foot and by bike, and enjoy the experience and the environments I pass through .
- Each village has a different feel not cookie cutter villages.
- Is vibrant and community focussed.
- A place where pedestrians (particularly families & dog walkers) and cyclists respect each other.
- SuDS and landscape that is high quality, but cost effective to maintain for a stewardship body - space for people to recreate and space for ecology in balance.
- Places and activities for teenagers.
- Places that don't grow old together. Mix of different generations.
- A place where living close to nature and understanding its importance is key.
- A place of opportunity and variety.
- NO "Danger deep water Keep out" signs on ANY SuDS features!
- Mix of housing that offers residents an opportunity to move yet stay in the village (housing appropriate to age & health).

4. Break

5. Activity 2: Team Working & Key Priorities – working in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area and start to plan ideas for the future
6. Activity 3: Report Back – opportunity to report back the findings from the small group workshops to the full Working Group
 - Built form aspect to what a place looks like.
 - An area residents feel comfortable with support networks.
 - Idyllic and rural areas but conscious of isolation of those living in villages.
 - Presence of agriculture.
 - Avoid 'sameness' or standard developments.
 - Village 1 needs a unique identity.
 - Access to utilities such as supermarkets.

- Ensuring the softness of street lighting.
- Consider the impact on ecology.
- Tying the neighbourhoods together and not unnecessarily separate.
- Global village – consider the village outside of scale but concentrated within nodes. Not limited but broad and wide reaching. Focus on what a community would like to achieve by being connected.
- A place where people interact and creating spaces for residents to gather.
- Since Covid-19 communal space and access to the outdoors has changed and become valued.
- A place for everyone
- Multiplicity of homes for everyone – a variety of homes which can adapt to peoples circumstances.
- Village centre needs to be a focus including schools – schools should be in the centre of the village
- Use public house as connector. Moorhen and Dusty Miller all existing institutions outside.
- Pye corner war memorial “make happy incidents”
- Sustainable transport corridors – need to be careful about how the transport corridor works.
- Emp space integration – Poundbury how Dorset cereals was integrated. Significant industrial organisation and the integration
- Changing patterns of work – well connected facilities.
- Governance of commercial units, shops, café units in town centre – organised for the community and provide diversity of offer.
- Governance of open space, community facilities
- Community, worship spaces, places to meet – existing space to become multi-denominational
- Links with wider community, healthy hubs – social prescribing
- Digital connectivity
- Creating an early concept/destination
- “The developer is a social housing provider – how will their customers feel living in this space?”

7. End of workshop – Summary & next steps

Date of next meeting – Thursday 9th September 2021 at 5pm



GILSTON PARK ESTATE VILLAGE 1 MASTERPLAN

Working Group - Workshop 1 Results

14th July 2021

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INTRODUCTION

To ensure the vision of a sustainable new community is met for the Village 1 Masterplan (V1MP), a series of collaborative Workshop sessions with Working Group members are programmed in the following months. The purpose of these sessions is to identify critical concerns and aspirations for the scheme, to reach an aligned approach where possible.

The first Working Group session (Workshop 1) was held on the 14th of July 2021. The session provided a platform to gain in-depth local knowledge from the community and key stakeholders; to influence and positively shape future proposals.

This document summarises the emerging themes that came out of the session and will be combined with the results of future Workshop sessions to create a comprehensive summary of key challenges and aspirations for V1MP and collaboratively develop the masterplan and proposals.

WORKSHOP 1 AGENDA AND PURPOSE

WORKSHOP FOCUS

- Introduction to the Study & Engagement Process (for Working Group members).
- Identifying Problems & Aspirations (to brief JTP and V1MP).
- Team Working & Key Priorities (to inform Working Group Session 2).
- Start to develop a shared vision for the Village 1 Masterplan.

STRUCTURE FOR THE SESSION

- Introductions to the Working Group & Engagement Process. Cratus to introduce and pace the session.
- Start with 20min presentation by JTP:
 - Briefing and project background
 - Introduction to the V1MP study area
 - Engagement objectives, here to listen
- Activity 1: Problems & Aspirations - what are the issues and opportunities for the development of the site and its relationship with the surrounding area?
- Break
- Activity 2: Team Working & Key Priorities - working in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area and start to plan ideas for the future.
- Activity 3: Report Back - opportunity to report back the findings from the small group workshops to the full Working Group.
- End of Workshop - Summary & Next steps.

ATTENDEES

- Places for People – Paul Mumford
- JTP – Charles Campion, Graeme Phillips, Alex Macauley, Lucy Bird
- Cratus Communications – Julian Seymour, Ashleigh Mclellan, Jennifer Cooper
- EHDC Leader - Cllr Linda Haysey
- EHDC Ward Councillor - Cllr Eric Buckmaster
- EHDC Officers - Kevin Steptoe, Sean Rushton + Jenny Pierce
- Harlow Borough Council elected representative - Cllr Mike Hardware
- Hertfordshire County Council Division members - Cllr Eric Buckmaster, Matthew Wood
- Hunsdon Eastwick & Gilston Neighbourhood Planning Group representative - Anthony Bickmore, Janine Bryant, Bob Toll
- Youth representative - Jake Shepherd
- Community representative - Bob Reed (Friends of Pishiobury Park)

SUMMARY OF EMERGING THEMES

The following ‘emerging themes’ represent the consensus views of Working Group members, shared as part of the online Workshop, and the responses provide a basis for developing the V1MP. Each theme is explored in more detail on the following pages, with a list of consensus points and challenges the developer and design team faces in addressing these.

1. A VIBRANT COMMUNITY



“A neighbourhood with a heart and a real sense of place.”

2. DISTINCT NEIGHBOURHOODS



“Each village has a different feel, not cookie cutter villages!”

3. PLACES FOR ALL



“Centre of the village has good mix of shops & facilities providing everything you are likely to need!”

4. GETTING ABOUT



“A place I can move around on foot and by bike, and enjoy the experience and the environments I pass through.”

5. LANDSCAPE AND NATURE



“A place where living close to nature and understanding its importance is key.”

EMERGING THEMES

1. A VIBRANT COMMUNITY

“A neighbourhood with a heart and a real sense of place.”

“Development that excites, feels safe and encourages community cohesion..”

“A place of opportunity and variety.”

CONSENSUS

- Inclusive and diverse neighbourhoods with a concentration of activity and social networks;
- Places and activities for teenagers and the elderly too;
- Community facilities and communal spaces designed to encourage people to meet and relax;
- Schools to play an essential role in community cohesion through activities and shared facilities;
- Community management and stewardship to be considered from the outset; and
- A range of local job opportunities and high-speed broadband and facilities to support working from home.

CHALLENGES

- Balancing the needs of existing and future communities and ensuring phasing delivers the right uses at the right time to ensure they are successful.

EMERGING THEMES

2. DISTINCT NEIGHBOURHOODS

“Each village has a different feel, not cookie cutter villages!”

“V1 being first new settlement in the area for a long time must get things right.”

“Residents have a strong identity with the place in which they live.”

CONSENSUS

- Each village to have its own identity but ensure cohesiveness throughout the settlement;
- High-quality design throughout;
- Villages to be connected - not isolated from each other;
- Spaces which feel safe and provide natural surveillance; and
- Adaptable and resilient homes which meet future needs.

CHALLENGES

- Ensuring sufficient variation in character across a comprehensively planned development; and
- Establishing appropriate density and a balance of different uses across the villages.

EMERGING THEMES

3. PLACES FOR ALL

“Centre of the village has good mix of shops & facilities providing everything you are likely to need!”

“Legible spaces that are accessible for disabled and dementia-friendly.”

“Family sized homes - not all ‘luxury residencies’ that cannot be afforded by those on average incomes.”

CONSENSUS

- A mix of homes and sizes, including affordable and homes for the elderly;
- A multi-functional and vibrant community hub / village centre with good footfall and a good mix of local shops and facilities;
- Flexible community spaces and a variety of businesses spaces, including for start-ups, grow-on-spaces, offices, light industrial, etc.

CHALLENGES

- Meeting the varying needs of residents, while ensuring flexibility.

EMERGING THEMES

4. GETTING ABOUT

“A place I can move around on foot and by bike, and enjoy the experience and the environments I pass through.”

“A Sustainable Transport Corridor (STC) that is more convenient and cost effective than driving and parking at the station or Harlow town centre.”

“STC could be the glue that connects the whole settlement together. There should be a way of encouraging patronage of sustainable travel.”

CONSENSUS

- A place that encourages active travel for pedestrians, cyclists, and those less able to get about;
- Legible and walkable neighbourhoods; and
- Sensitive connections to existing settlements.

CHALLENGES

- Encouraging people to use active and sustainable transport over cars; and
- A place that isn't dominated by cars or parking spaces.

EMERGING THEMES

5. LANDSCAPE AND NATURE

“A place where living close to nature and understanding its importance is key.”

“Parks and green spaces that fulfil multiple needs - play, dog walking, relaxation, social gatherings, sport.”

CONSENSUS

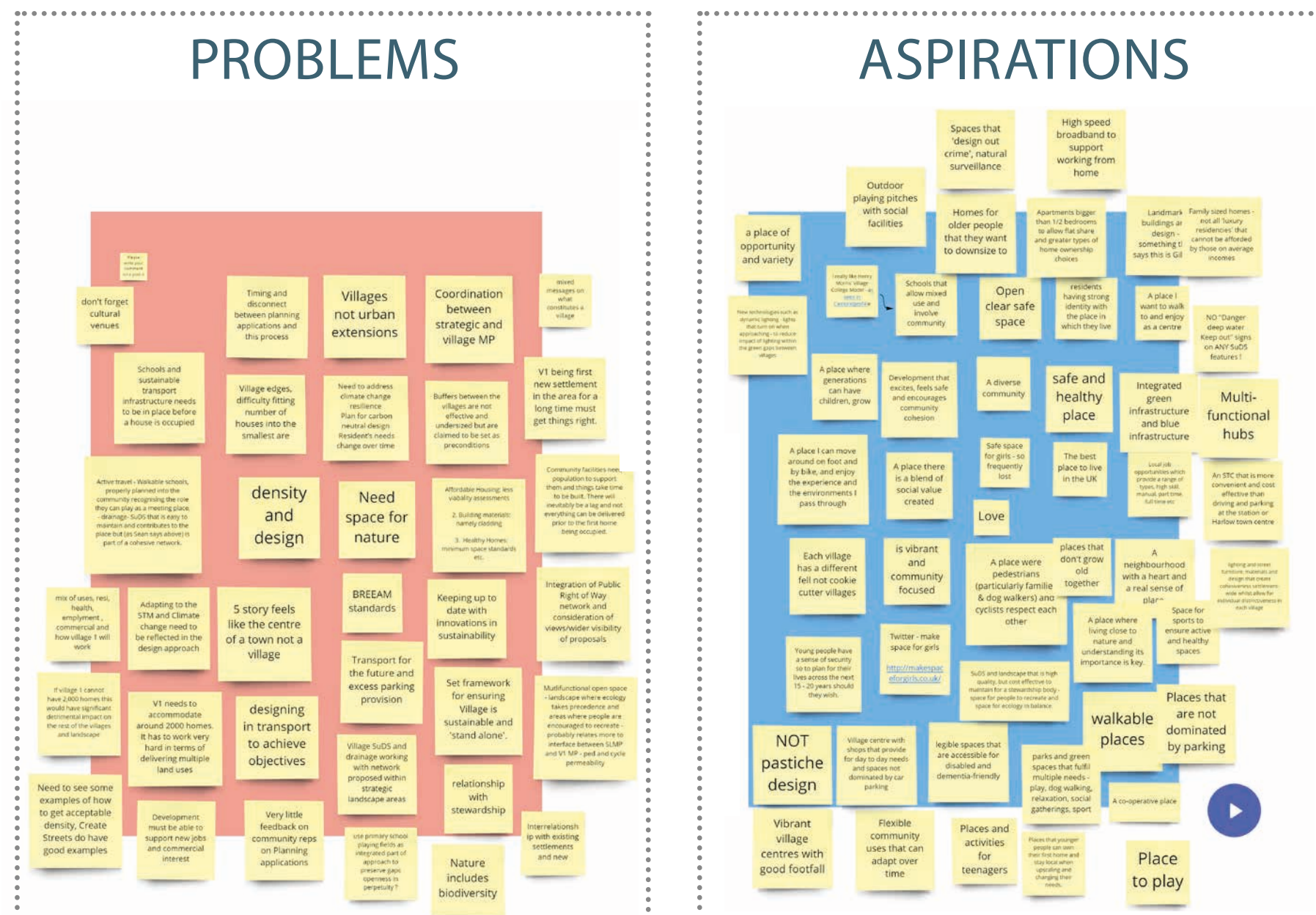
- Multifunctional open spaces for play, dog walking, relaxation, social gathering, and sports;
- Increase biodiversity and encourage nature and a connection to the wider landscape; and
- Outdoor sports facilities with social spaces.

CHALLENGES

- Ensure existing ecology and setting of existing villages are protected;
- Providing a landscape setting that is high-quality but allows for effective management by a stewardship body; and
- Providing multi-functional green corridors that benefit both people and nature.

RESULTS - MIRO BOARD

The extract below details the responses shared by Working Group members as part of Activity 1 - 'Problems and 'Aspirations'. The aim of this activity was to list the potential issues and opportunities presented by the development of the site and its relationship to the surrounding area, in the form of 'Post-It-Notes,' shared via Miro or via Microsoft Teams chat function. The following pages lists each of these responses under each of the two categories and groups them into various themes relating to their content.



Extract of Miro board -
please see Appendix 2
for further detail

ACTIVITY 1 - PROBLEMS & ASPIRATIONS

RESULTS - PROBLEMS

COMMUNITY

- 'Very little feedback on community reps on planning applications.'
- 'Relationship with stewardship.'
- 'Affordable Housing:
 - Less viability assessments
 - Building materials: namely cladding
 - Healthy Homes: minimum space standards etc.'
- 'Don't forget cultural venues.'

CONNECTIVITY

- 'Schools and sustainable transport infrastructure need to be in place before a house is occupied.'
- 'Active travel - walkable schools, properly planned into the community recognising the role they can play as a meeting place, - drainage- SuDS that is easy to maintain and contributes to the place but is part of a cohesive network.'
- 'Adapting to the STM and Climate Change need to be reflected in the design approach.'
- 'Transport for the future and excess parking provision.'
- 'Integration of Public Right of Way network and consideration of views/wider visibility of proposals.'
- 'Multifunctional open space - landscape where ecology takes precedence and areas where people are encouraged to recreate - probably relates more to interface between SLMP and V1 MP - ped and cycle permeability.'

LAND USE / DEVELOPMENT EDGE

- 'Mix of uses, resi, health, employment, commercial and how village 1 will work.'
- 'If village 1 cannot have 2,000 homes this would have significant detrimental impact on the rest of the villages and landscape.'
- 'Need to see some examples of how to get acceptable density, Create Streets do have good examples.'
- 'V1 needs to accommodate around 2000 homes. It has to work very hard in terms of delivering multiple land uses.'
- 'Development must be able to support new jobs and commercial interest.'
- 'Village edges, difficulty fitting number of houses into the smallest area.'
- 'Density and design.'
- '5 storey feels like the centre of a town not a village.'
- 'Villages not urban extensions.'
- 'Use primary school playing fields as integrated part of approach to preserve gaps openness in perpetuity?'
- 'Buffers between the villages are not effective and undersized but are claimed to be set as preconditions.'
- 'Mixed messages on what constitutes a village.'
- 'Interrelationship with existing settlements and new.'

ACTIVITY 1 - PROBLEMS & ASPIRATIONS

RESULTS - PROBLEMS

OPEN SPACE AND NATURE

- 'Need space for nature.'
- 'Nature includes biodiversity.'
- 'Village SuDS and drainage working with network proposed within strategic landscape areas.'

PROCESS AND PHASING

- 'Community facilities need population to support them, and things take time to be built. There will inevitably be a lag and not everything can be delivered prior to the first home being occupied.'
- 'Timing and disconnect between planning applications and this process.'
- 'Resident's needs change over time.'
- 'Coordination between strategic and village MP.'
- 'V1MP being first new settlement in the area for a long time must get things right.'

SUSTAINABILITY

- 'Need to address climate change resilience.'
- 'Plan for carbon neutral design.'
- 'BREEAM standards.'
- 'Keeping up to date with innovations in sustainability.'
- 'Set framework for ensuring village is sustainable and 'stand alone'.'

ACTIVITY 1 - PROBLEMS & ASPIRATIONS

RESULTS - ASPIRATIONS

COMMUNITY

- 'Schools that allow mixed use and involve community.'
- 'Residents have a strong identity with the place in which they live.'
- 'A place where generations can have children, grow.'
- 'Development that excites, feels safe and encourages community cohesion.'
- 'A diverse community.'
- 'Safe and healthy place. Multi-functional hubs.'
- 'A place there is a blend of social value created.'
- 'Is vibrant and community focused.'
- 'A neighbourhood with a heart and a real sense of place.'
- 'A co-operative place.'
- 'Vibrant village centres with good footfall.'
- 'Flexible community uses that can adapt over time.'

CONNECTIVITY

- 'A place I can move around on foot and by bike and enjoy the experience and the environments I pass through.'
- 'An STC that is more convenient and cost effective than driving and parking at the station or Harlow town centre.'
- 'A place where pedestrians (particularly families & dog walkers) and cyclists respect each other.'
- 'Village centre with shops that provide for day to day needs and spaces not dominated by car parking.'
- 'Walkable places.'
- 'Places that are not dominated by parking.'
- 'A place I want to walk to and enjoy as a centre.'

INCLUSIVE DESIGN

- 'A place of opportunity and variety.'
- 'Homes for older people that they want to downsize to.'
- 'Apartments bigger than 1/2 bedrooms to allow flat share and greater types of home ownership choices.'
- 'Family sized homes - not all 'luxury residencies' that cannot be afforded by those on average incomes.'
- 'Safe space for girls, Make space for girls <http://makespaceforgirls.co.uk>.'
- 'Young people have a sense of security so to plan for their lives across the next 15 - 20 years should they wish.'
- 'Local job opportunities which provide a range of types, high skill, manual, part time, full time etc.'
- 'Places that don't grow old together.'
- 'Legible spaces that are accessible for disabled and dementia-friendly.'
- 'Places and activities for teenagers.'
- 'Places that younger people can own their first home and stay local when upscaling and changing their needs.'

ACTIVITY 1 - PROBLEMS & ASPIRATIONS

RESULTS - ASPIRATIONS

OPEN SPACE AND SPORTS

- 'Open clear safe space.'
- 'NO "Danger deep water Keep out" signs on ANY SuDS features!'
- 'Integrated green infrastructure and blue infrastructure.'
- 'Space for sports to ensure active and healthy spaces.'
- 'A place where living close to nature and understanding its importance is key.'
- 'SuDS and landscape that is high quality, but cost effective to maintain for a stewardship body - space for people to recreate and space for ecology in balance.'
- 'Parks and green spaces that fulfil multiple needs - play, dog walking, relaxation, social gatherings, sport.'
- 'Place to play.'
- 'Outdoor playing pitches with social facilities.'

TECHNOLOGY

- 'High speed broadband to support working from home.'
- 'New technologies such as dynamic lighting - lights that turn on when approaching - to reduce impact of lighting within the green gaps between villages.'

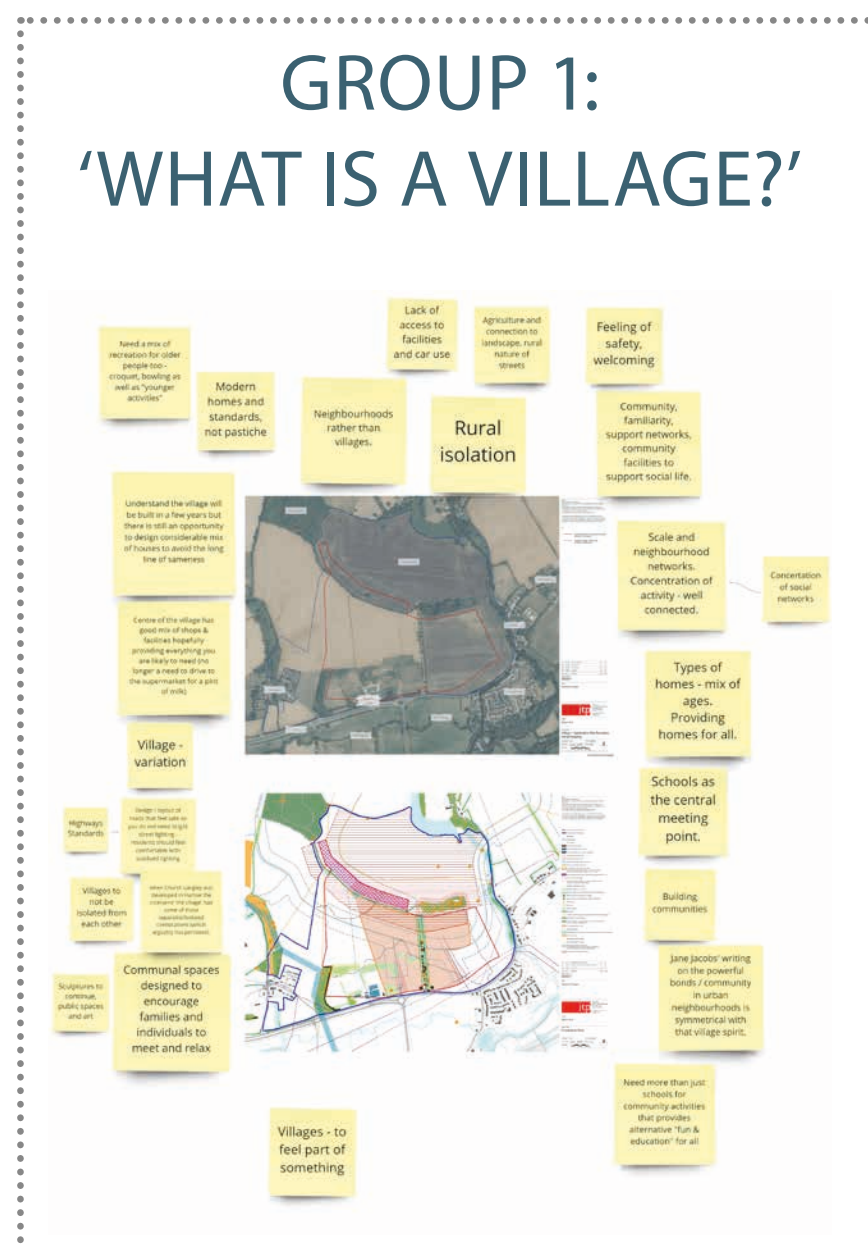
QUALITY OF DESIGN

- 'Landmark buildings and design - something that says this is Gilston.'
- 'Use of By Design principles - legible neighbourhoods.'
- 'Design buildings (homes, business space, shops, community facilities) that can be adapted over time.'
- 'Each village has a different feel not cookie cutter villages.'
- 'Lighting and street furniture, materials and design that create cohesiveness settlement-wide whilst allow for individual distinctiveness in each village.'
- 'NOT pastiche design.'
- 'Spaces that 'design out crime', natural surveillance.'
- 'I really like Henry Morris' Village College Model - as seen in Cambridgeshire.'
- 'The best place to live in the UK.'

ACTIVITY 2 - TEAM WORKING AND KEY PRIORITIES

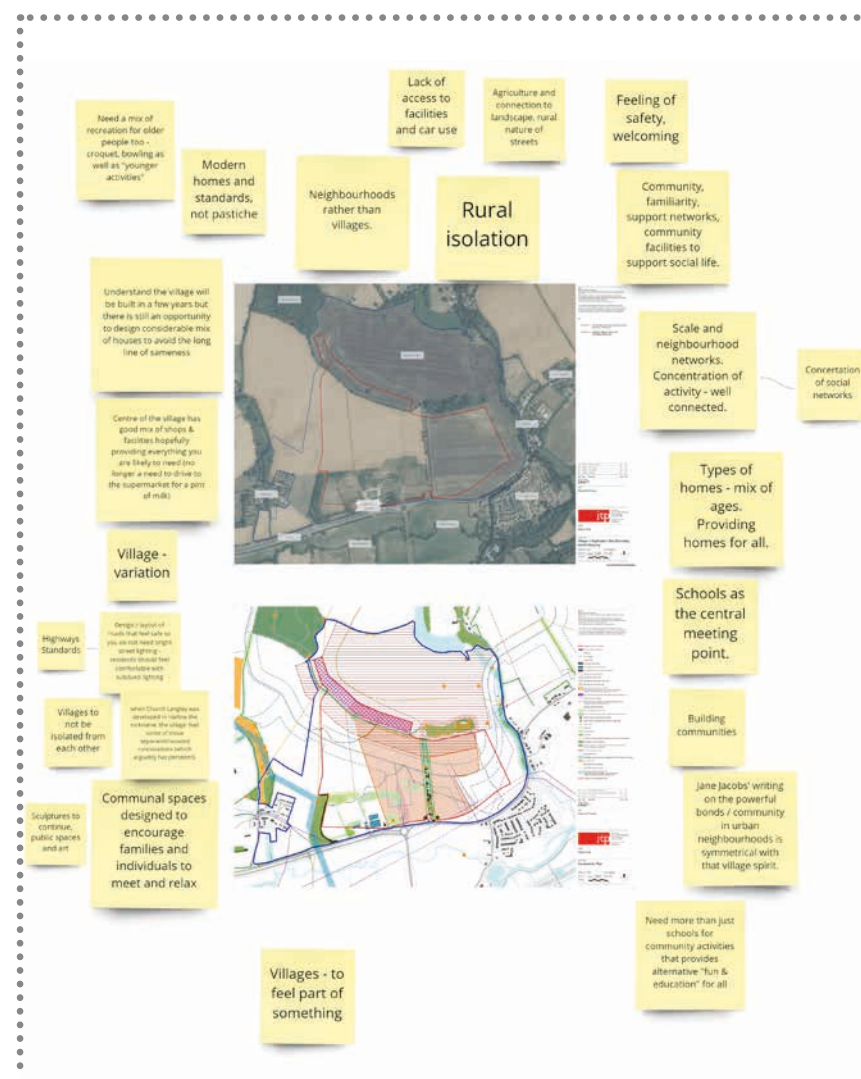
RESULTS - MIRO BOARD

The extract below details the responses shared by Working Group members as part of Activity 2. This activity involved breaking up into two groups and looking at key priorities. Two key topics emerged from discussions in Activity 1, with each team to discuss one of these topics in more detail and then report back their findings to the full Working Group. Group 1 looked at the topic 'What is a village?', with Group 2 looking at 'A place for everyone'. The following pages show the consensus points that emerged from these discussions and an extract from each group's Miro board responses.



ACTIVITY 2 - KEY PRIORITIES

GROUP 1 RESULTS: WHAT IS A VILLAGE?



Extract of Miro board - please see Appendix 3 for further detail

WHAT IS A VILLAGE? ...

1. Building communities and feeling part of a collective – a village spirit;
2. Scale: a concentration of activity and social networks;
3. A mix of homes for all ages – providing homes for all;
4. Community, familiarity, support networks and community facilities to support social life;
5. Community facilities and communal spaces designed to encourage people to meet and relax;
6. Variation in character and distinctive spaces – avoiding pastiche;
7. Connection to and integration of landscape;
8. A feeling of safety, a welcoming place;
9. Villages to be connected – not isolated from each other;
10. A mix of recreation for all ages – croquet, bowling for elderly as well as ‘younger activities’;
11. Avoid car dependence, isolation, and lack of access to facilities which Villages can result in; and
12. Schools as the central meeting point.

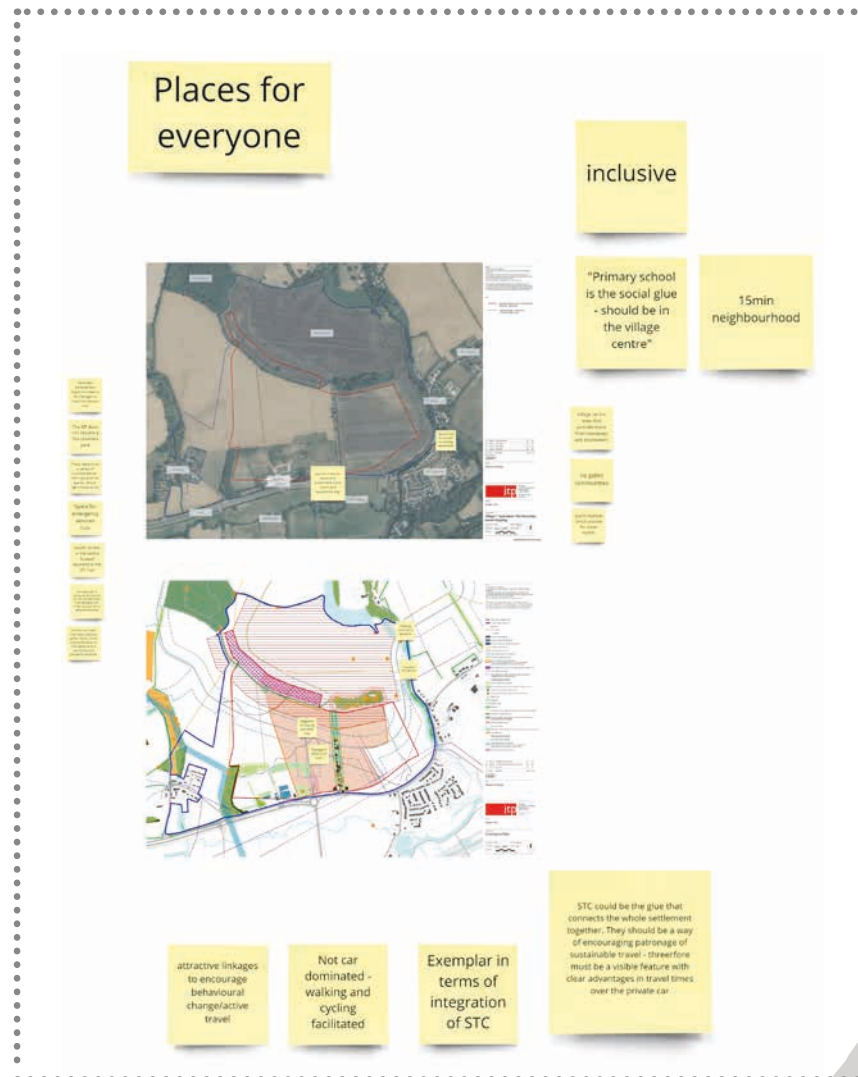
“

Neighbourhoods rather than villages

”

ACTIVITY 2 - KEY PRIORITIES

GROUP 2 RESULTS: PLACES FOR EVERYONE



Extract of Miro board - please see Appendix 3 for further detail

PLACES FOR EVERYONE ...

1. Multiplicity of homes for everyone;
2. Village Centre needs to be a focus, including a school;
3. Creating communal spaces and destinations. Connecting to existing institutions (Moorhen and Dusty Miller). 'Make happy incidents' – places for people to meet, gather and socialise;
4. Sustainable Transport Corridor (STC);
5. Empty space integration - Poundbury how Dorset cereals was integrated;
6. Changing patterns of work supported;
7. Governance of commercial units, shops, cafe units in town centre;
8. Governance of open space, community facilities;
9. Community, worship spaces, places to meet;
10. Links with wider community, healthy hubs;
11. Digital connectivity; and
12. Creating an early concept / destination.

“A place for opportunity and variety,,

NEXT STEPS

V1MP WORKING GROUP - WORKSHOPS 2-4

WORKSHOP 2 - SEPTEMBER 2021

WORKSHOP FOCUS

- Feeding back from Workshop 1.
- Introduction to 'Hands-On-Planning' and masterplanning strategies / themes.

Strategies / themes:

- Placemaking & Phasing
- Character Areas & Density
- Ecology and Biodiversity
- Access and Movement
- Green & Blue Infrastructure
- Mixed-use Centres
- Stewardship

Report Back:

- Articulating the Vision & Drawing Consensus.

WORKSHOP 3 - NOVEMBER 2021

WORKSHOP FOCUS

- Feeding back from Workshop 2.
- A detailed look at Design Code examples and methodologies.

Design Codes:

- Methodology & Structure
- Contents & Examples
- Regulatory Plan
- Design Principles
- Character Areas & Typologies
- Materiality and Detailing
- Dos & Don'ts

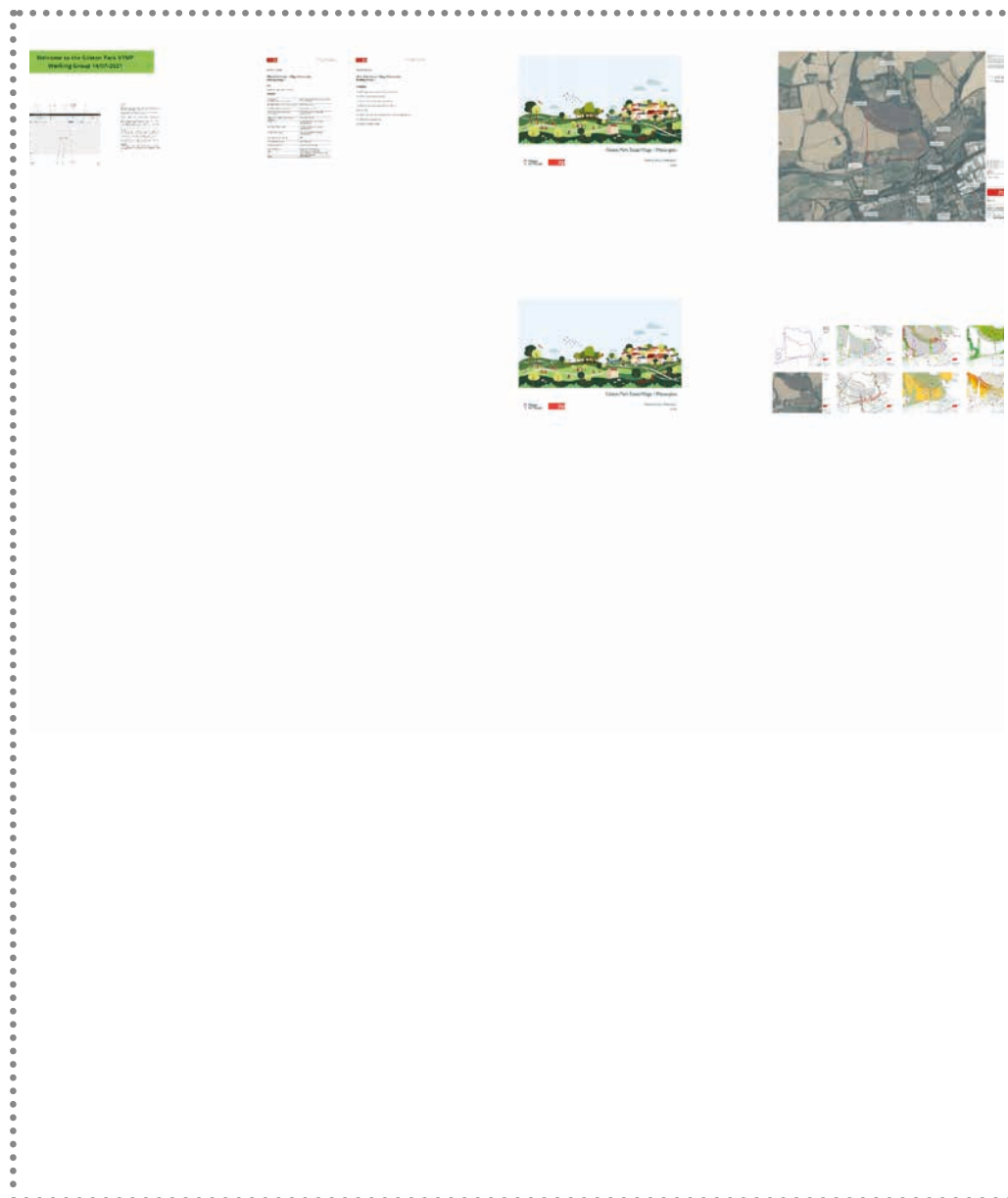
WORKSHOP 4 - JANUARY 2022

WORKSHOP FOCUS

- Feeding back from Workshop 3.
- Presentation of Engagement findings.
- Presentation of Masterplan & Design Code.

APPENDIX 1: MIRO BOARD EXTRACTS

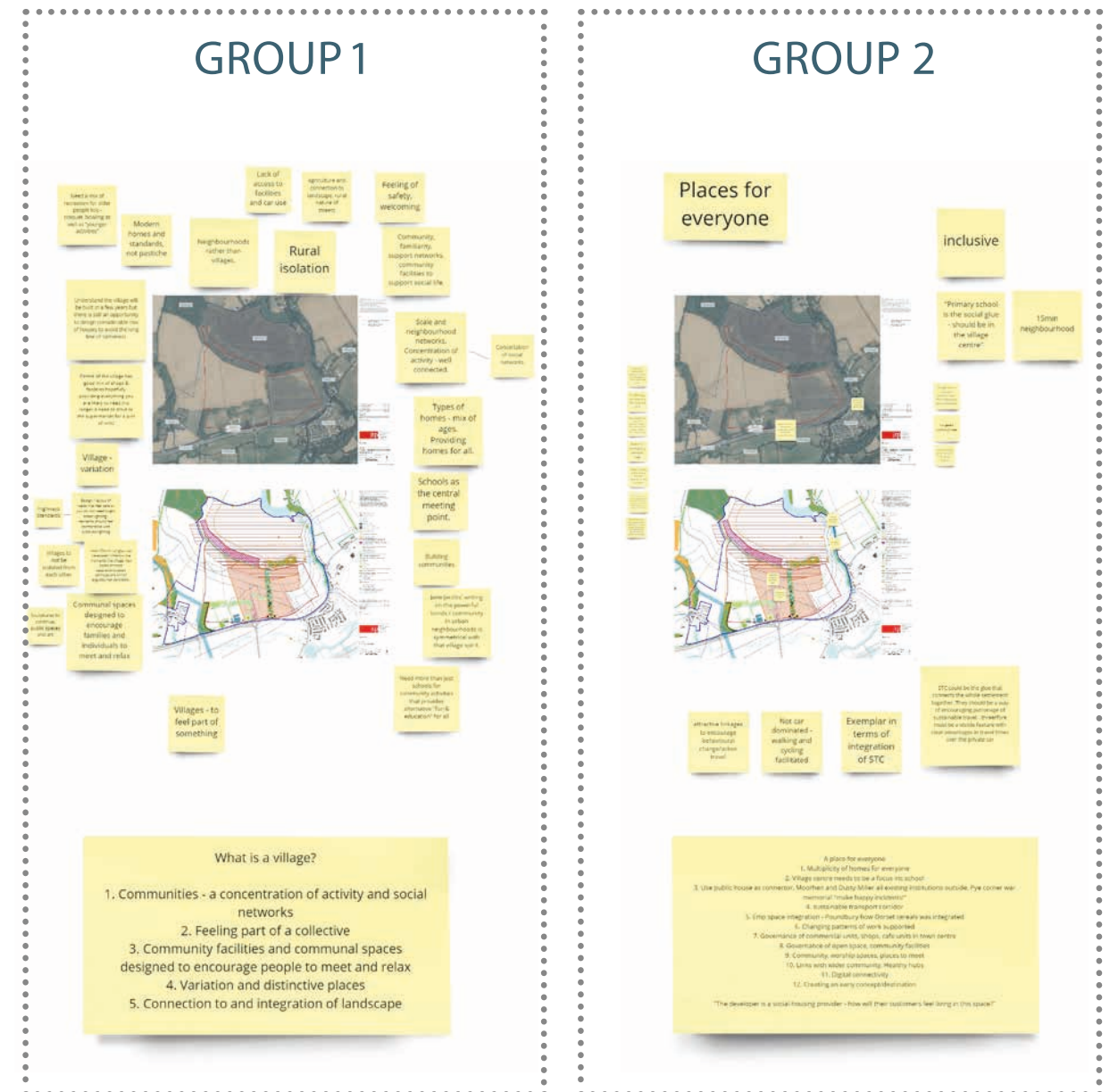
INTRODUCTORY PRESENTATION AND BASE MATERIAL



ACTIVITY 1: PROBLEMS & ASPIRATIONS



ACTIVITY 2: TEAM WORKING & KEY PRIORITIES



APPENDIX 2: MIRO BOARD EXTRACTS (ACTIVITY 1)

ACTIVITY 1: PROBLEMS AND SOLUTIONS

PROBLEMS



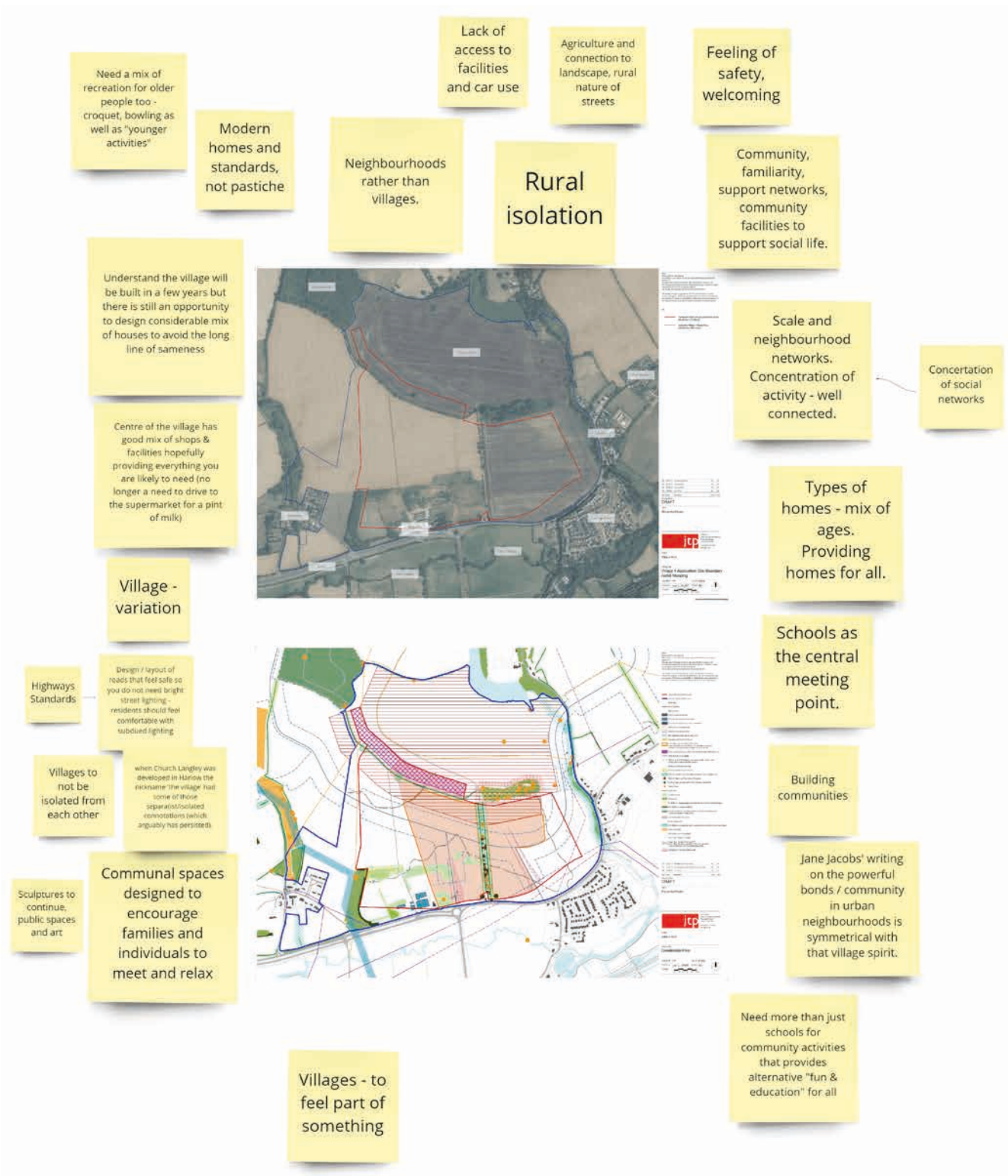
SOLUTIONS



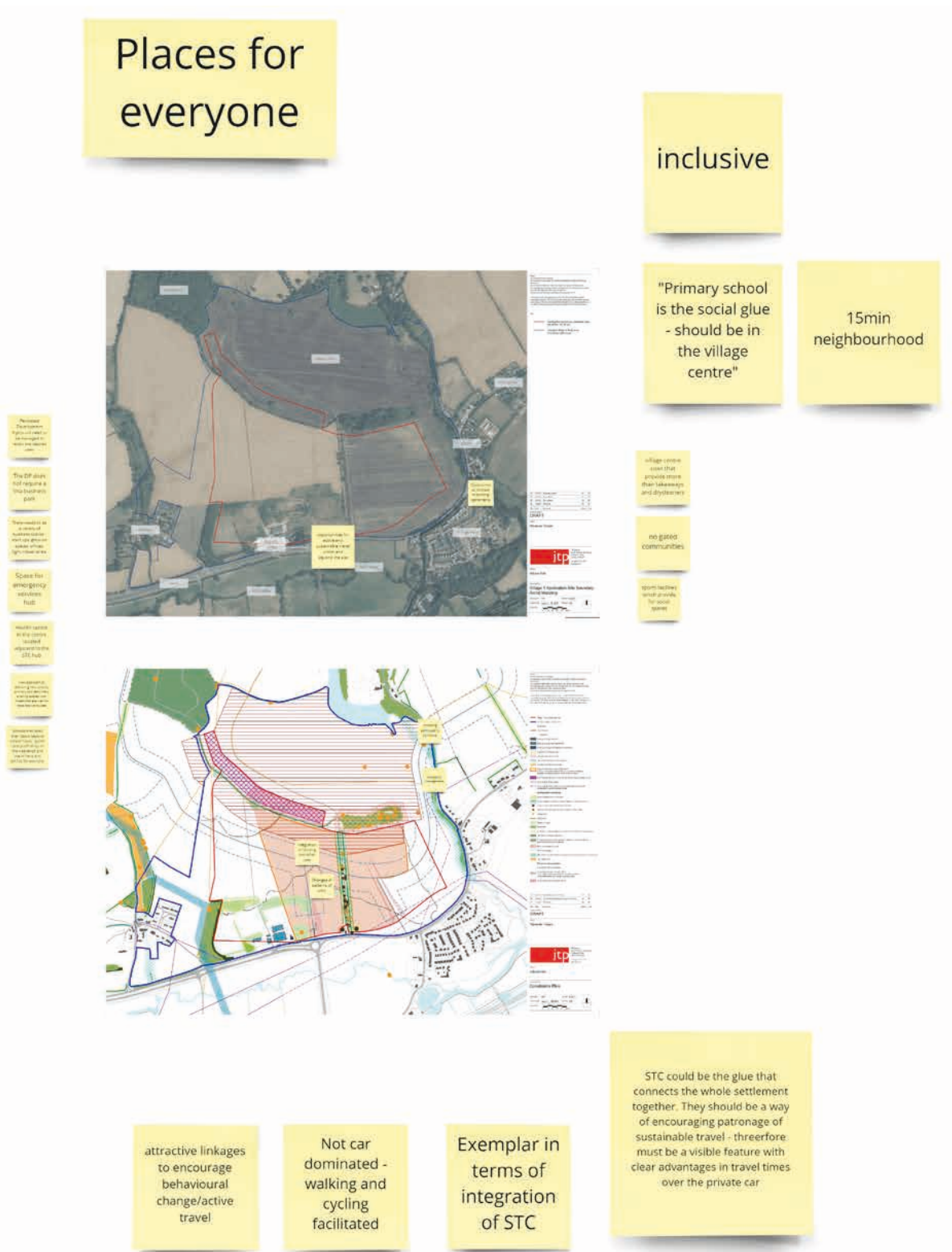
APPENDIX 3: MIRO BOARD EXTRACTS (ACTIVITY 2)

ACTIVITY 2

GROUP 1: 'WHAT IS A VILLAGE?'



GROUP 2: 'PLACES FOR EVERYONE'





MEETING AGENDA

Gilston Park Estate – Village 1 Masterplan Working Group 2 (Hands-On Planning/Strategies)

DATE & LOCATION

Wednesday 08 September 2021 (17:00-20:00)
Eastwick & Gilston Village Hall, CM20 2RB

ATTENDEES

Organisation	Named representative
East Herts District Council leader	Cllr Linda Haysey
East Herts District Council ward councillors	Cllr Eric Buckmaster
East Herts District Council officers	Kevin Steptoe, Sean Rushton + Jenny Pierce
Harlow Borough Council elected representative	Cllr Mike Hardware
Hertfordshire County Council Division members	Cllr Eric Buckmaster
Hertfordshire County Council Officer	Matthew Wood
HEGNP	Anthony Bickmore, Bob Toll + Janine Bryant
High Wych Parish Council	Tom Payne (Chair)
Widford Parish Council	Mike Allen (Chair)
Community representatives	Janet Bellingham (Church of St James - High Wych) + Kirsty Feasey
Youth representative	Jake Shepherd
Places for People	Will Sendell, Paul Mumford
Quod	Phil Murphy, Rachel Godfrey
JTP	Graeme Phillips, Charles Campion, Leigh Yeats, Alex Macaulay, Lucy Bird, Kieran Clarke-Taylor
Cratus	Julian Seymour

MEETING AGENDA

Gilston Park Estate – Village 1 Masterplan Working Group 2 (Hands-On Planning/Strategies)

PROGRAMME

17:00-17:05 Introductions / Terms of Reference (5mins)

17:05-17:15 Presentation - feeding back from Working Group Workshop 1 (10mins)

17:15-17:25 Briefing / introduction to 'Hands-On Planning' (10mins)

17:25-18:10 Hands-On Planning Groups Session 1 (45mins)

- Group A - Character, Density & Placemaking (including Stewardship)
- Group B - Access & Movement (including Infrastructure Phasing)

18:10-18:30 Report Back 1 (20mins)

- Group A (10mins)
- Group B (10mins)

BREAK (15mins)

18:45-19:30 Hands-On Planning Groups Session 2 (45mins)

- Group A - Mixed-use Centres
- Group B - Green & Blue Infrastructure (including Ecology and Biodiversity)

19:30-19:50 Report Back 2 (20mins)

- Group A (10mins)
- Group B (10mins)

19:50-20:00 Next Steps (10mins)



Gilston Park Estate Village | Masterplan

VILLAGE I MASTERPLAN OBJECTIVES

PLANNING REQUIREMENTS & PURPOSE

- The requirement to produce a Village I Masterplan (VIMP) derives from the Gilston Area Concept Framework and the Gilston Area Charter. It will be submitted as a conditional discharge to the outline planning permission for the Gilston Park Estate.
- The VIMP expands upon the principles established in the OPA Parameter Plans, the Gilston Area Concept Framework and HGGT Vision & OPA Strategic Design Guide.
- Whilst development can be prepared in parallel, the Strategic Landscape Masterplan (SLMP) is to be discharged first and VIMP must work with the strategic context set.
- The SLMP & VIMP will establish the key components & character areas, ensuring that the villages & green space function successfully together as a settlement integrated into the surrounding context.
- The SLMP and VIMP will both be accompanied by Design Codes which will build on the OPA Strategic Design Guide and set guidance for all future Reserved Matters Applications.

WHAT WE'RE LOOKING TO ACHIEVE

The objectives of the Masterplan are to:

- Develop and articulate the VIMP into a clear and shared vision.
- Identify the character, purpose and use of each of the key areas of the village masterplan.
- Provide a framework for the successful delivery of the masterplan that encompasses development, access, amenity, SuDS drainage, sport and recreation, ecology and biodiversity, heritage assets and landscape integration, taking into account stewardship.

CREATING A STRATEGY FOR A FLEXIBLE & TIMELESS APPROACH

- Consider recently adopted planning policy documents such as the Gilston Area Charter SPD, as well as the EHDC Sustainability SPD, the EHDC Gilston Area Community Engagement Strategy and HGGT Sustainability Guidance and Checklist. These documents are anticipated to be continually updated and, where consistent with the terms of the outline planning permission, the VIMP will need to respond to the latest guidance throughout the lifetime of the project.
- Opportunity to consult with community groups early in the process, and at key stages during the VIMP. This engagement will be led by the Applicant as set out in the Gilston Area Community Engagement Strategy.
- VIMP will need to project forwards to consider the changes in lifestyle that are likely to occur through the construction cycle of the development. As a result flexibility will be important.
- Action in relation to the Climate Change Emergency and opportunities to integrate new sustainable lifestyles.
- Action in relation to the Biodiversity Emergency including importance of spatial framework in protecting biodiversity.
- Improved sustainable transport links and green active transport links.

VILLAGE I MASTERPLAN ENGAGEMENT

KEY VILLAGE I ENGAGEMENT SESSIONS

- **Working Group Site Tour**
- **Working Group - Workshop 1**
Introduction to study & consultation process, opportunities and constraints, initial thoughts.
- **Working Group - Workshop 2**
Identifying the key design principles and strategies of the masterplan.
- **Public Exhibitions**
- **Working Group - Workshop 3**
Design Coding
- **Working Group - Workshop 4**
Presentation of Study

ATTENDEES - WORKING GROUP 2

- Places for People
- PFP Consultant Team (representing JTP, Quod, & Cratus Communications)
- EHDC Leader - Cllr Linda Haysey
- EHDC Ward Councillor - Cllr Eric Buckmaster
- EHDC Officers - Kevin Steptoe, Sean Rushton + Jenny Pierce
- Harlow Borough Council elected representative - Cllr Mike Hardware
- Hertfordshire County Council Division member - Cllr Eric Buckmaster
- Hertfordshire County Council Officer - Matthew Wood
- Hunsdon Eastwick & Gilston Neighbourhood Planning Group representatives - Anthony Bickmore, Bob Toll, Janine Bryant
- High Wych Parish Council - Tom Payne (Chair)
- Widford Parish Council - Mike Allen (Chair)
- Community representatives - Janet Bellingham (Church of St James - High Wych) + Kirsty Feasey
- Youth representative - Jake Shepherd

DESIRED OUTCOMES

- Collaborative working with stakeholders to identify key concerns and aspirations for the scheme, with the aim of reaching an aligned approach to design solutions where technically and feasibly achievable for the Applicant.
- Gain in-depth local knowledge from the community - to influence and positively shape the future proposals.
- Test emerging design strategies and ideas.
- Ensure the community feel their views have been fully understood and appreciated, and taken on board where possible / appropriate.
- Reach constructive outcomes to specific challenges of the scheme.
- Allow the designers and community to align ideas and identify common reference points and understanding of key sensitive features and identification of quality design outcomes, to inform the SLMP and Strategic Design Code and Reserved Matters applications after design outcomes.
- Develop an understanding of a) how the controls in the OPA (Parameter Plans, Development Specification, Strategic Design Guide) translate into the SLMP and VIMP; b) how the SLMP and its design code influence the content of the VIMP; and c) how the SLMP and VIMP and their associated design codes inform future Reserved Matters Applications.

VIMP WORKING GROUP - WORKSHOP 2 - STRATEGY SESSION - SEPTEMBER 8TH 5PM

IN PERSON WORKSHOP

WORKSHOP FOCUS

- Feeding back from Workshop 1.
- Identifying the key opportunities for the site and consider the design principles and strategies of the masterplan.
- Continue to develop a shared vision for the Village 1 Masterplan.

STRUCTURE FOR THE SESSION

- Introduction to the Working Group & Engagement Process. Cratus to introduce and pace the session.
 - Start with 10min presentation by JTP - feeding back from the Working Group Workshop 1.
 - Briefing and introduction to 'Hands-On Planning' and the key strategies and themes which will be covered during the session:
 - Placemaking & Phasing
 - Character Areas & Density
 - Ecology & Biodiversity
 - Access & Movement
 - Green & Blue Infrastructure
 - Mixed-use Centres
 - Stewardship
- Small, mixed groups will be formed, with each group focusing on a different theme / strategy from those listed above. Each topic / theme will then be reported back to and discussed with the full Working Group.
- Activity 1: Hands-On Planning Session 1 - working in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area; beginning to spatially plan ideas for Village 1.
 - Activity 2 : Report Back 1 - opportunity to report back the findings from the small group to the full Working Group.
 - BREAK
 - Activity 3 : Hands-On Planning Session 1 - working in small, facilitated groups to consider key opportunities for the site and its relationship with the wider area; beginning to spatially plan ideas for Village 1.
 - Activity 4 : Report Back 2 - opportunity to report back the findings from the small group to the full Working Group.
 - End of Workshop - Summary & Next steps.

ADVANCE PREPARATION

- Presentation material will be circulated to the Working Group ahead of Workshop 2.

OUTCOMES

- Outcomes of the session to be recorded and subsequently analysed and compiled within a Workshop 2 Report.

SUMMARY OF EMERGING THEMES

The following 'emerging themes' represent the consensus views of Working Group members, shared as part of the online Workshop, and the responses provide a basis for developing the VIMP. Each theme is explored in more detail on the following pages, with a list of consensus points and challenges the developer and design team faces in addressing these.

1. A VIBRANT COMMUNITY



"A neighbourhood with a heart and a real sense of place."

2. DISTINCT NEIGHBOURHOODS



"Each village has a different feel, not cookie cutter villages!"

3. PLACES FOR ALL



"Centre of the village has good mix of shops & facilities providing everything you are likely to need!"

4. GETTING ABOUT



"A place I can move around on foot and by bike, and enjoy the experience and the environments I pass through."

5. LANDSCAPE AND NATURE



"A place where living close to nature and understanding its importance is key."

EMERGING THEMES

1. A VIBRANT COMMUNITY

“A neighbourhood with a heart and a real sense of place.”

“Development that excites, feels safe and encourages community cohesion..”

“A place of opportunity and variety.”

CONSENSUS

- Inclusive and diverse neighbourhoods with a concentration of activity and social networks;
- Places and activities for teenagers and the elderly too;
- Community facilities and communal spaces designed to encourage people to meet and relax;
- Schools to play an essential role in community cohesion through activities and shared facilities;
- Community management and stewardship to be considered from the outset; and
- A range of local job opportunities and high-speed broadband and facilities to support working from home.

CHALLENGES

- Balancing the needs of existing and future communities and ensuring phasing delivers the right uses at the right time to ensure they are successful.

EMERGING THEMES

2. DISTINCT NEIGHBOURHOODS

“Each village has a different feel, not cookie cutter villages!”

“V1 being first new settlement in the area for a long time must get things right.”

“Residents have a strong identity with the place in which they live.”

CONSENSUS

- Each village to have its own identity but ensure cohesiveness throughout the settlement;
- High-quality design throughout;
- Villages to be connected - not isolated from each other;
- Spaces which feel safe and provide natural surveillance; and
- Adaptable and resilient homes which meet future needs.

CHALLENGES

- Ensuring sufficient variation in character across a comprehensively planned development; and
- Establishing appropriate density and a balance of different uses across the villages.

EMERGING THEMES

3. PLACES FOR ALL

“Centre of the village has good mix of shops & facilities providing everything you are likely to need!”

“Legible spaces that are accessible for disabled and dementia-friendly.”

“Family sized homes - not all ‘luxury residencies’ that cannot be afforded by those on average incomes.”

CONSENSUS

- A mix of homes and sizes, including affordable and homes for the elderly;
- A multi-functional and vibrant community hub / village centre with good footfall and a good mix of local shops and facilities;
- Flexible community spaces and a variety of businesses spaces, including for start-ups, grow-on-spaces, offices, light industrial, etc.

CHALLENGES

- Meeting the varying needs of residents, while ensuring flexibility.

EMERGING THEMES

4. GETTING ABOUT

“A place I can move around on foot and by bike, and enjoy the experience and the environments I pass through.”

“A Sustainable Transport Corridor (STC) that is more convenient and cost effective than driving and parking at the station or Harlow town centre.”

“STC could be the glue that connects the whole settlement together. There should be a way of encouraging patronage of sustainable travel.”

CONSENSUS

- A place that encourages active travel for pedestrians, cyclists, and those less able to get about;
- Legible and walkable neighbourhoods; and
- Sensitive connections to existing settlements.

CHALLENGES

- Encouraging people to use active and sustainable transport over cars; and
- A place that isn't dominated by cars or parking spaces.

EMERGING THEMES

5. LANDSCAPE AND NATURE

“A place where living close to nature and understanding its importance is key.”

“Parks and green spaces that fulfil multiple needs - play, dog walking, relaxation, social gatherings, sport.”

CONSENSUS

- Multifunctional open spaces for play, dog walking, relaxation, social gathering, and sports;
- Increase biodiversity and encourage nature and a connection to the wider landscape; and
- Outdoor sports facilities with social spaces.

CHALLENGES

- Ensure existing ecology and setting of existing villages are protected;
- Providing a landscape setting that is high-quality but allows for effective management by a stewardship body; and
- Providing multi-functional green corridors that benefit both people and nature.

BACKGROUND & CONTEXT

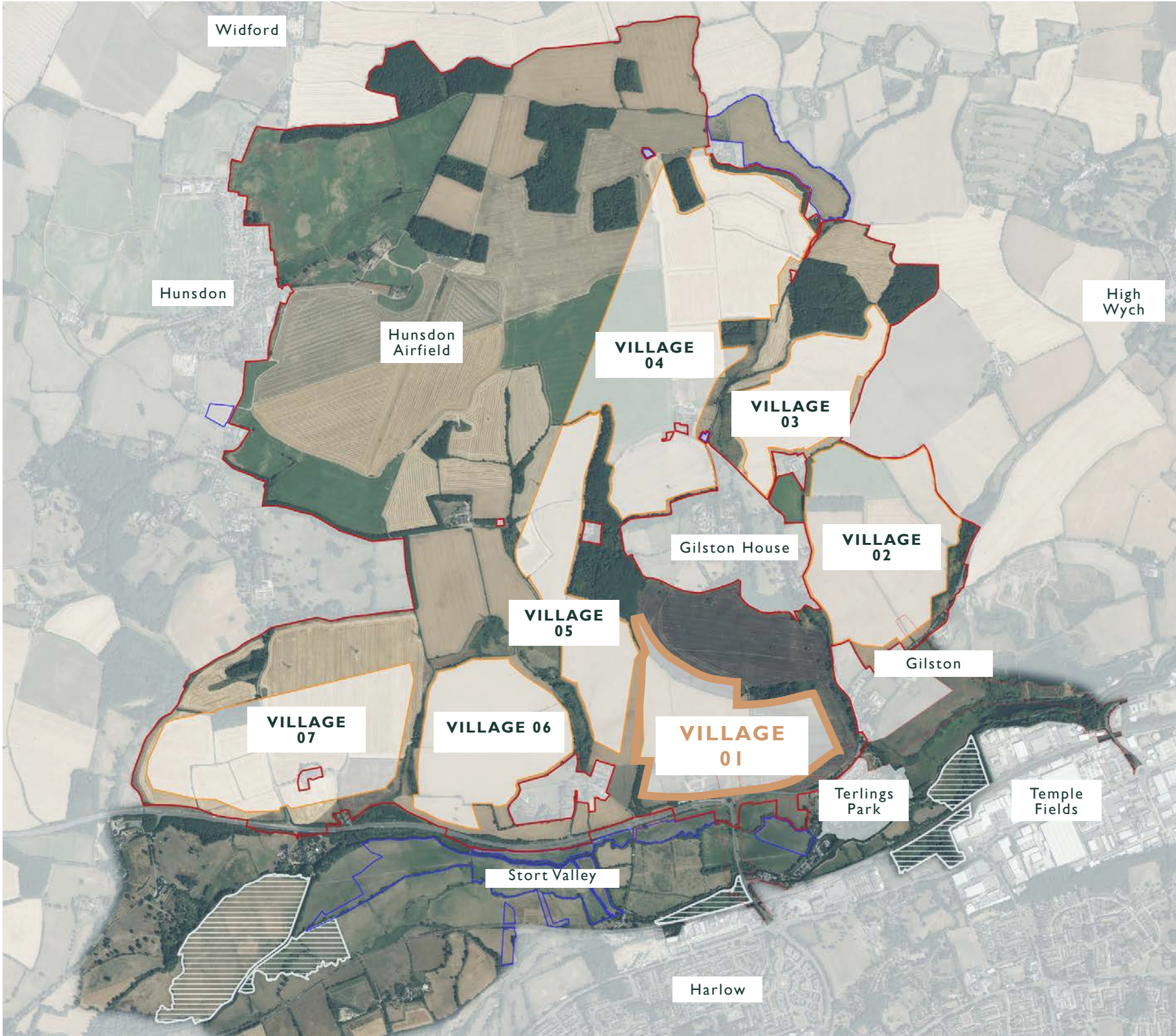
Village Masterplans will be required for each of the Gilston Area villages, together with an overarching Strategic Landscape Masterplan (SLMP) that will address the appropriate strategic elements of the development and the important network of green spaces that will play a key role in knitting the area together and integrating it into the wider context.

Each Gilston Area Masterplan will be supported by a Design Code and together they will provide an added layer of detail to the evolving plans for the Gilston Area, building on the parameters and commitments included within the outline planning application stage and the work already undertaken in the Gilston Area Concept Framework which underpins these applications.

The content of each Masterplan must align with any parameters established through the outline applications, the statutory Development Plan documents and take account of relevant guidance including the Gilston Area Concept Framework and the Garden Town Vision and OPA Strategic Design Guide.

KEY

- SLMP Study Area (Combined P&P & CPP Ownership)
- Additional land within P&P Ownership
- Developable Areas as defined within the OPA Parameter Plans



SLMP Study Area

VILLAGE I STUDY AREA

The Village I Masterplan (VIMP) will establish a spatial strategy for the key components that will comprise the village, such as the village centre, access points and key routes, residential development plots, recreation and open spaces, and key supporting infrastructure such as education and health facilities. While an indicative Village I Study Area has been identified, the VIMP will establish and reinforce links to existing villages and landscape assets beyond this boundary.

The VIMP will be required to complement the Strategic Landscape Masterplan and must plan for a village that: has distinct character; integrates sensitively with its surrounding landscape setting taking account of existing ecological and heritage assets; ensures movement is accommodated to prioritise active and sustainable modes of travel and the achievement of the 60% mode share target; delivers sustainable homes and places that commit to tackling climate change; connects successfully into the wider sustainable drainage network and reduces flood risk; will be a place to live that is safe and secure, promotes healthy lifestyles and fosters a strong sense of community.

KEY

- Developable land as per submitted OPA Parameter Plans
- Indicative Village I Study Area



Location Plan