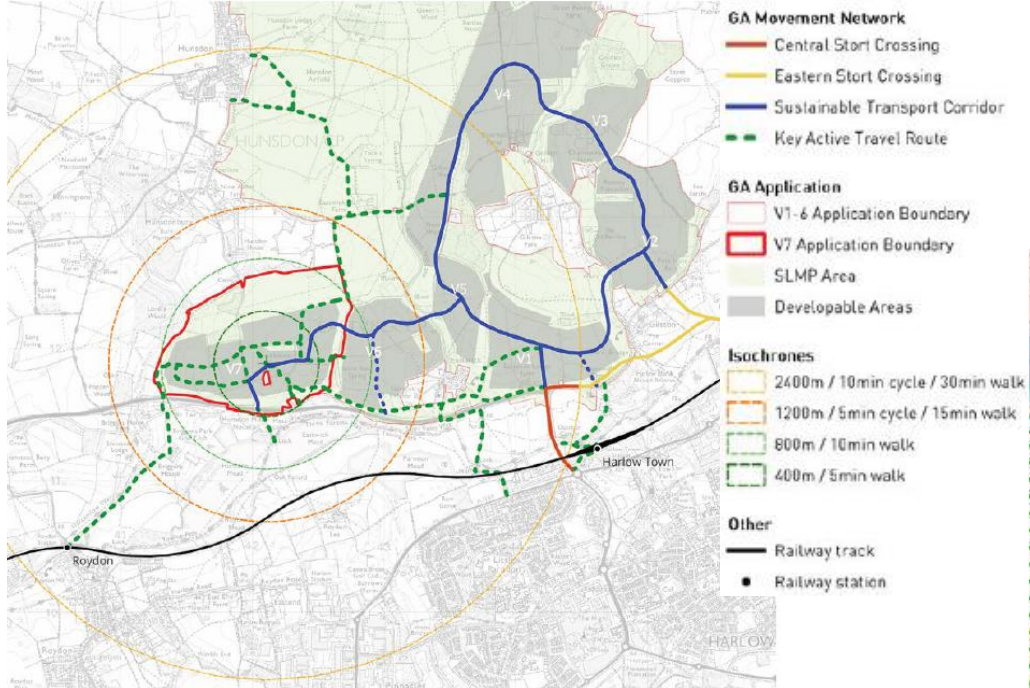
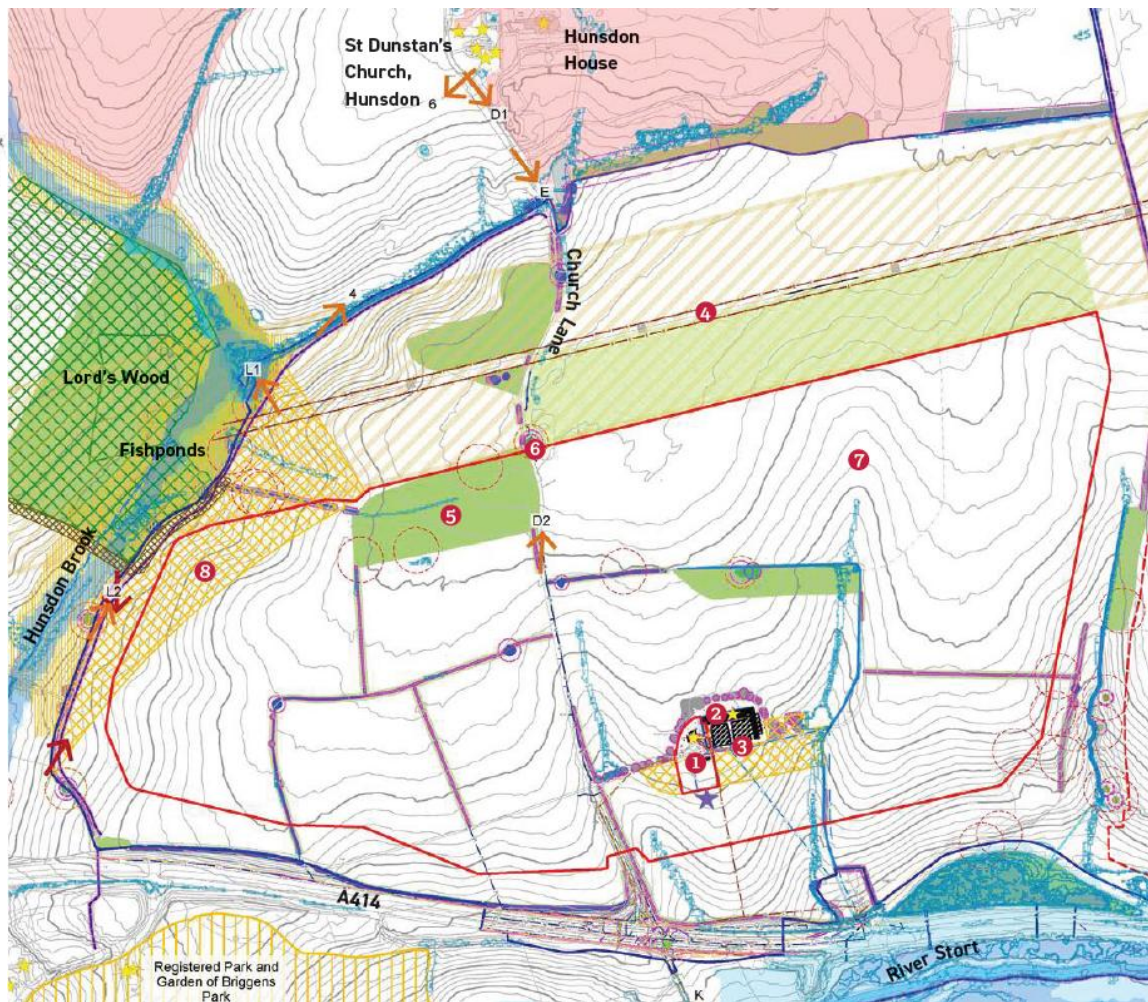




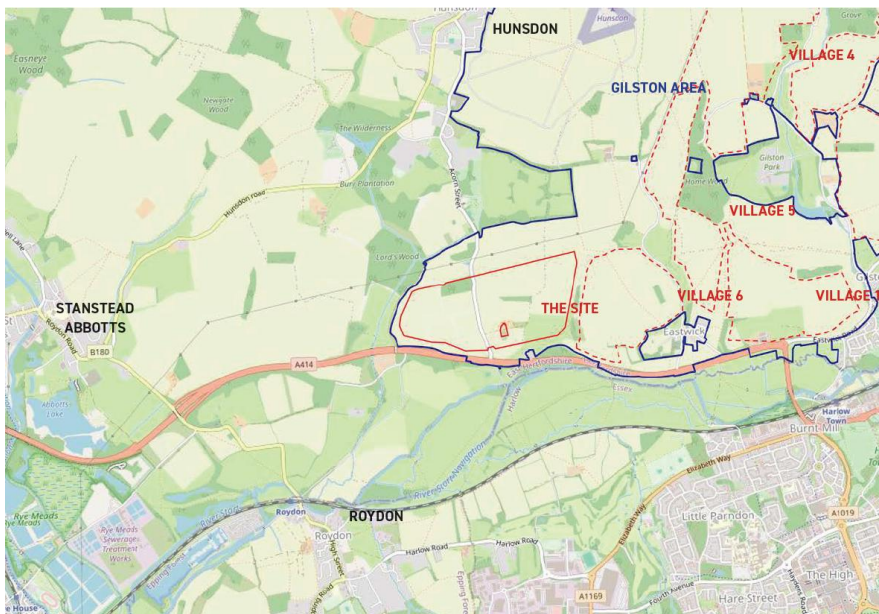
Bird's Eye View of the emerging Village 7



Village 7 Strategic Movement Concept



Village 7 site features and local context



Gilston Village 7 and the wider context

# Where are we in the process?

We are here



Outline Planning Permission

Set out the principle of development  
Public engagement in 2017-2019  
Submitted in 2019  
Granted in January 2025

Strategic Landscape Masterplan

Green spaces across the Gilston Area including walking and cycling routes between villages  
Joint between both Places for People and Taylor Wimpey

Village 7 Masterplan

The guiding vision for Village 7  
High-level ideas like character areas, some transport matters and green space  
Public engagement 2023-2024  
Submitted in February 2025

Village 7 RMA 1A & 1B

First 'Reserved Matters Application' (RMA)  
Materials, orientation and specific matters relating to the first parcel and infrastructure  
Public engagement in early 2025  
To be determined Spring 2026

Village 7 RMA 1C

Further detail, including on the Village Centre area  
Public engagement expected Summer/Autumn 2026



# Current works?

## Archaeology



Trial trenching within the Site

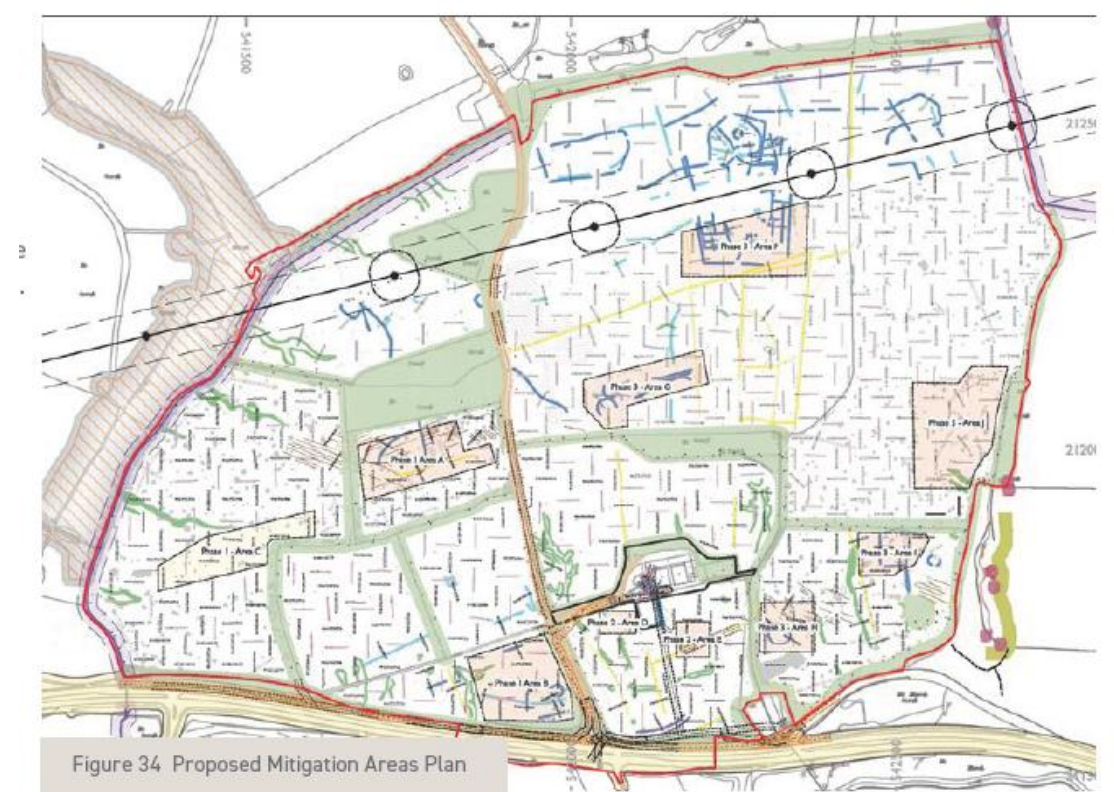


Figure 34 Proposed Mitigation Areas Plan

The Site	Constraints	Geophysics
Village 7 & Environs Site	Grass snake	Ferrous Point
Proposed Mitigation Area Excavation	Refugia	Field Drain
Proposed Mitigation Area Strip, Map & Record	Slow worm	Ridge & Furrow
Archaeological Feature	Buried Services	Archaeology Probable
Natural Feature	PkOw	Archaeology Possible
Paleochannel Feature	Pylon	Ferrous Area
Modern Feature	Overhead Telecom	Historical Feature
Trench	Surface Sewer	Uncertain
Trench Excluded	Foul Sewer	Modern Feature
Trench Yet to Open	Overhead Electric	Geological Feature
Previous Evaluation Feature	Electricity (LV)	Geological Area
Previous Evaluation Trench	Unknown Service	
	Standing Building	
	Scheduled Monument	
	Scheduled Monument 10m Exclusion Zone	
	Pylon Base 30m Exclusion Zone	
	Veteran Tree	
	Dense Vegetation 5m Exclusion Zone	
	Ecological Buffer	
	Carriageway 10m Exclusion Zone	
	Road 5m Exclusion Zone	

**Church Lane realignment**

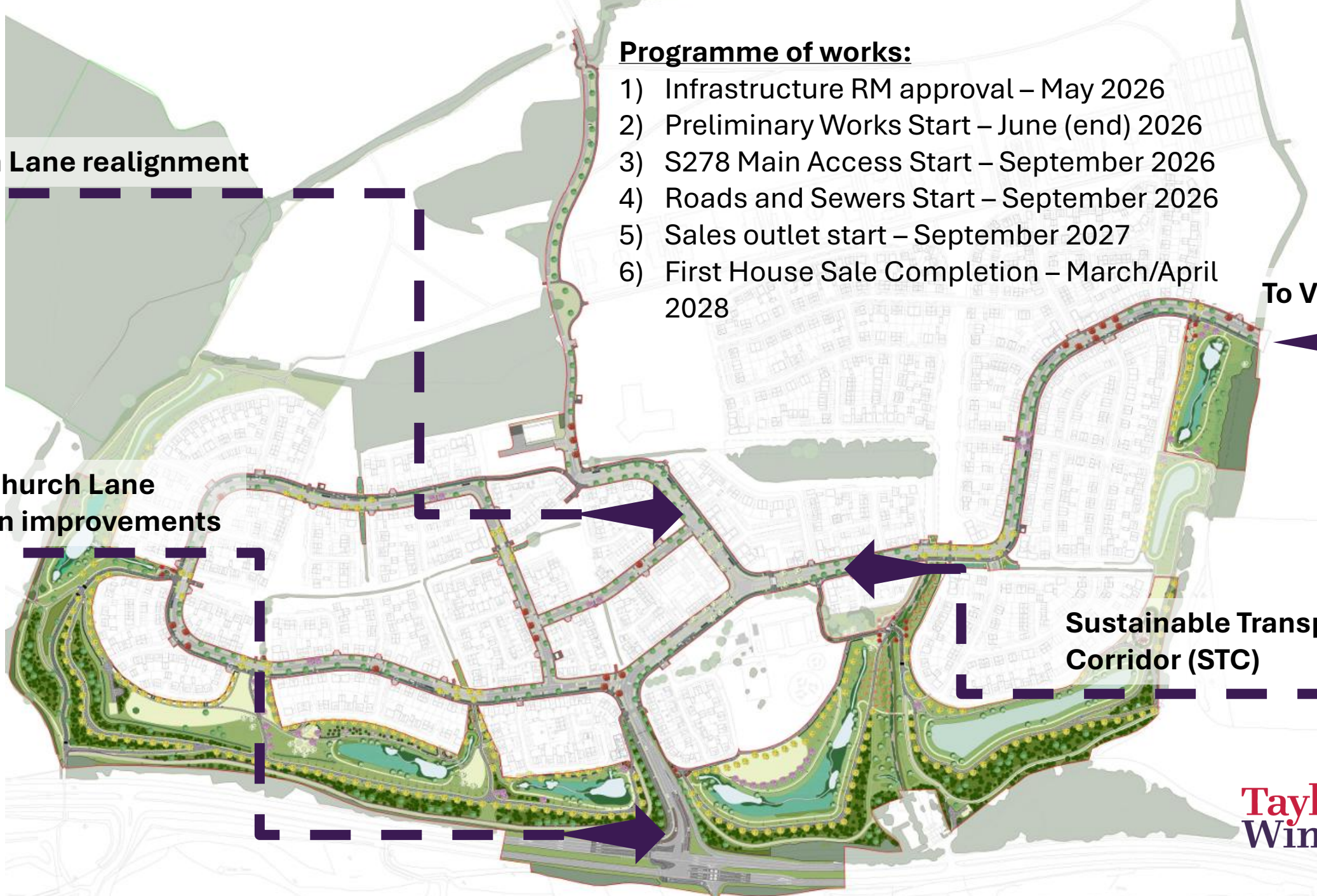
**Programme of works:**

- 1) Infrastructure RM approval – May 2026
- 2) Preliminary Works Start – June (end) 2026
- 3) S278 Main Access Start – September 2026
- 4) Roads and Sewers Start – September 2026
- 5) Sales outlet start – September 2027
- 6) First House Sale Completion – March/April 2028

To Village 6

**A414/Church Lane  
junction improvements**

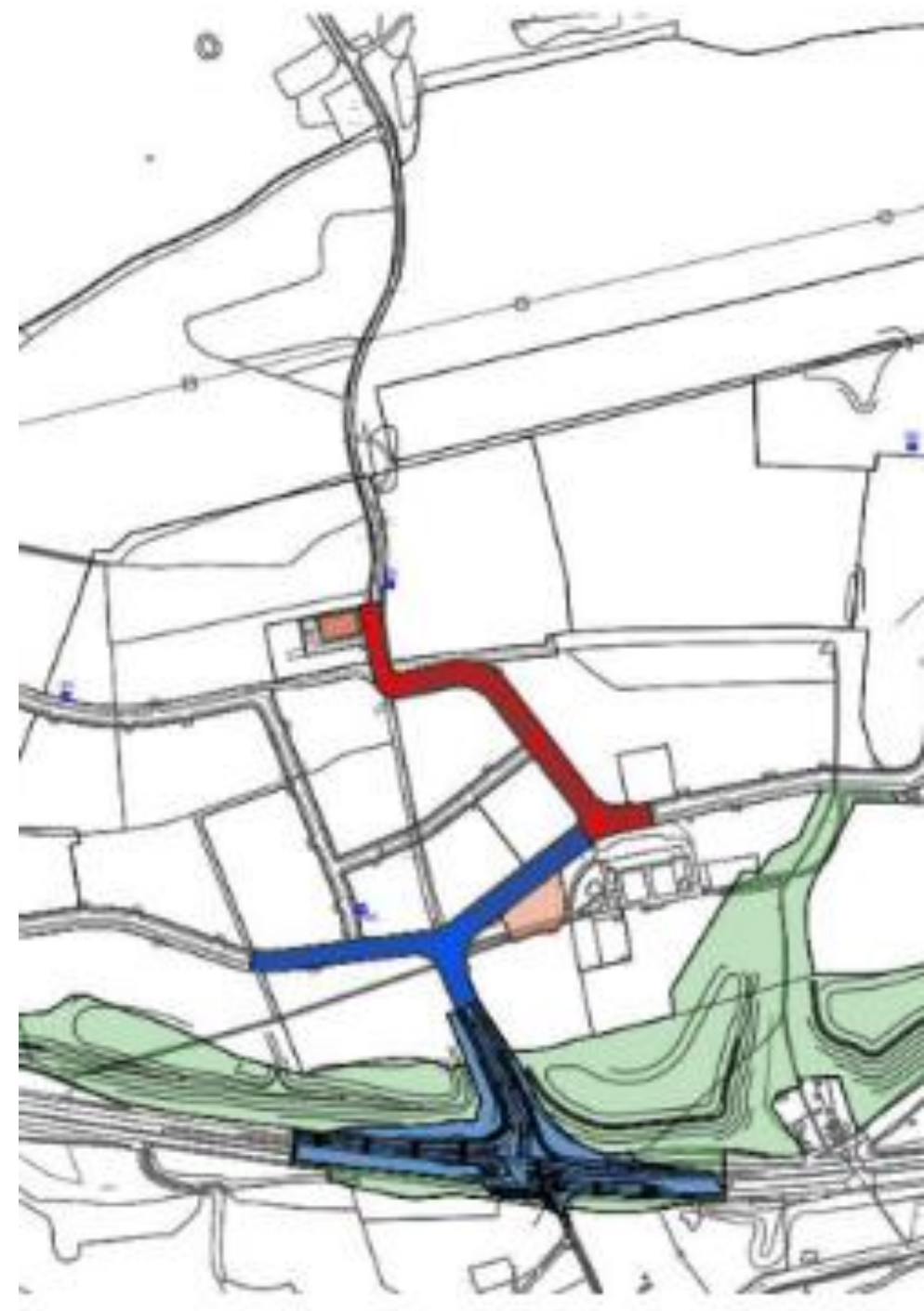
**Sustainable Transport  
Corridor (STC)**



# Village 7 road works

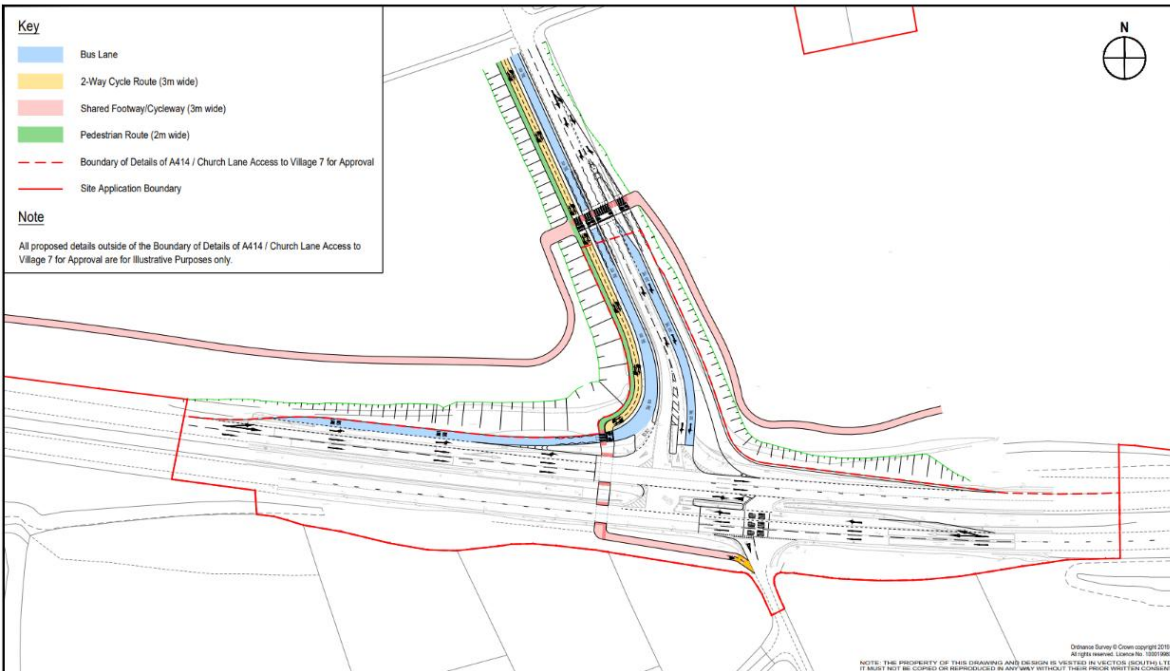
A414/Church Lane road works, traffic management, utilities and communications

- What are the works?
  - A414/Church Lane access and Church Lane diversion
  - 2 x S278 applications submitted to Hertfordshire County Council delivered concurrently
    - First S278 – A414/Church Lane Junction (Planning detail at OPP)
    - Second S278 – Church Lane Diversion (Parameter at OPP – Detail within first Infrastructure Reserved Matters application)
- What is a S278 Agreement?
  - A legal arrangement under the Highways Act between a developer and a Local Highway Authority to carry out necessary improvements or alterations to a public highway
  - Gets into fine construction detail – can require changes ...



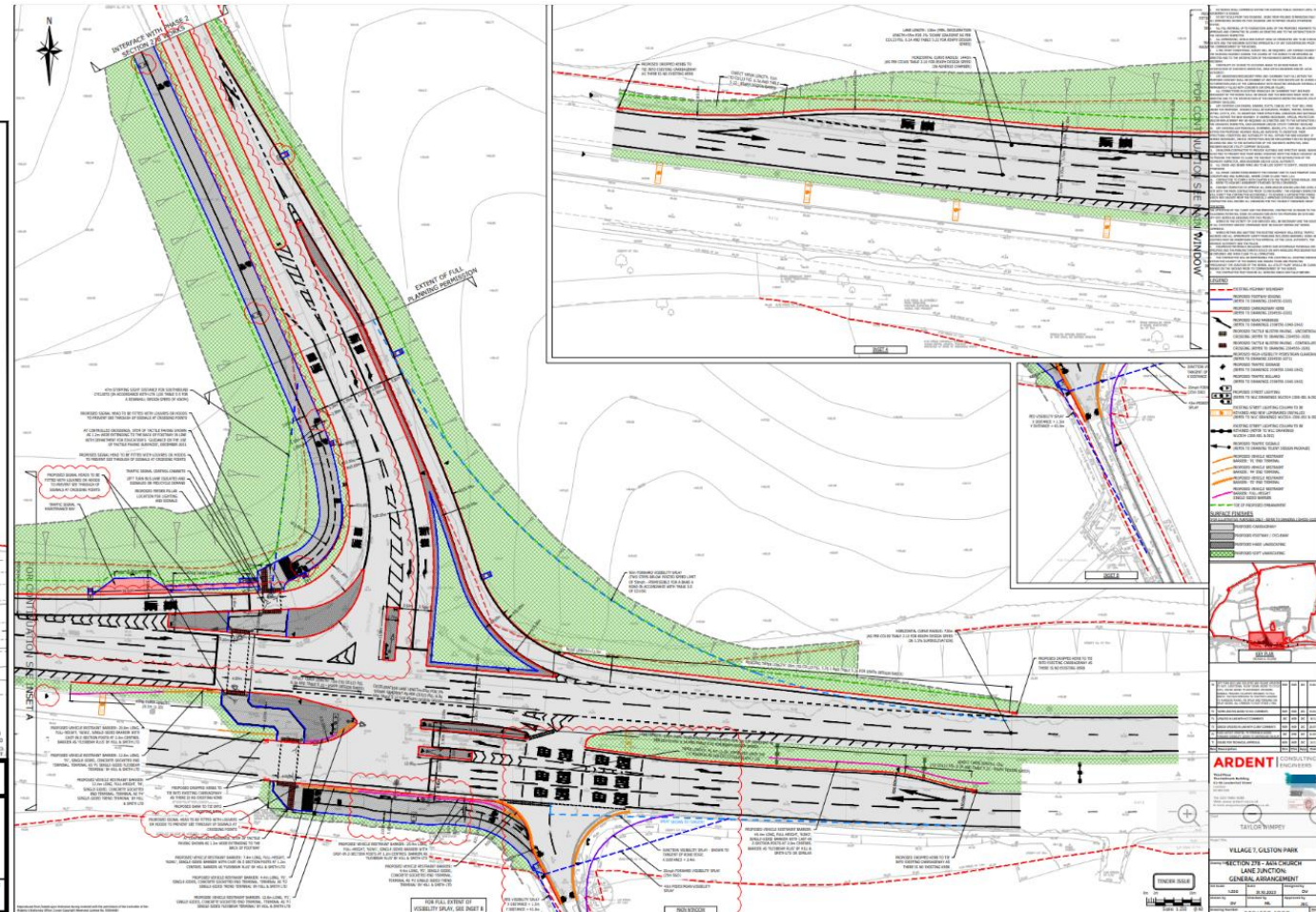
# First S278 Agreement

- A414/Church Lane Junction
  - Creates new four lane access in and out of V7
  - Two dedicated bus lanes
  - Subject to HCC technical approval
  - Junction to be built in one phase and completed as one package of works
  - Sept 26 - Three stages, on site, on carriageway, offsite



NO	DATE	BY	CHECKED	DATE	NOTES	
A			JM	MM	21.12.2020	1. This is not a construction drawing and is intended for illustrative purposes only. 2. White lining is indicative only.

Gilston Area		Briggens Estate 1 Ltd.	
Details of A414 Church Lane Access to Village 7			
DRAWN	CHECKED	DATE	SCALE
PP	MM	18.12.2020	1:1250 at A3
DRAWING NUMBER		REVISION	
110042/A/130		A	



# Second S278 Agreement

- Church Lane Diversion
  - Diverts the alignment of Church Lane in line with approved parameter plan within OPP
  - Sept 2026

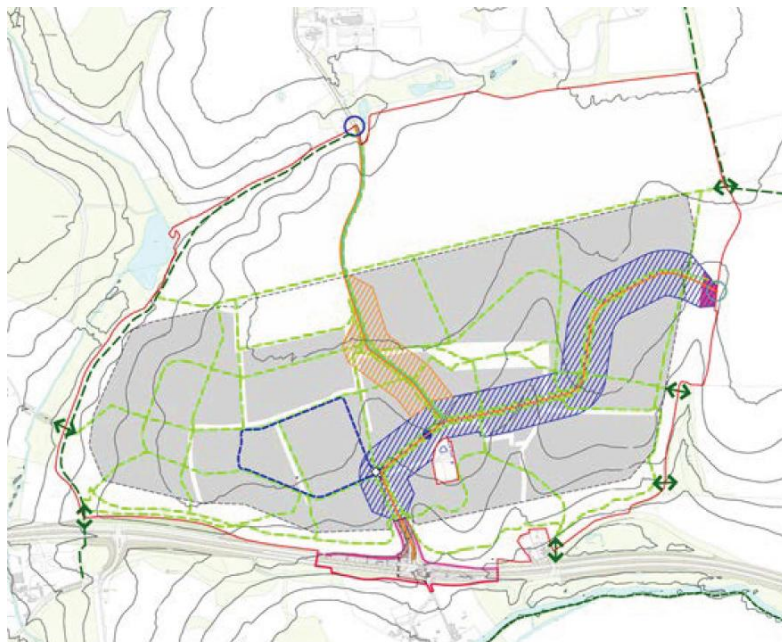


Figure 19 OPA Parameter Plan 4 - Vehicular Access & Movement

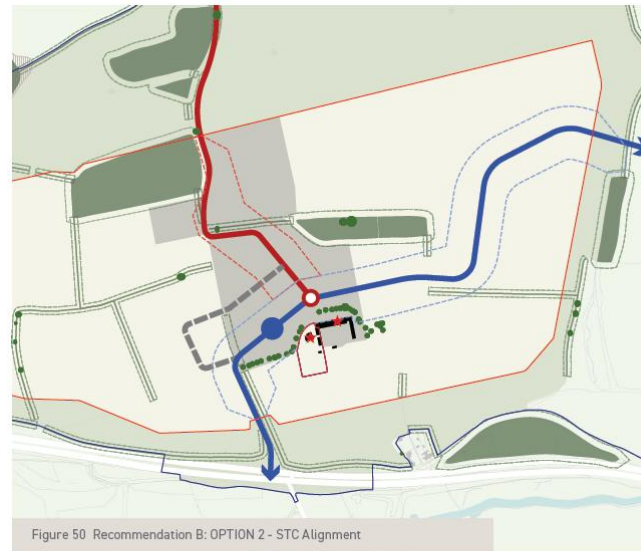


Figure 50 Recommendation B: OPTION 2 - STC Alignment

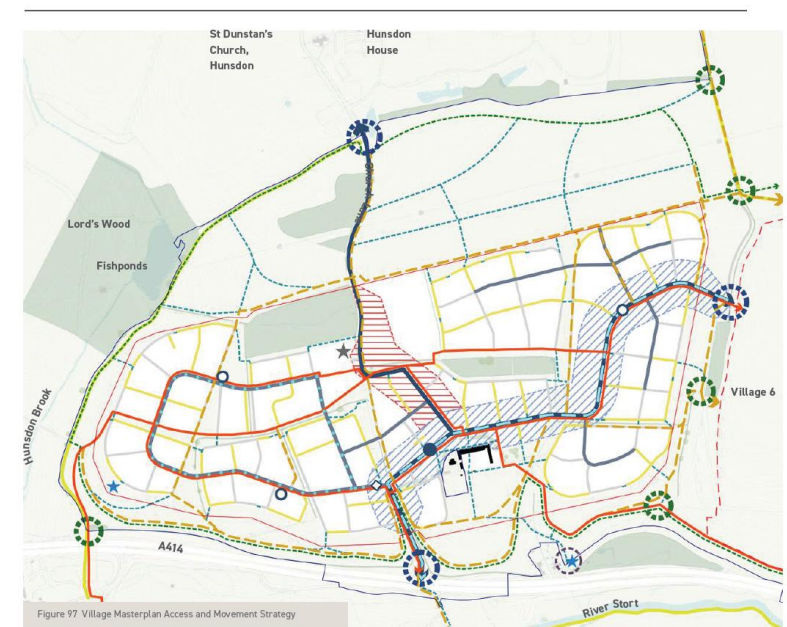
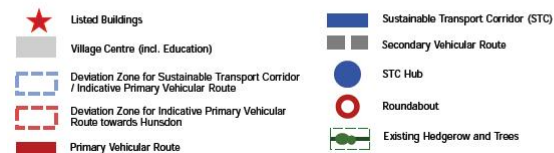


Figure 97 Village Masterplan Access and Movement Strategy



\*Delivery of route typology for strategic connectivity is mandatory. Alignment of route is shown indicatively.



Figure 104 Illustrative STCHub Layout

- A** Car club vehicle hire
- B** Cycle hire
- C** Cycle lockers
- D** Office

# The Concept Masterplan

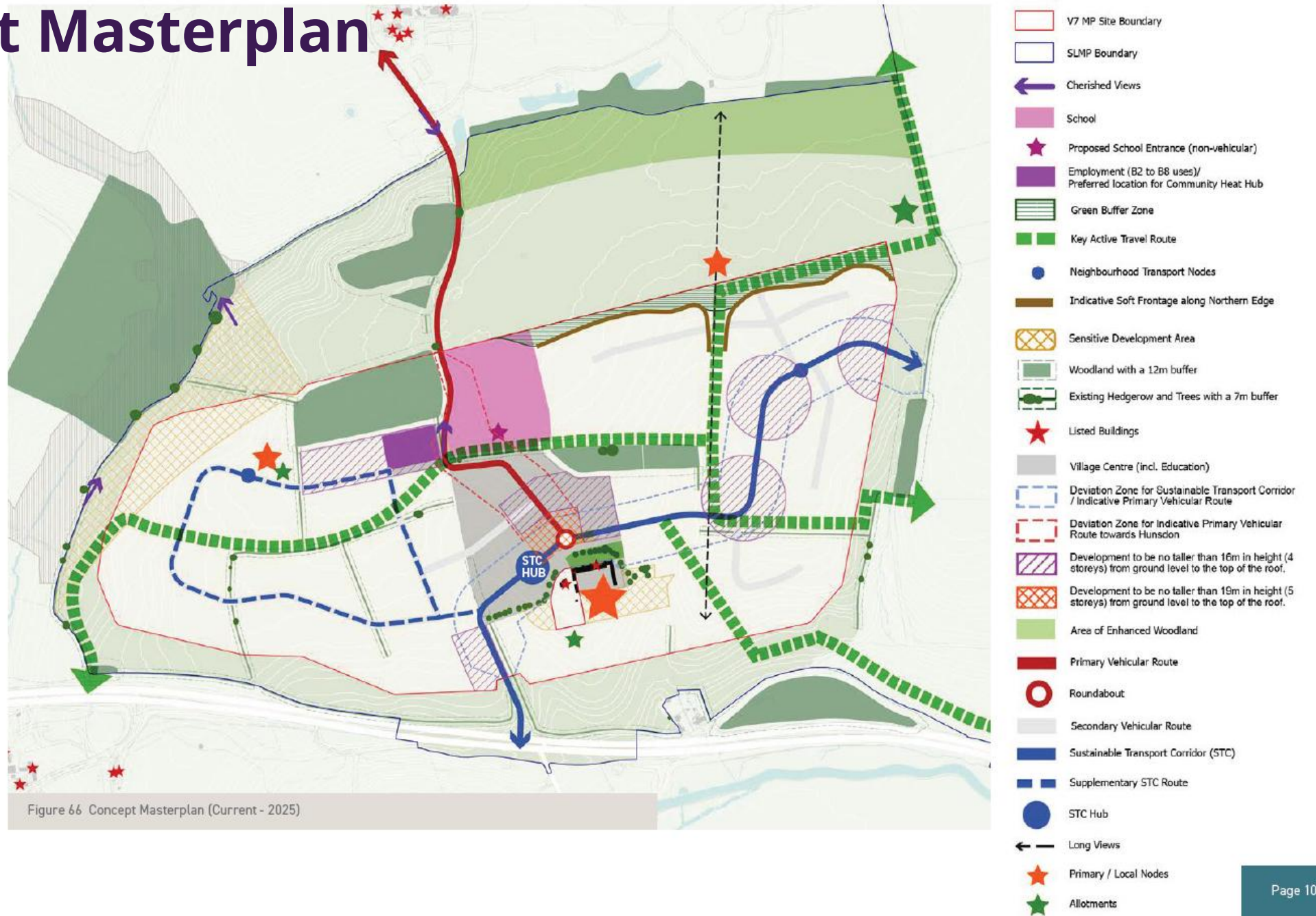


Figure 66 Concept Masterplan (Current - 2025)

Figure 86 Artist's impression of the Village Heart Character Area



Figure 89 Artist's impression of the Village Centre



# Phasing of A414 Access Works

What does the permission require?

56. T9 - V1-V7 Sustainable Transport Corridor ("STC") - Road Works Phase 1: No residential units shall be occupied at Village 7 until details of an **Interim** A414/Church Lane means of access and the Primary Vehicular Route towards the **Interim** STC Hub and the **Interim** STC Hub has been submitted to and approved in writing by the local planning authority and implemented (including being open to traffic) in accordance with the approved details.

In the circumstances where approval of the **Interim** A414/Church Lane means of access is not forthcoming, the Full improved means of Access from the A414 onto Church Lane and the **Interim** Primary Vehicular Route shall be implemented in accordance with the approved Details of A414 Church Lane Access to Village 7 (ref 110042/A/130 Rev A) (or alternative drawing for local planning authority approval under Condition 6 (B1), on highway safety grounds in compliance with Condition 61 (T15) and Condition 62 (T16) prior to the occupation of any residential units in Village 7.

57. T10 - V1-V7 Sustainable Transport Corridor ("STC") - Road Works Phase 2: No more than 150 residential units shall be occupied at Village 7 until the Full A414/ Church Lane Junction upgrade and upgrade of **Interim** Primary Vehicular Route to STC standard alongside Full STC Transport Hub are completed and open to traffic.

# Traffic Management During S278 Works

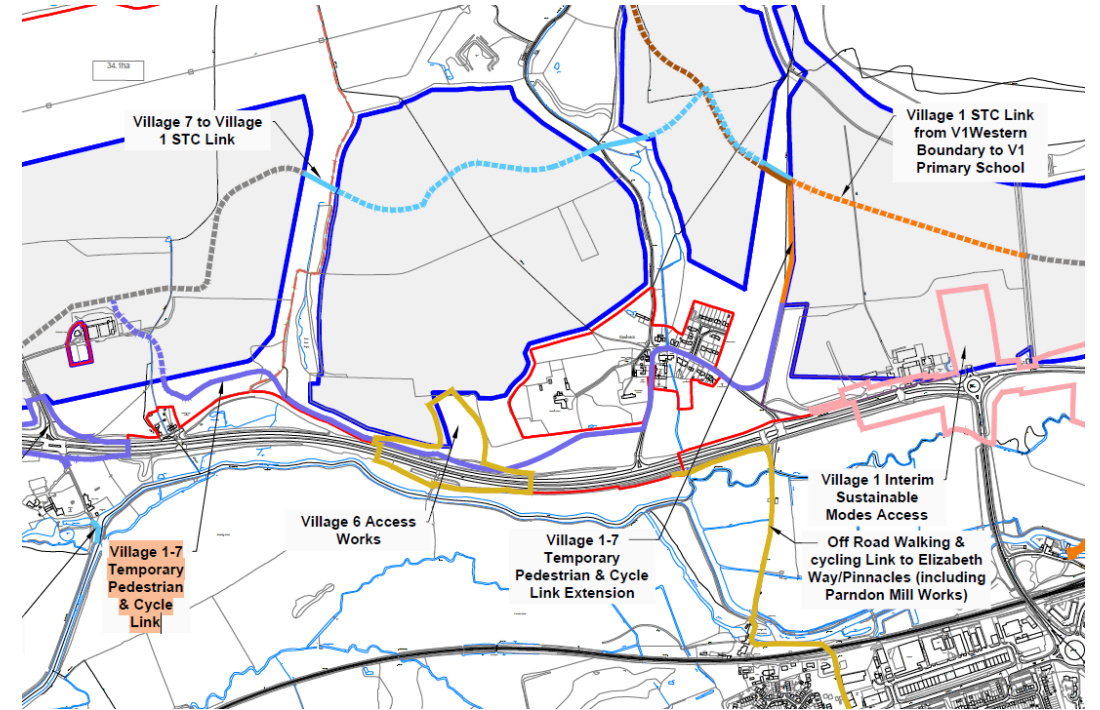
- Works will take 12 months to complete, working continuously
- During works there will be traffic management measures of reduced lanes and traffic signals
- All still yet to be discussed and agreed with HCC and their street works team.
- PfP works to Eastwick Roundabout/CSC programme is projected (by PfP) to be carried out from May 26 to Winter 28 – As TW works will take place from Sept 26 to approx Sept/Oct 27 there will be overlap.
  - Liaison to take place with HCC and PfP to look at opportunities to manage/mitigate impact on network.
- In event of diversions being required, this will be discussed with HCC – Ellipsis to update at future meeting once suggestions known and once contractor appointed

# Traffic Works Communications

- Village 7 website: [www.village7.co.uk](http://www.village7.co.uk)
- Regular comms: [info@village7.co.uk](mailto:info@village7.co.uk)
- Current works and information (shared with PfP): [www.gilston.info](http://www.gilston.info)
- Contractor will have hotline for people to raise any issues of H&S – will provide on Gilston website once contractor appointed

# V7 to V1 STC access

- Interim pedestrian cycle link required prior to any occupation – pre April 2028.
- Interim arrangement can be removed when full STC link to V1 is in place, required prior to 350 unit occupations in V7.
- STC delivery timing will mean running through V5 and V6 areas prior to those villages coming forward
- Design of STC in V5 and V6 subject of masterplanning which PfP has commenced work on and is aiming for formal submission in August 2026 (community consultation event held in April 2026, with a further programmed for July 2026)
- Timing for delivery of STC from V7 to V1 is Prior to Occupation of 350 Residential Units



Village 7 temporary alignment plan

# Occupations and Facilities

- Facilities to be delivered in line with the S106;
  - Transport Hub by 150 occupations in V7
  - Community Building by 500 occupations in V7
  - First employment floorspace by 500 occupations in V7
  - Exploring meanwhile uses until permanent facilities arrive
  - Primary School – subject of HCC call notice post first resi RM
  - Football Hub by 950 occupations
  - Roydon Commuter Link by 1,000 occupations in V7
  - Bus Services (Bus Strategy approval six months prior to first occupation; financial contributions totalling £988,235 payable in x9 installments; bus services are 3/4 per hour as per draft Bus Strategy)

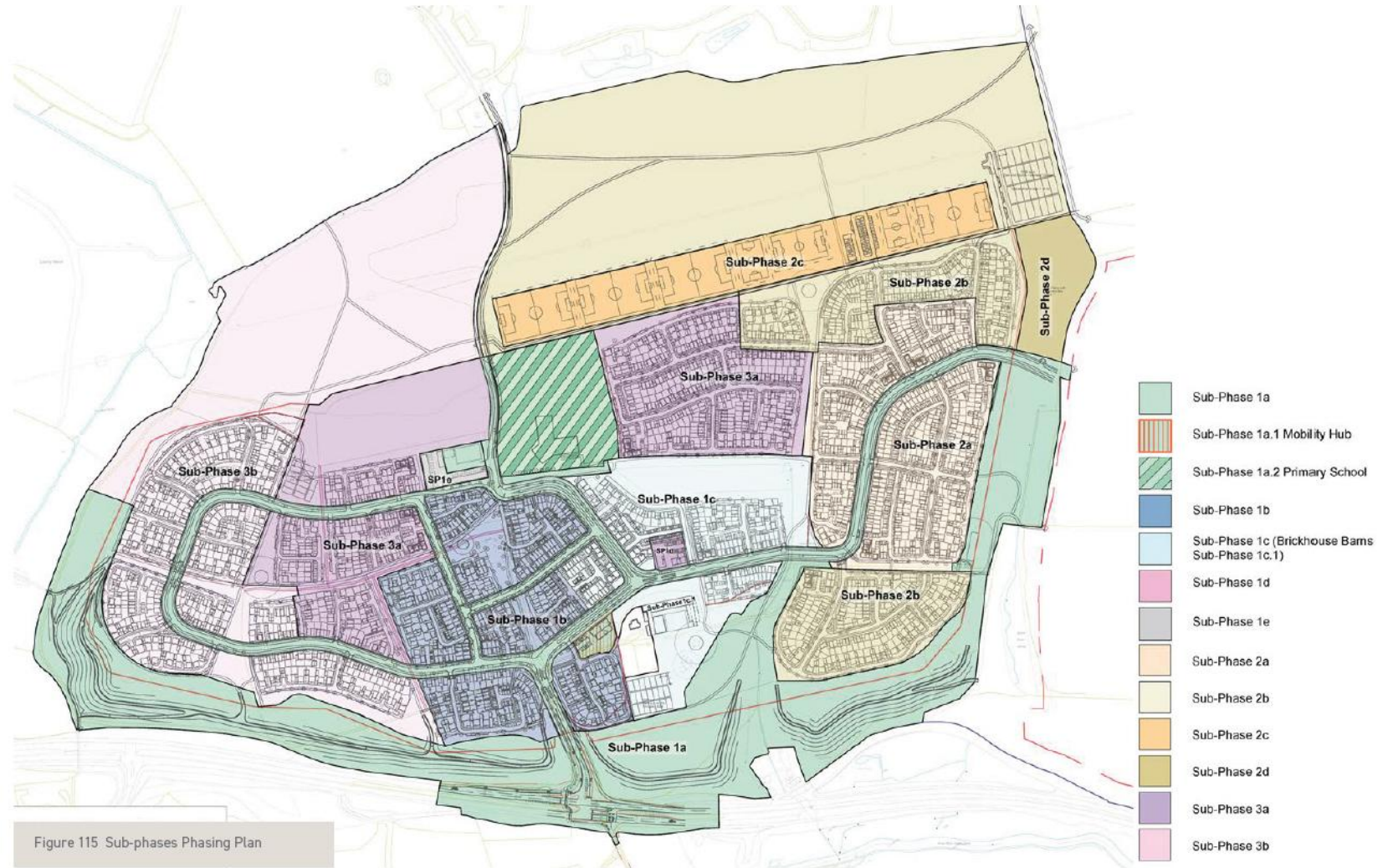
- First occupations programmed for end of March/early April 2028
- Estimated delivery rate of up to 200 units per annum subject to market conditions and any necessary consents

Non Residential Land Uses	GEA
Shop, Financial and professional services, Cafés or restaurants (Class E)	Up to 570sqm
Pub or drinking establishment (sui generis)	Up to 190sqm
Take away (sui generis)	Up to 190sqm
Office and any Light Industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area) (Class E)	Up to 3,000sqm
Light Industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area) (Class E) Industrial (Class B2) Storage or Distribution (Class B8)	Up to 2,100sqm

Figure 90 Schedule of Proposed Non-Residential Land Uses - Employment

# What Next?

- RMA1A Infrastructure RM Approval
- Pre-commencement Condition approvals
- Start on site – preliminary works (end of June 26)
- Prepare and submit RMA1C around Autumn this year
- Many more opportunities for local residents to engage!



# Highways Works

Indicative timelines



# Thank you

Contact: [info@village7.co.uk](mailto:info@village7.co.uk)