

The Gilston Area Community Forum

Welcome to the
Gilston Area Community Forum

9 September 2026



Agenda – Chair Cllr Ben Crystall

18:30 – 19:00

- Drop-in sessions

19:00 – 19:10

- Welcome & Introductions

19:10 – 19:20

- Planning update – masterplanning, reserved matters, stewardship

19:20 – 19:30

- Infrastructure – school, foul water

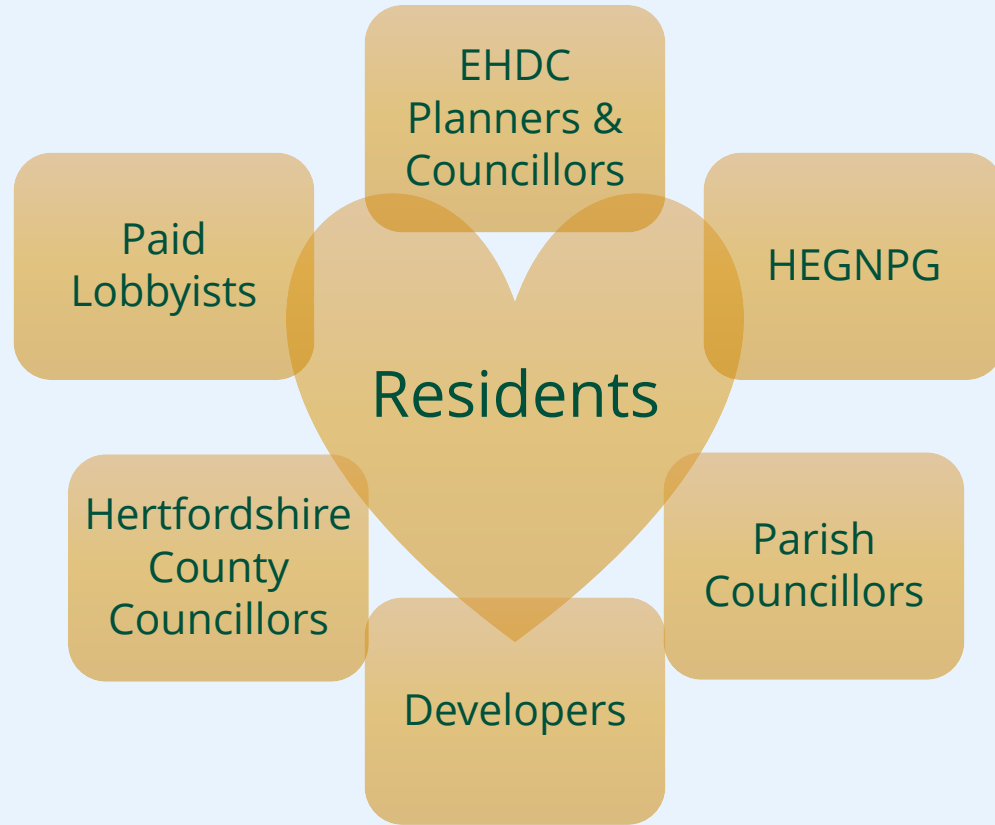
19:30 – 20:00

- PfP Update

20:00 – 20:30

- Q&A, Close & informal discussions

Who's Who?



How We'll Work Together

- All participants to act in a fair and responsible manner
- Treat all people with respect
- Listen to others
- Allow equal opportunity and time to share views
- Not use inflammatory language or aggressive behaviour
- Focus on comments on the topic for discussion
- Questions at the end of the presentation

We may be taking pictures and filming to publish on the Council's website. If you do not wish to be filmed or photographed, please let one of the team know, and likewise, if you would like to contribute, also let us know.

Community Forum Information

- Dates are all on the website
- A tracker showing all answers to the questions from the last CF can be downloaded from the website
- <https://www.eastherts.gov.uk/planning-and-building/gilston-area-community-forum>



Planning Updates

Outline Scheme Masterplans

- Strategic Landscape Masterplan approved (February)
- Village 7 Masterplan approved (March)
- Village 1 Masterplan approved (July)
- V5 & 6 Masterplans to be submitted (September)

Planning Updates

Village 7 Reserved Matters Applications

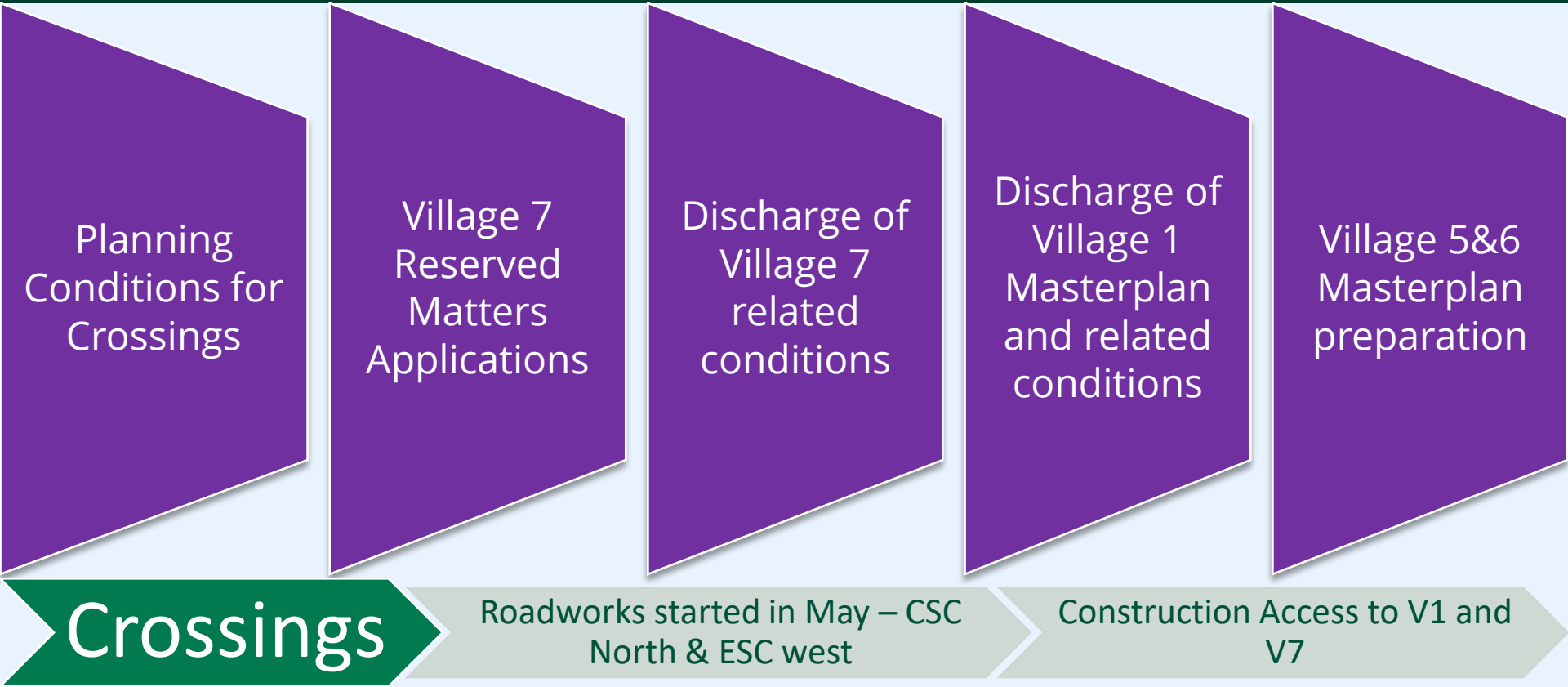
- **Phase 1a** (approved June)
 - Internal highway infrastructure and Landscaping
 - Community Heat Hub
 - Conditions relating to Waste storage, detailed drainage, landscaping and lighting
- **Phase 1b** (DMC October)
 - First residential parcel 276 homes including play space, public realm, highways and surface water attenuation features
 - Conditions relating to Waste storage, detailed drainage, landscaping and lighting
- **Phase 1c** (pre-app stage of design)
 - 148 homes
 - Village centre uses and listed barn conversion to community hub

Planning Updates

Outline Scheme S106 Obligations

- Site Wide Local Labour, Skills and Business Action Plan approved following Commercial Delivery and Employment Review Group appraisal
- School Site Plans (Village 1 & Village 7)
- Stewardship
 - Detailed Business Plan in preparation
 - Shadow Body meeting to be arranged to discuss plan

2026 to date



2026 next steps

Education
Review Group
(ERG)

Transport
Review Group
(TRG)

Commercial
Delivery and
Employment
Review Group
(CDERG)

Community
Management
Trust
Detailed
Business Plan

Villages 5 & 6
Masterplans
submission
Sept 26

Village 2
Masterplan
preparation
starts early
2027

Monitoring

S106 obligations

Annual Report

Infrastructure - Schools

- First primary school – Village 1
- 3 forms of entry plus early years on site
- Currently at design stage 2 of 3

Stage 1 design illustration subject to change



Infrastructure – Foul Water

- Ofwat consultation on New Appointment and Variation (NAV)
- https://www.ofwat.gov.uk/wp-content/uploads/2026/08/August_2026_Gilston_Harlow.pdf
- Proposes a new company called Advanced Water Infrastructure Networks Limited (“Advanced Water”) be appointed by Ofwat to provide sewerage services to a specific geographic area (V1-6 only)
- They build on-site foul water infrastructure on new developments
- They become the billing company
- Foul water will connect through Thames Water connections to Rye Meads Sewerage Treatment Works
- **No change to current properties**
- <https://www.ofwat.gov.uk/wp-content/uploads/2020/04/NAV-Policy-FAQs.pdf>

Close and Informal Discussions



What themes or
issues would you like
to discuss in future
sessions?

Thank you

Next Steps:

- Comments Tracker
- Actions taken
- Agenda prepared
- Next Forum: December 2026/ January 2027 date to be confirmed
- Contact us:
community.forum@eastherts.gov.uk

Queries relating to
construction works on the
A414 / Eastwick Road

- Contact:
construction@gilston.info



Construction works A414/ Eastwick Road

- Queries relating to construction works on the A414 / Eastwick Road
- Contact:
construction@gilston.info
- For general Highway queries contact
cschighways@hertfordshire.gov.uk
- <https://www.gilstonparkestate.com/faqs/central-stort-crossing-north/>



- END

- Floodplain works



Infrastructure - Highways

- 7 week closure 21 Sept to 8 November
- 2-way lights at Burnt Mill Lane (Eastwick Road end)
- Single lane closures on A414 remain until 2027
- Bus route 33 diversion

