

# Places for People Gilston – Village 5 and 6 Masterplan (V5&6MP)

Community Working Group 1  
Interim Report

February 2026

**Meeting  
Place**

### About

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

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

Community Working Group 1 was held at Parndon Mill on Thursday 5 February 2026, from 6pm-8.30pm. In total 23 members attended the session.

From this, a comprehensive report is being prepared to show the briefings and presentation content, workshop sessions, feedback and how this has helped shape proposals.

This interim report has been prepared to support the project team by evidencing the feedback received from stakeholders.

For more information regarding masterplan engagement for Gilston, please contact Joel Fayers - [joelfayers@meeting-place.uk](mailto:joelfayers@meeting-place.uk).

## Working Group agenda

Time	Topic	Facilitated by
18.00 – 18.30 30 mins	Arrival	All
18.30 – 18.35 5 mins	Introductions to the Community Working Group (CWG)	Meeting Place
18.35 – 18.45 10 mins	Presentation: Overview of Gilston and the CWGs process	PfP/Quod
18.45 – 18.55 10 mins	Presentation: Village 5 overview	PRP
18.55 – 19.05 10 mins	Presentation: Village 6 overview	PTE
19.05 – 19.10 5 mins	Q&A from presentations	All
19.10 – 19.40 30 mins	Group Discussions – Village 5 & Village 6	PRP & PTE
19.40 – 19.45 5 mins	Break	-
19.45 – 20.15 30 mins	Group Discussions – Village 5 & Village 6	PRP & PTE
20.15 – 20.25 10 mins	Reporting back from each table and next steps	Meeting Place
20.25 – 20.30 5 mins	General round up, next steps and a planning update, Q&A if possible	Meeting Place/Quod

### Attendees

**The Community Working Groups are designed to provide an opportunity for a selected group of local stakeholders to feedback on emerging proposals before wider public engagement.**

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were selected and invited to join the group.

In addition to 10 members of the developer project team and East Herts Council, a total of 38 local stakeholders RSVP'd, with 23 attending Community Working Group 1, representing the following organisations:

- East Herts District Council ward member.
- East Herts District Council.
- Harlow Council.
- Hunsdon Parish Council.
- Hunsdon, Eastwick & Gilston Neighbourhood Planning Group.
- Eastwick and Gilston Parish Council.
- Parndon Mill.
- Harlow Arts Trust.
- The Parenthood.
- Streets 2 Homes Homeless Project.
- Community alliance, Broxbourne and East Herts.
- St. Mary's Church.
- St. Andrew's Methodist Church, Harlow.
- Deanery for Harlow.

# Workshop Village 5 feedback

The first Community Working Group allowed the project team to introduce the early thinking towards the vision and proposals for V5 and V6 Masterplan, inviting feedback and discussion before the plans evolve further.

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

### Local centre and community life

- In summary, Village 5 participants were aware of the challenge of the size of the village bit wanted it to be more than just homes. The village needs a distinct, vibrant heart that supports social interaction, community cohesion, and local businesses. The centre should be welcoming, functional, and adaptable to different age groups and interests.
- Food offering / convenience store, pub, local retail
- Natural meeting points (school, leisure centre, boulevard)
- Resting spots, benches, play spaces
- Flexible community spaces for grassroots organisations
- Spaces for younger demographics and families
- We can learn from Buntingford for design cohesion
- Active and sporty spaces
- Avoid Village 5 feeling like an extension of Eastwick

### Sustainability and local economy

- Concern over where jobs will be provided, and the local economy of village 5 – who will be the target demographic to live here?
- Crime and policing considerations (border of Essex Police)
- Will there be an emergency hub? Explained there in village 6
- Local economy and jobs - matching housing to employment opportunities
- Face the existing issues of Harlow - rurality, heating vulnerability, areas of deprivation
- Allotments and green infrastructure
- Making local businesses sustainable without heavy car traffic/passers by
- Tap into the youth users who may be dominant due to schools and leisure centre – what facilities might they want?
- Community spaces that are flexible and affordable
- Integration with existing East Herts community

### Access & movement

- Acknowledging the ambition for village 5 to be less car dominant, especially through the village, it is important to make public transport or active travel options that are accessible to reach jobs, amenities and neighbours
- Questions were asked about the decision for cars to not go through the village centre – will the business have as much support?
  - Bike-friendly infrastructure
  - E-bikes/mobility hubs
  - Vehicle charging points
  - Free Wi-Fi for connectivity
  - Ease of travel to jobs and shops
- Encourage sustainable, active transport

### Other

- Resting spots
- Where and what will the social housing look like?
- Why does the link road exist between Village 7 and connect through to Village 5 & 6?
- When does the secondary school come forward?
- Will there be a swimming pool?
- Safety – lighting will be important
- Food production – fruit trees/allotments
- Meanwhile use – understand what the community wants and needs to ensure its used
- Outdoor event space and gyms

## Workshop Village 6 feedback

The first community working group allowed the project team to introduce the early thinking towards the vision and proposals for V5 and V6 Masterplan, inviting feedback and discussion before the plans evolve further.

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

### Community and inclusivity

- Summary: A village designed for all ages, fostering connection, accessibility, and long-term belonging through inclusive housing, facilities, and social infrastructure.
- How many affordable homes?
- Later living / care homes (e.g. St James Thorley model)
- Houses with lifts and accessible design
- Multifunctional intergenerational living
- Village centre catering for all ages
- Social isolation prevention
- Community facilities reflective of all ages
- Village hall, pop-up shops, food banks
- Space for charities, enterprises and local groups
- Affordable rented space for tenants and businesses
- Primary school centrally located to foster cohesion
- Safe walking routes for children
- Safety of women and girls embedded in design

### Green infrastructure

- Summary: A landscape-led village where nature, biodiversity and stewardship shape the identity, supporting wellbeing, play, food growing and long-term environmental resilience.
- Village centre overlooking water and protected views
- Informal green spaces and large village park
- Bridge connection surrounded by greenery
- Hedgerows designed for biodiversity
- Allotments, orchards and communal growing
- Forest school / nature-integrated primary school
- School curriculum opportunities on-site
- Ban on plastic grass – natural design code
- Less roads, more landscaping
- Stewardship and long-term land management
- Noise considerations

### Culture

- Summary: A commercially viable and culturally distinctive village centre that complements (not competes with) existing facilities and embeds arts, culture and community life throughout.
- Ensuring commercial survival of the village centre
- Amenities delivered in time for residents moving into new homes
- Community facilities that enhance, not distract from, existing assets
- Arts and culture integrated across the village
- Engagement with Harlow Culture, Harlow Creates, Royal Touring Initiative
- Performing arts, open theatre, outdoor cinema, events
- Engagement with youth and local creative groups
- Employment zone (blue light uses, traveller pitches) Leisure centre provision (including swimming pool?) Consideration of secondary school provision
- What will make people stay and not leave?

### Movement

- Summary: A well-connected, safely designed village with phased delivery and infrastructure aligned to growth.
- Employment zone clarity
- Pylon constraints and site limitations
- Timescales for delivery
- Phasing risks (roads, landscaping, school delivery) Mechanisms to ensure infrastructure comes forward
- Impact on roads
- Bus funding and viability
- Car ownership assumptions
- Adequate and future-proofed parking (including autonomous vehicles) Different route types – walking, cycling, vehicular, informal
- Road crossings and pedestrian lighting
- Changes to homes controlled?
- Connections to south across A414 and to River Stort towpath

## Feedback word cloud

### Village 5



### Village 6

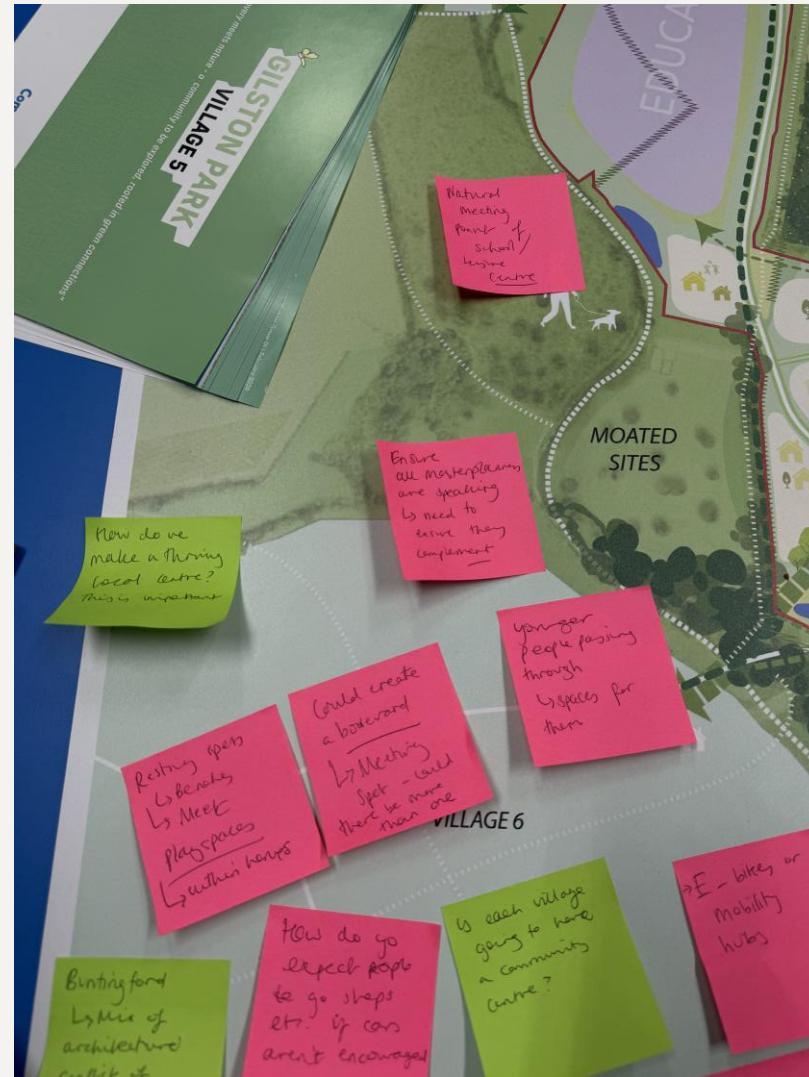
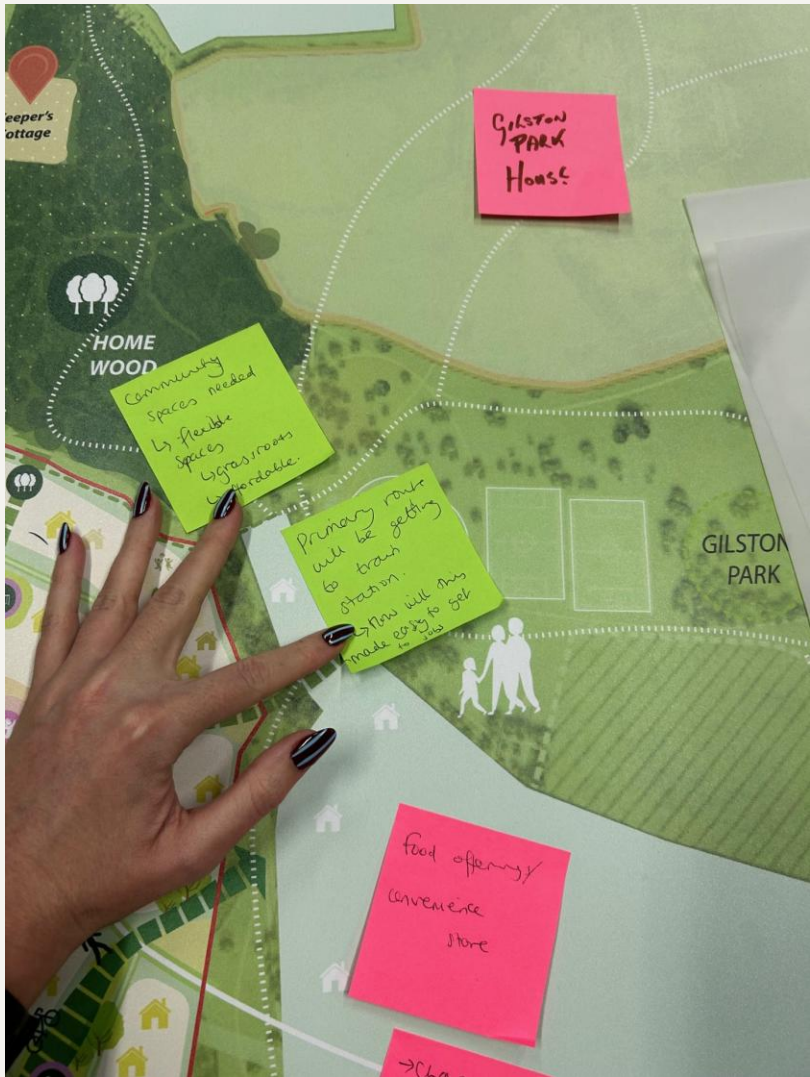


# Gilston V5 and V6 Masterplan CWG1 Interim Report

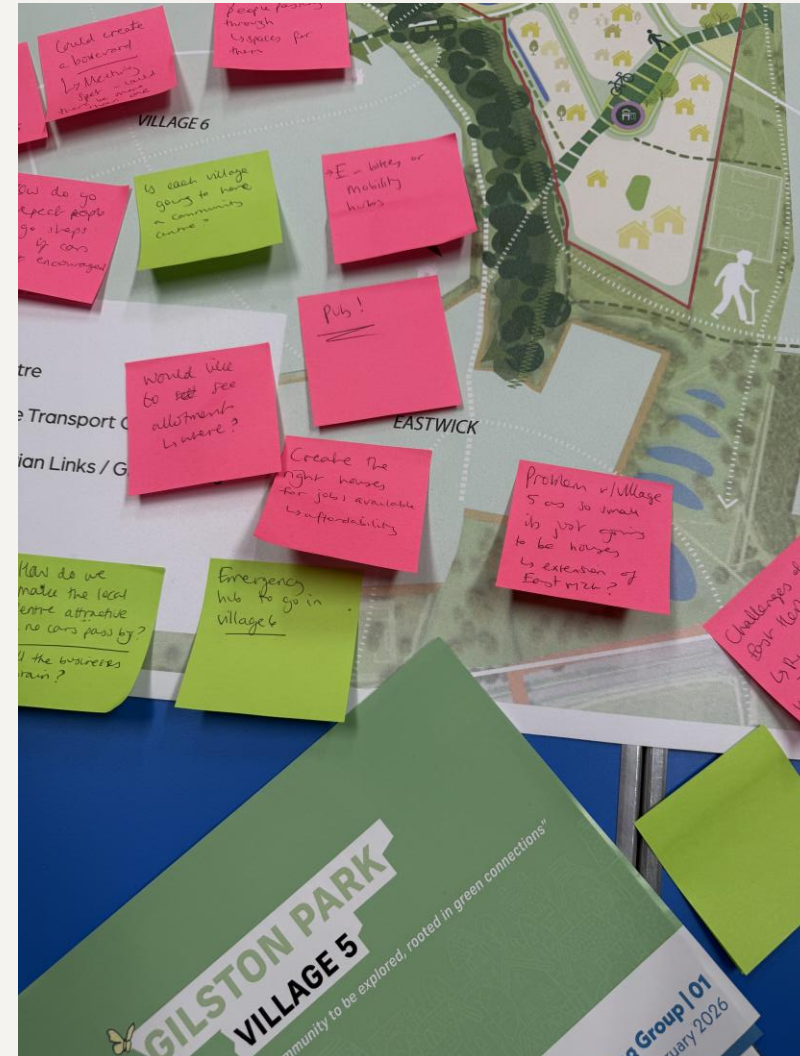
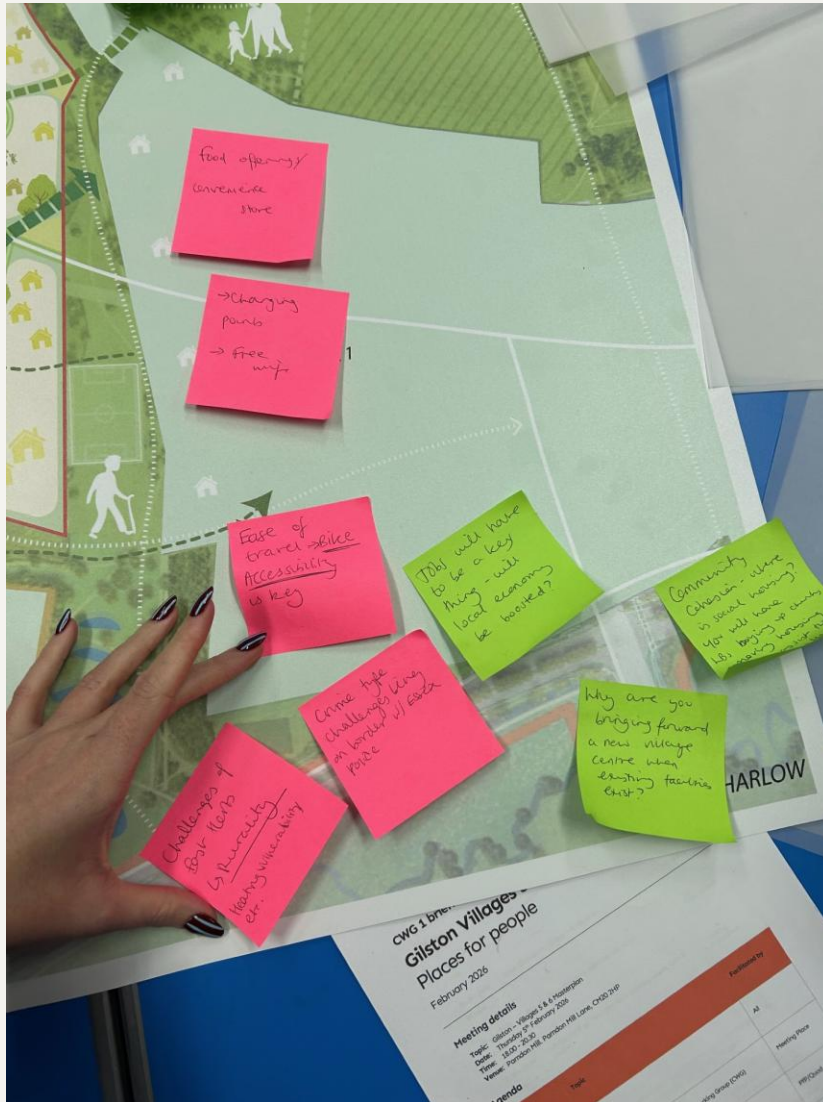
## Photos (CWG1)



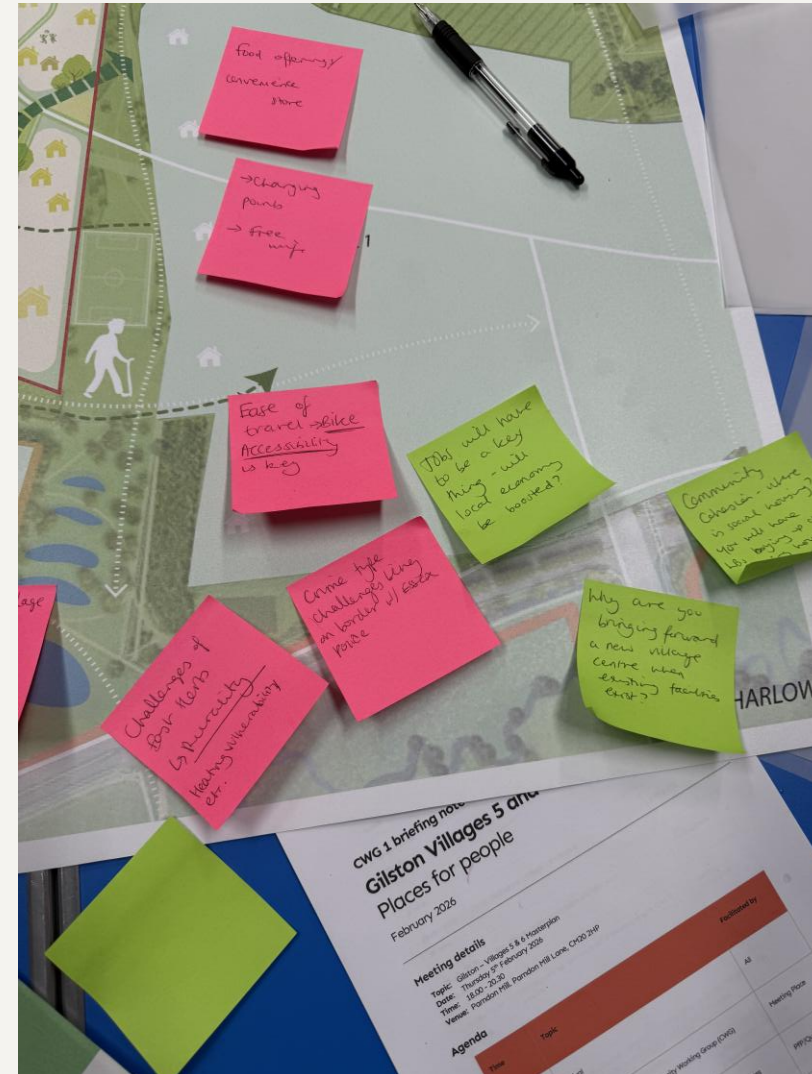
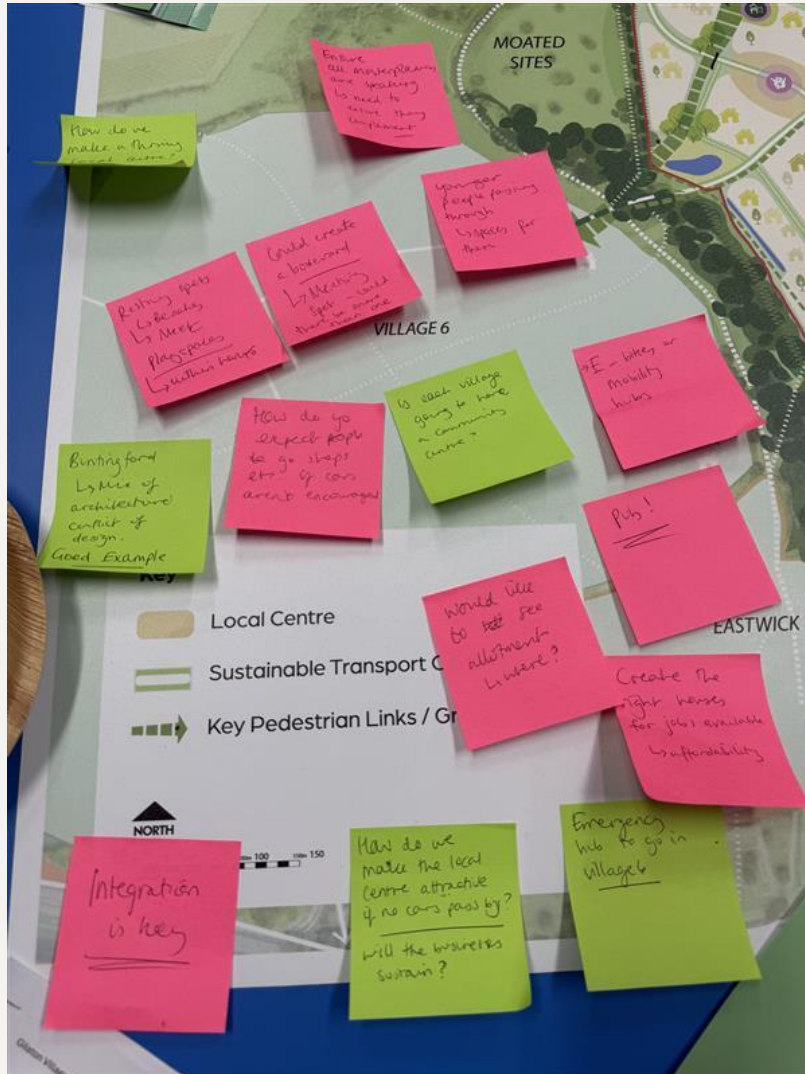
## Village 5 notes (CWG1)



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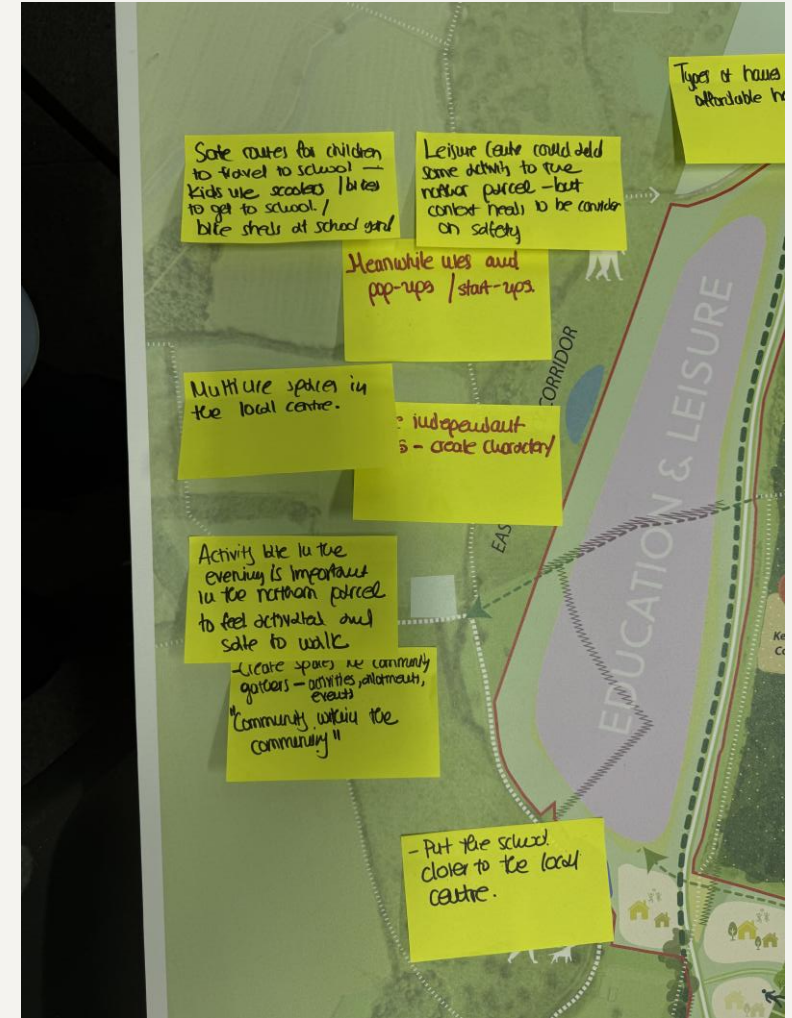
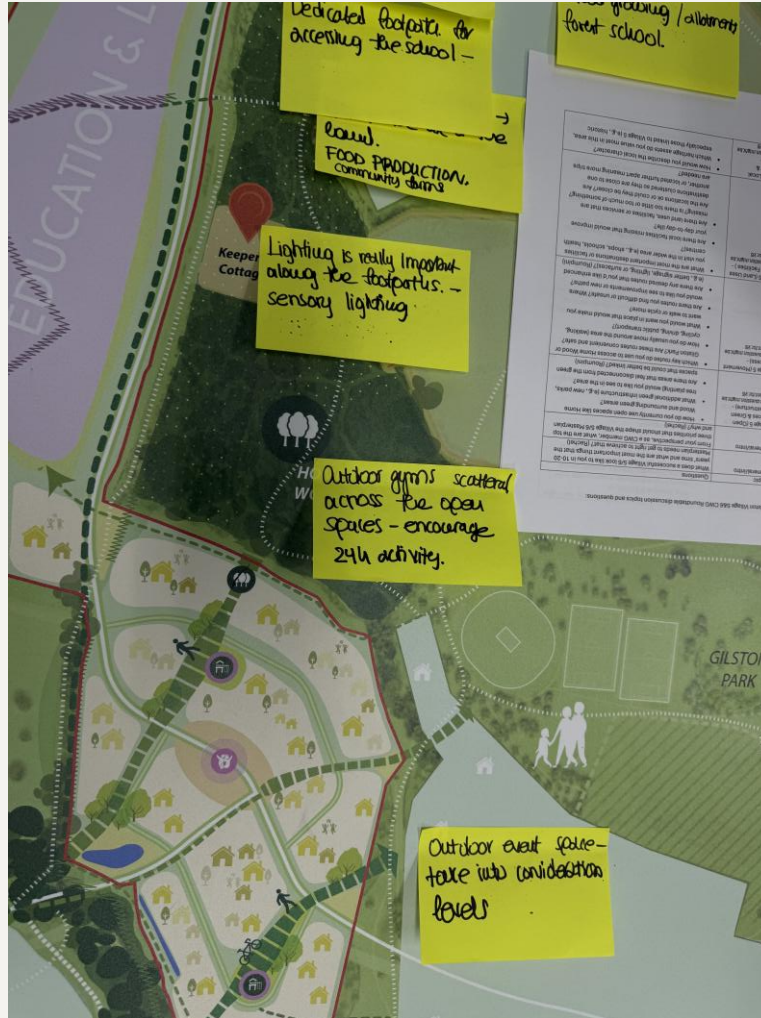
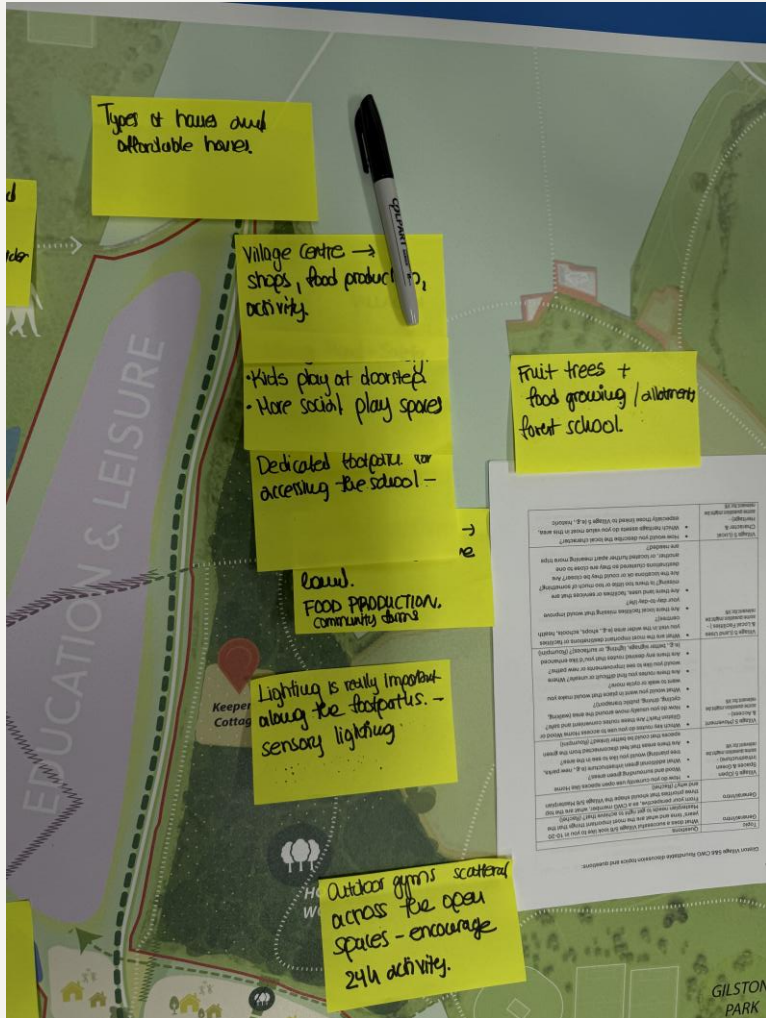


## Village 5 notes (CWG1)



# Gilston V5 and V6 Masterplan CWG1 Interim Report

## Village 5 notes (CWG1)



### Next steps

Following Community Working Group 1, the project team is continuing to build on the feedback received and evolve the emerging masterplans. The second CWG is due to be held in April 2026.

In line with the community engagement plans for Gilston masterplanning, the following is due to happen:

- Agendas and presentations for the Community Working Group sessions will be uploaded onto the Gilston Park Estate website [Masterplan page](#).
- Full reports are being compiled by PTE and PRP which builds on this interim report but also sets out the ways in which feedback has been considered in design (example [here](#)).
- Further CWG sessions later in the year, alongside wider community engagement drop-in sessions.
- Submission of the Village 5 and 6 Masterplans to East Herts District Council later in the year.



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Place**