

Gilston Area Community Forum

February 2026



We are **Places for People**, the UK's Leading Social Enterprise.

We exist because community matters.

“Community is a word that is very important to us at Places for People. We believe, fundamentally that it encapsulates who we are and what we do.

And at the centre of our community are our customers whose lives we believe can be changed and made better by and through the communities we build and maintain. Community matters.”

Greg Reed, Group CEO, Places for People



WE CREATE AND SUPPORT THRIVING COMMUNITIES

1

Managing Communities

Looking after the quality and
safety of homes and places -
whether ours or our Partners'.

2

Developing Communities

Building and acquiring homes and
places in the right location.

3

Helping Communities

Supporting education,
health, wellbeing,
employment and inclusion.



Planning update

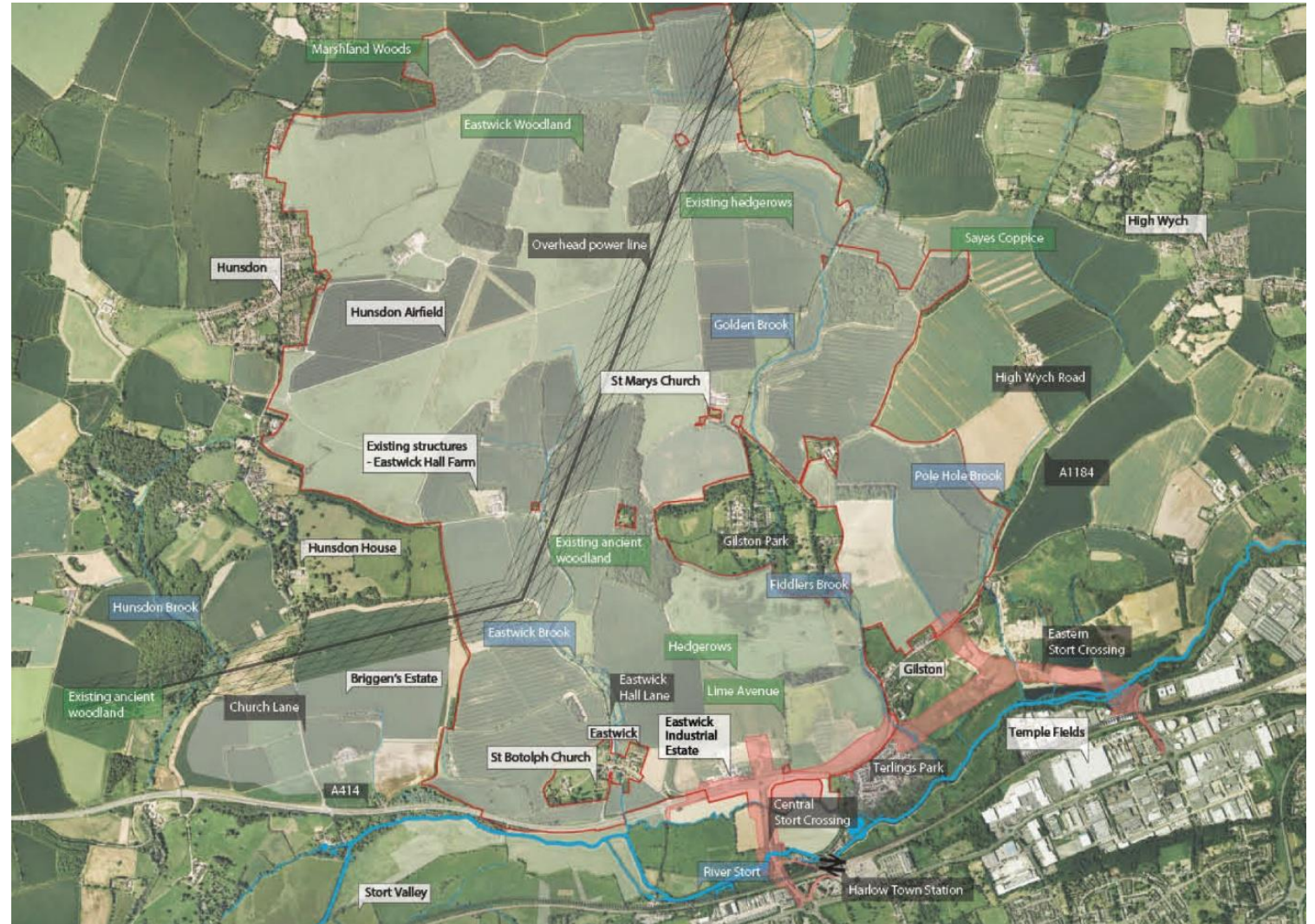
Overview of The Gilston Area

- **10,000 homes** including open market, affordable, later living, build-to-rent and self-build
- **Seven distinct villages** linked by a sustainable transport network
- Over **660Ha** (approximately 900 Wembley football pitches) of the Gilston Area will be **publicly accessible open green space**
- **£1bn+ in new and improved infrastructure** including;
 - Two secondary schools, up to seven primary schools, community and leisure spaces, a new health centre and retail and commercial accommodation.
 - Two major rail/river crossings
- **Sustainable transport network** – Embedded in s106: 60% of all journeys will be undertaken by sustainable mode
- Estimated **£6bn+ into the regional economy**
- Significant **new jobs created** in construction and through future uses



Four Primary Planning Permissions

- Gilston Park Estate (Villages 1 - 6)
Ref No 3/19/1045/FUL
- Briggens Estate (Village 7) Ref No
3/10/2124/OUT
- Central Stort Crossing (CSC) Ref
No 3/19/1046/FUL
- Eastern Stort Crossing (ESC) Ref
No 3/19/1051/FUL



Gilston Park Estate – Status Update

- Outline permission granted - January 2025
- Judicial Review concluded – September 2025
- Implementation – November 2025
- Strategic Landscape Masterplan (SLMP) target determination – Q1 2026
- Village 1 Masterplan preparation and submission – Q1 2026
- Village 5 & 6 Masterplan preparation and submission – Now to August 2026



Central & Eastern Stort Crossings Update

Stage 1a and 2a

Realignment of the Eastwick Road and new junction allowing access to Terlings Park and Pye Corner.

2026 - 2028



Central & Eastern Stort Crossings Update

Stage 1b

Expansion of Central Crossing to extend the Sustainable Transport Corridor between the Gilston Area and Harlow Town Railway Station.

2029 - 2033



Central & Eastern Stort Crossings Update

Stage 2b

Pye Corner Bypass including
junction between north-south
section and east-west section.

2031 – 2035



Central & Eastern Stort Crossings Update

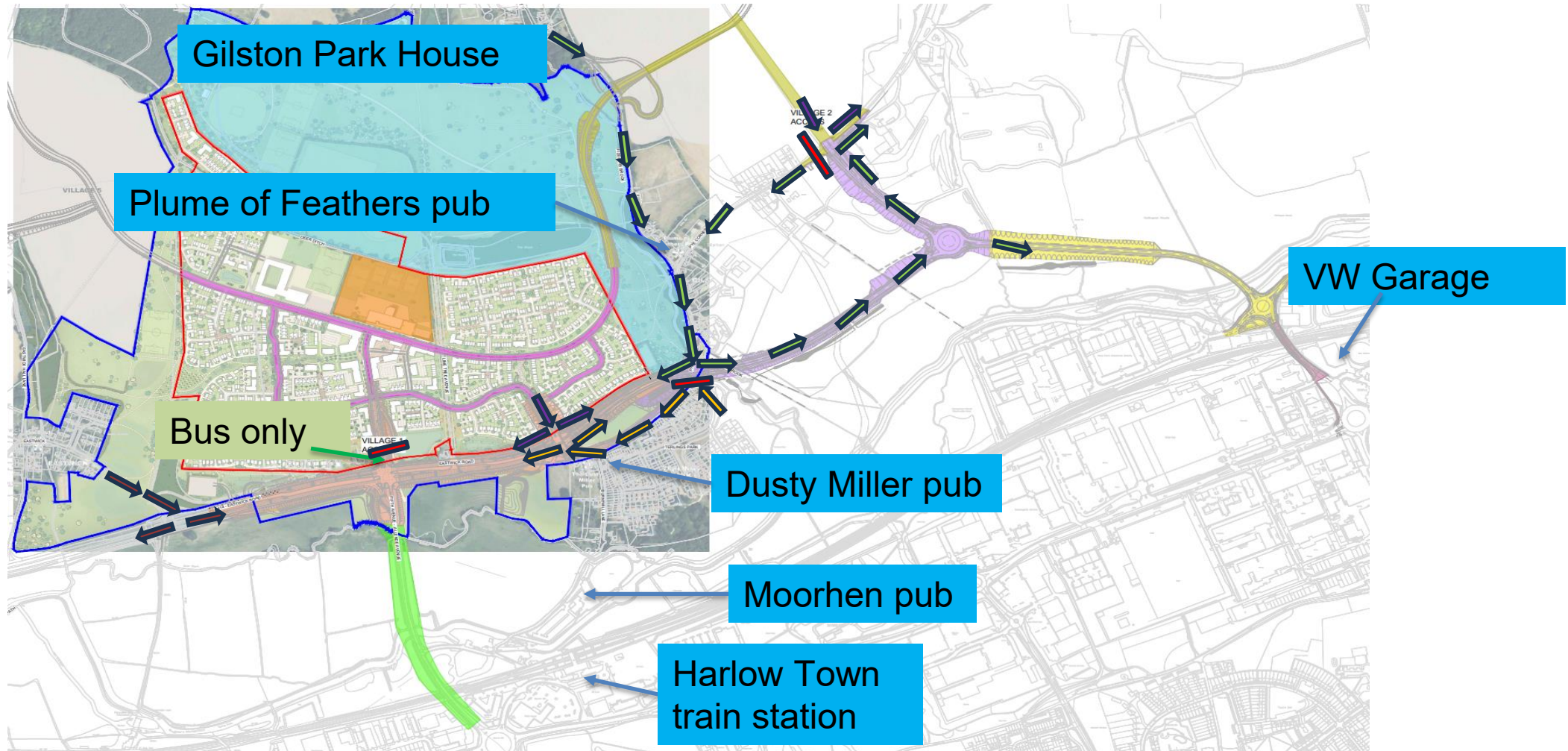
Stages 2c & 2d
Eastern Stort Crossing and
River Way bridge.

2031 - 2036



Overview of Proposed Works

New infrastructure roads once fully constructed



Viewpoint 1



Viewpoint 2



Viewpoint 3



Viewpoint 4



Proposed Traffic Management Strategy

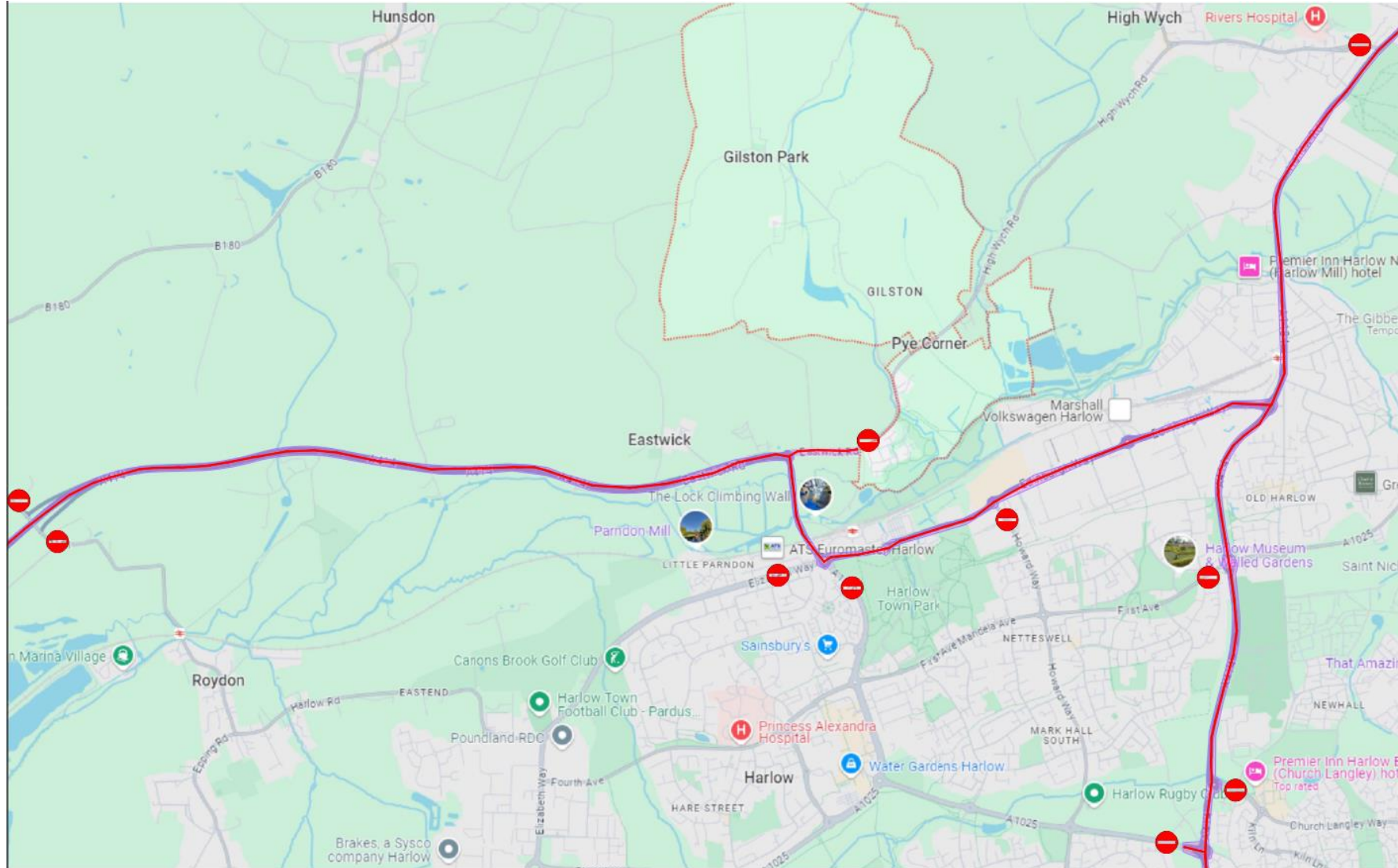
- We will hold a community drop in event in March to present proposals in detail
- Enabling works- Commence after Easter
- Main programme- Commence summer 2026
- Early Phase Traffic Management:
 - Initially minimum Traffic Management to form works access points
 - Off carriageway earthworks
 - A414- reduced to 1 lane opened in each direction
 - Some use of traffic lights as required but kept to minimum



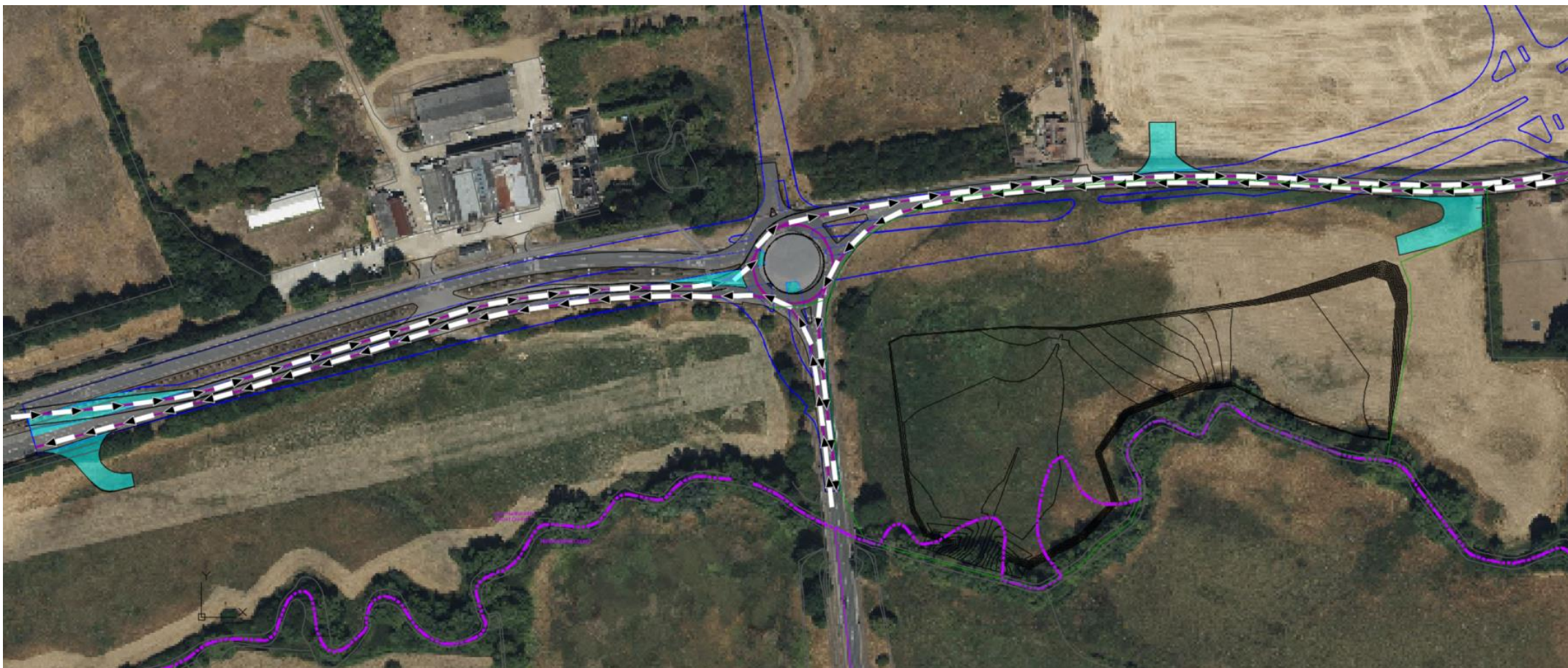
3 New Construction Accesses (After Easter 2026)



Logistics of the Delivery Routes



Phase 1 – Contraflow on the A414 (Q3 2026)



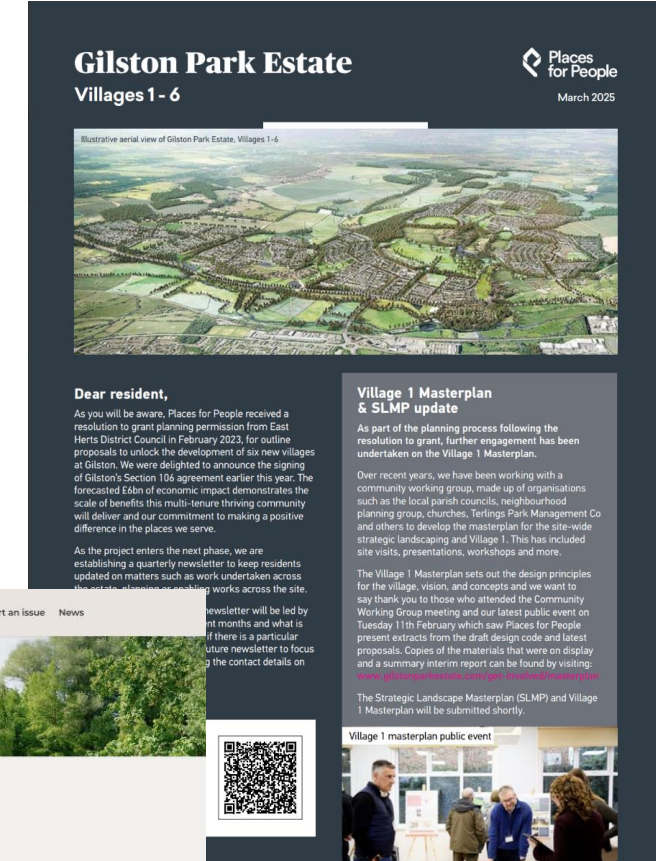
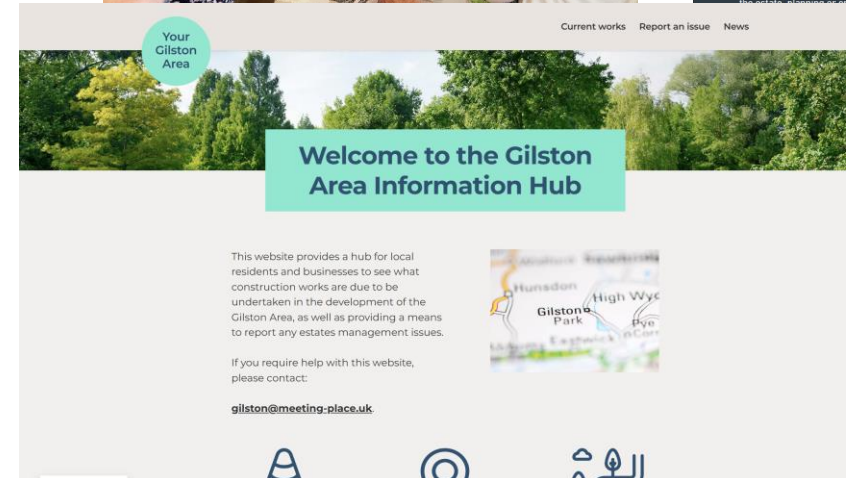
Phase 2 – Move traffic onto the new carriageway whilst working on the old road (Q3 2027 to Q1 2028)



Phase 3 – Maintain one lane in each direction (2028)



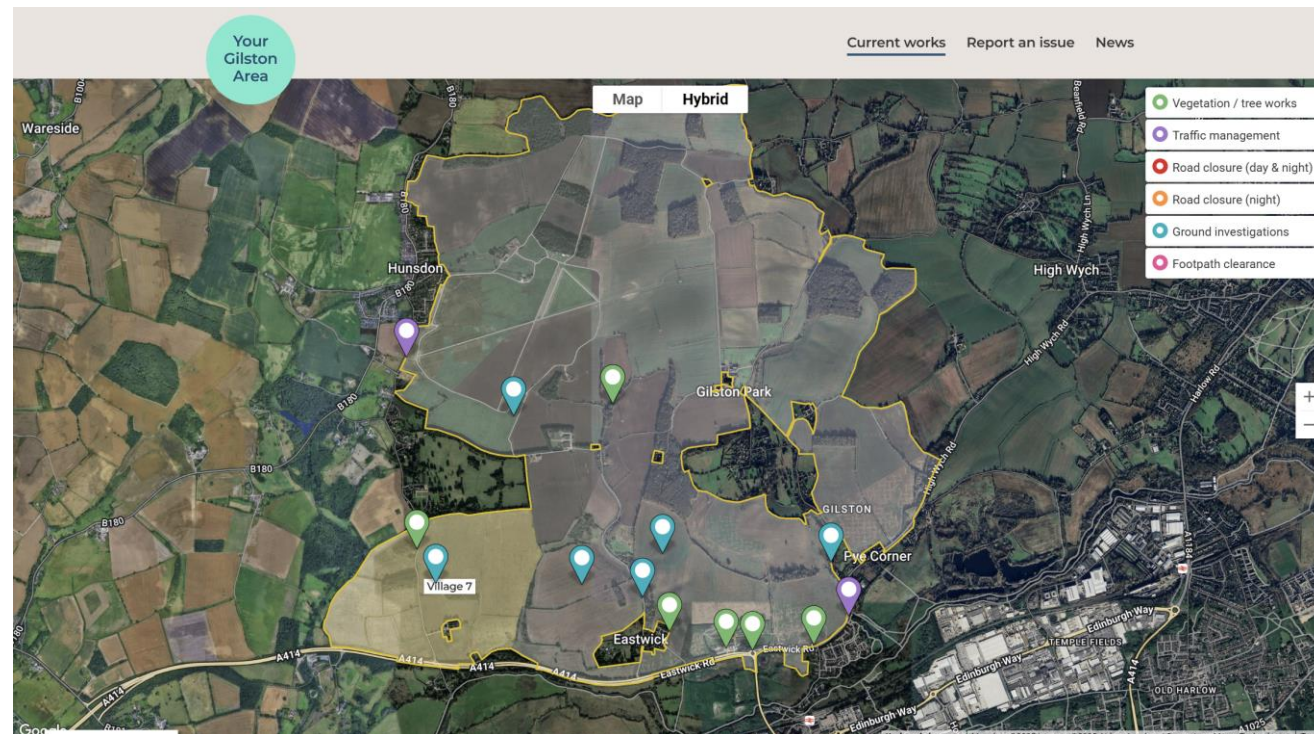
- Places for People understands the concerns and questions that residents will have about the upcoming works.
- We are committed to ensuring clear communications are at the heart of the works, with key points of contact throughout.
- Community drop-in events will be held once the exact timings and details of the upcoming works have been confirmed.
- The communications plan will include items such as community newsletters, website articles and photos/videos, press releases for local media and village magazines, as well as email/WhatsApp updates.
- **Please let us know if there are other methods you would like us to explore – gilston@meeting-place.uk**



www.gilston.info

www.gilstonparkestate.co.uk

gilston@meeting-place.uk



Questions?