

# Gilston Area Community Forum

**February 2026**



# About Places for People

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

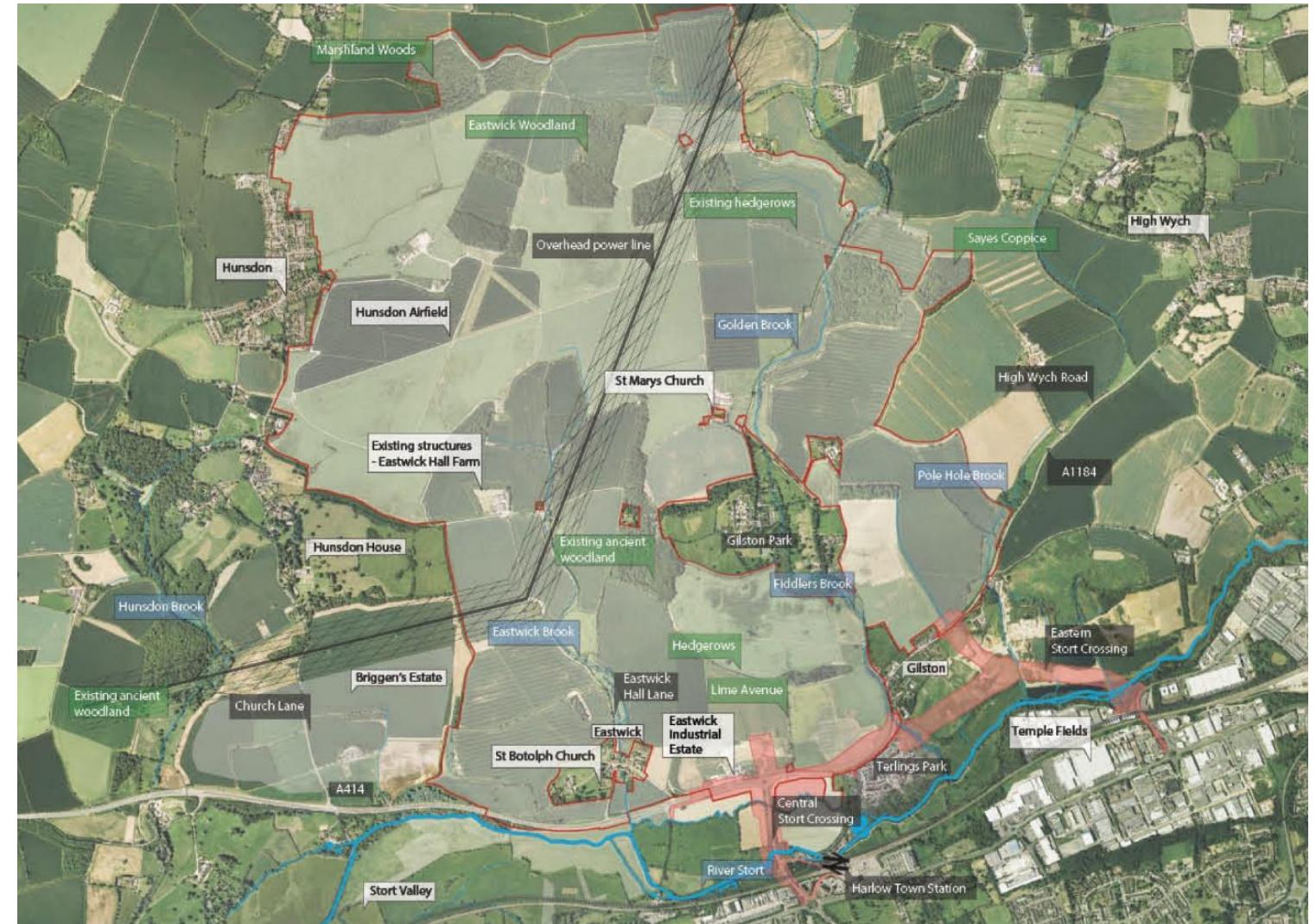
# Overview of The Gilston Area

- **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

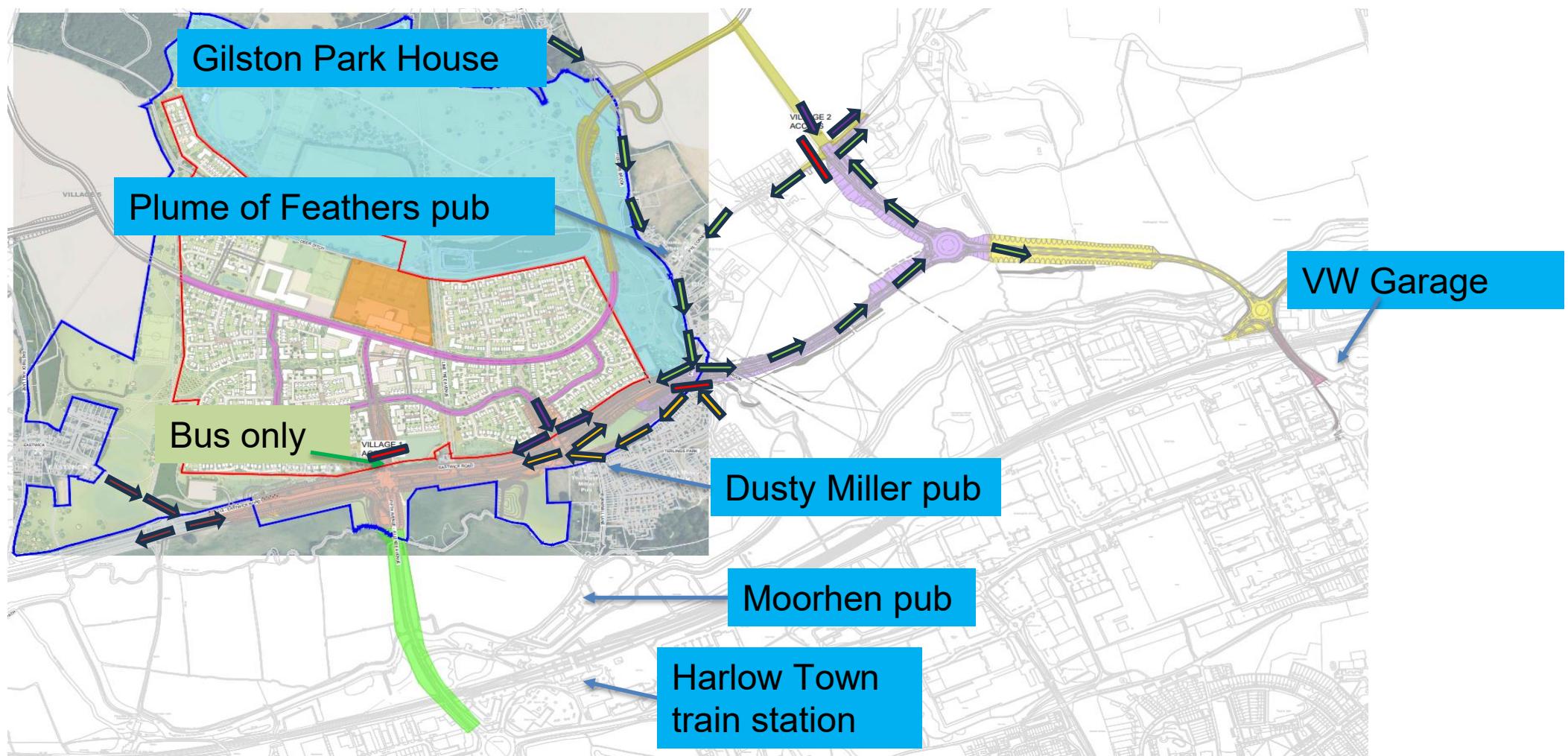
**Stages 2c & 2d**  
Eastern Stort Crossing and  
River Way bridge.

2031 - 2036



# Overview of Proposed Works

# New infrastructure roads once fully constructed



# Viewpoint 1



# Viewpoint 2



# Viewpoint 3



# Viewpoint 4



# Proposed Traffic Management Strategy

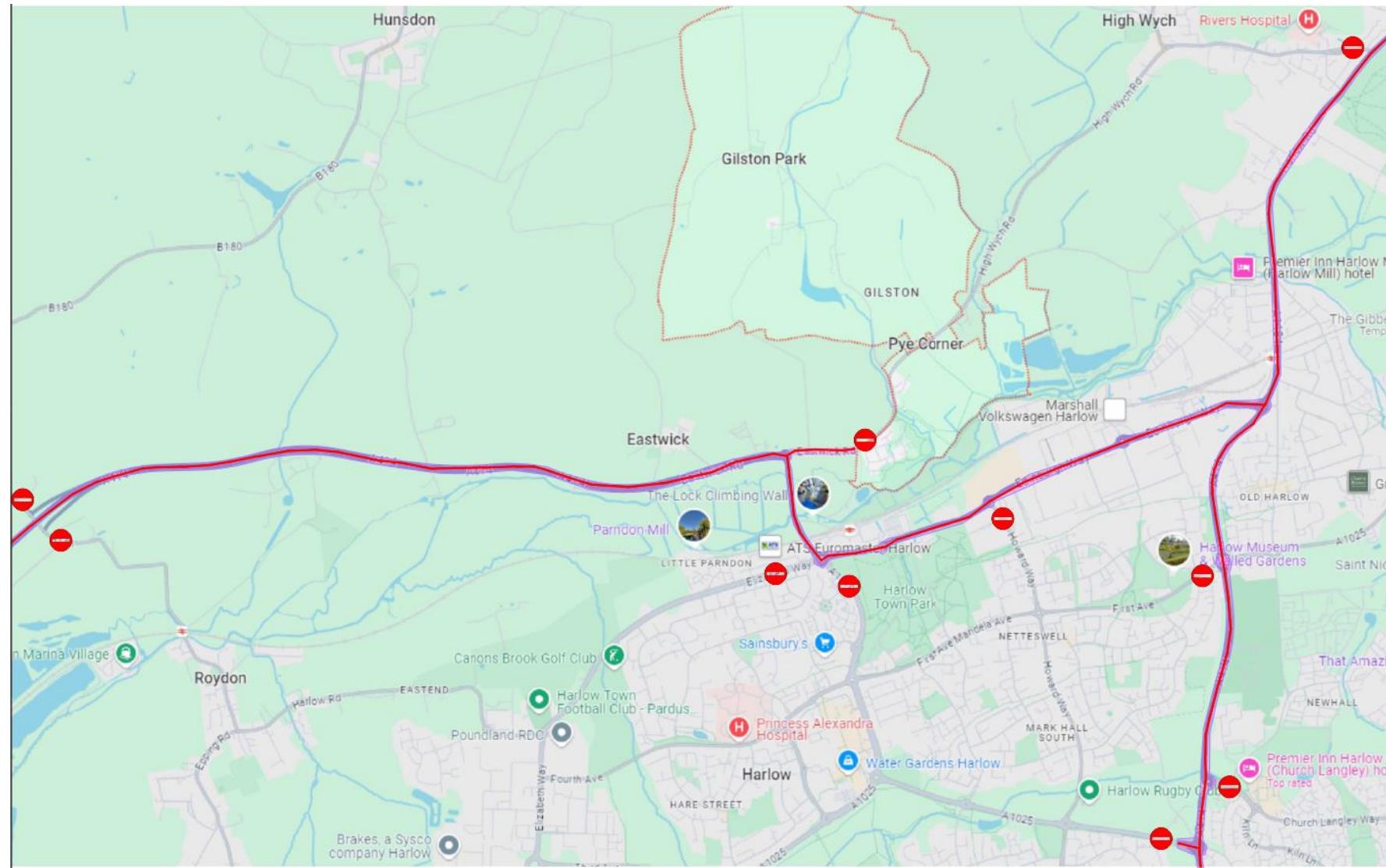
- We will hold a community drop in event in March to present proposals in detail
- Enabling works- Commence after Easter
- Main programme- Commence summer 2026
- Early Phase Traffic Management:
  - Initially minimum Traffic Management to form works access points
  - Off carriageway earthworks
  - A414-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

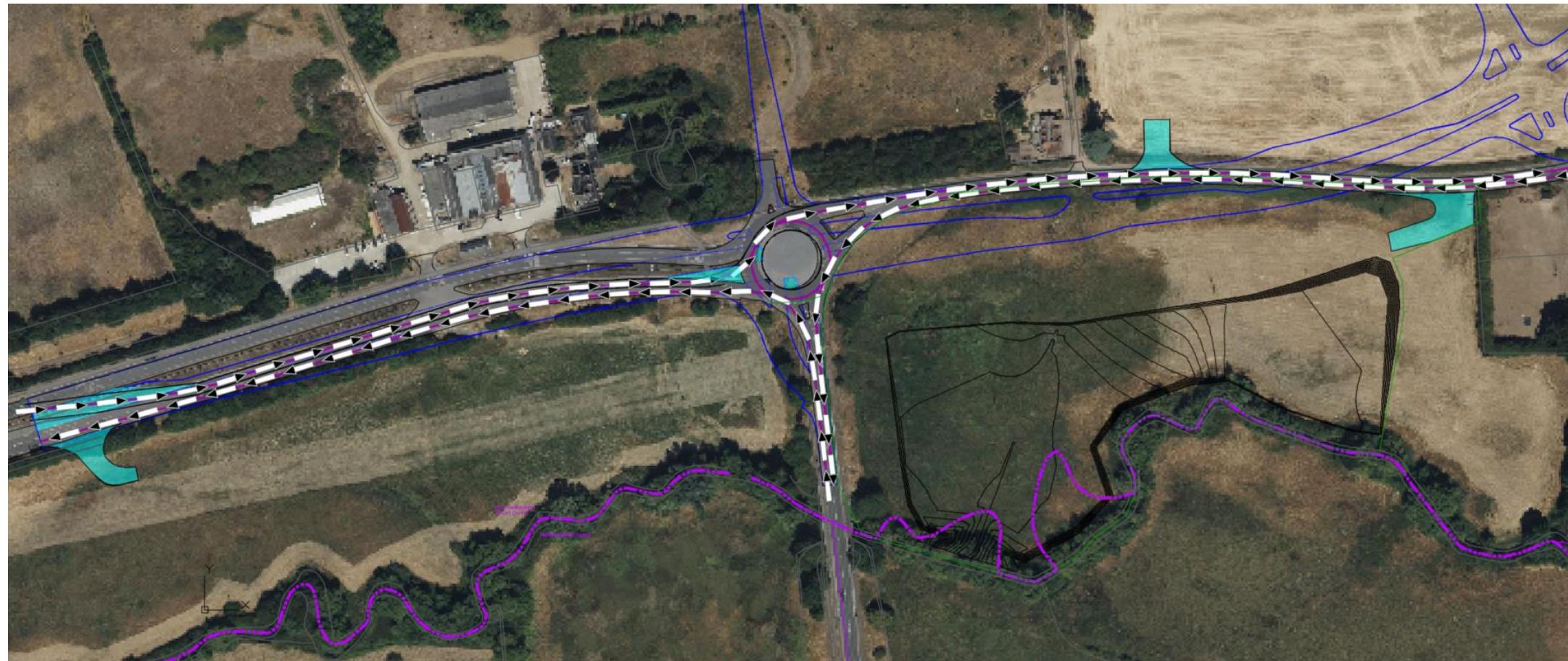


## 3 New Construction Accesses (After Easter 2026)



# Logistics of the Delivery Routes





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



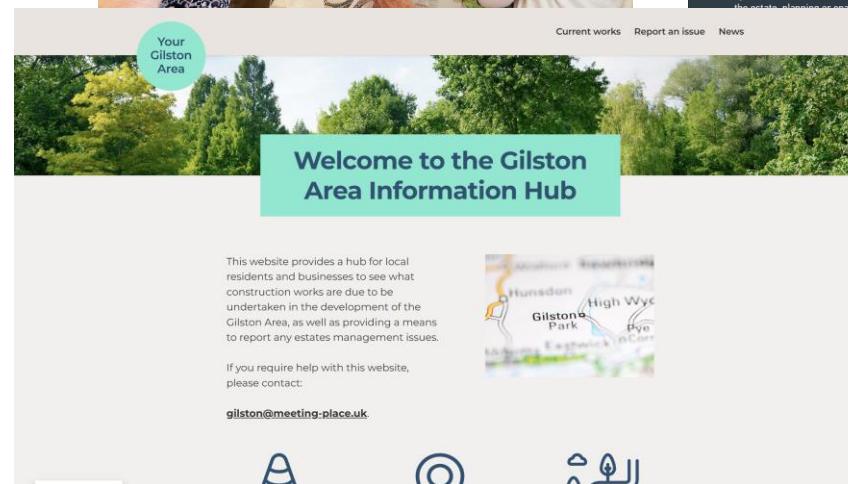
## Phase 3 – Maintain one lane in each direction (2028)



# Keeping the Community Informed & Updated

- 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](mailto:gilston@meeting-place.uk)**





Current works Report an issue News

Your Gilston Area

Welcome to the Gilston Area Information Hub

This website provides a hub for local residents and businesses to see what construction works are due to be undertaken in the development of the Gilston Area, as well as providing a means to report any estates management issues.

If you require help with this website, please contact:

[gilston@meeting-place.uk](mailto:gilston@meeting-place.uk)

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**Gilston Park Estate**  
Villages 1-6

Illustrative aerial view of Gilston Park Estate, Villages 1-6

As you will be aware, Places for People received a resolution to grant planning permission from East Herts District Council in February 2023, for outline proposals to unlock the development of six new villages at Gilston. We were delighted to announce the signing of Gilston's Section 106 agreement earlier this year. The forecasted £6bn of economic impact demonstrates the scale of benefit this multi-tenure thriving community will deliver and our commitment to making a positive difference in the places we serve.

Dear resident,

As the project enters the next phase, we are establishing a quarterly newsletter to keep residents updated on matters such as work undertaken across the estate, planning or enabling works across the site. The newsletter will be led by the community working group and what is included will depend on what is of interest to you. If there is a particular future newsletter to focus on, please let us know and we will add the contact details on.

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The Village 1 Masterplan sets out the design principles for the village, vision, and concepts and we want to say thank you to those who attended the Community Working Group meeting and our latest public event on Tuesday 11th February which saw Places for People present extracts from the draft design code and latest proposals. Copies of the materials that were on display and a summary interim report can be found by visiting: [www.gilstonarea.com](http://www.gilstonarea.com)

The Strategic Landscape Masterplan (SLMP) and Village 1 Masterplan will be submitted shortly.

Village 1 masterplan public event



Places  
for People

March 2025

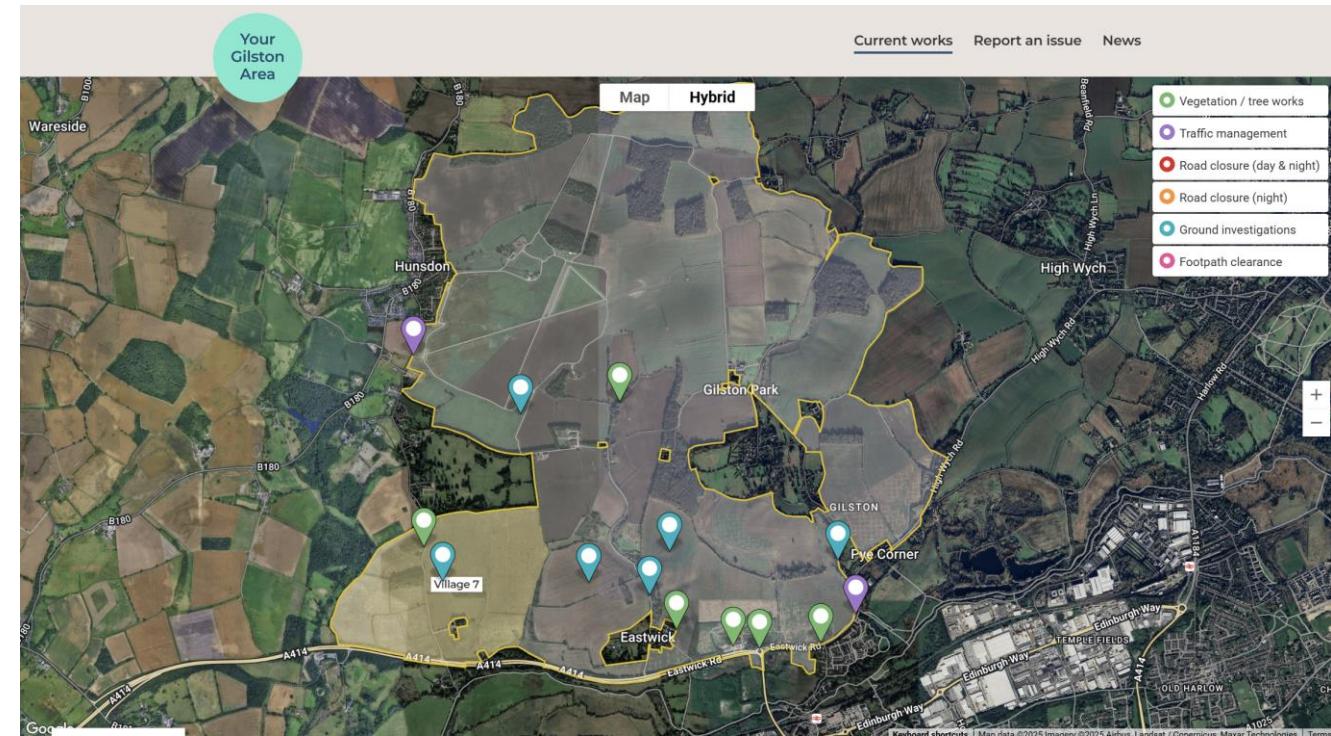
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# Contact us

[www.gilston.info](http://www.gilston.info)

[www.gilstonparkestate.co.uk](http://www.gilstonparkestate.co.uk)

[gilston@meeting-place.uk](mailto:gilston@meeting-place.uk)



# Questions?