



Gilston Area Community Forum

September 2026



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



General update

2026

Stakeholder Liaison Group meetings.

Community Forums.

V5&6 Masterplanning work, including Community Working Groups.

Q3 – Village 1 servicing/enabling works to begin.

V1MP approved – July 2026.

Central Stort Crossing North works commenced.

2027

Work continues on the Central Stort Crossing North.

Stakeholder Liaison Group meetings.

Community Forums.

2028

Residential Reserved Matters Applications submitted.

Infrastructure works begin on site at Village 1 – Autumn 2028.

Stakeholder Liaison Group meetings.

Community Forums.

Work continues on the Central Stort Crossing North.

2029

Stakeholder Liaison Group meetings.

Work continues on the Central Stort Crossing North.

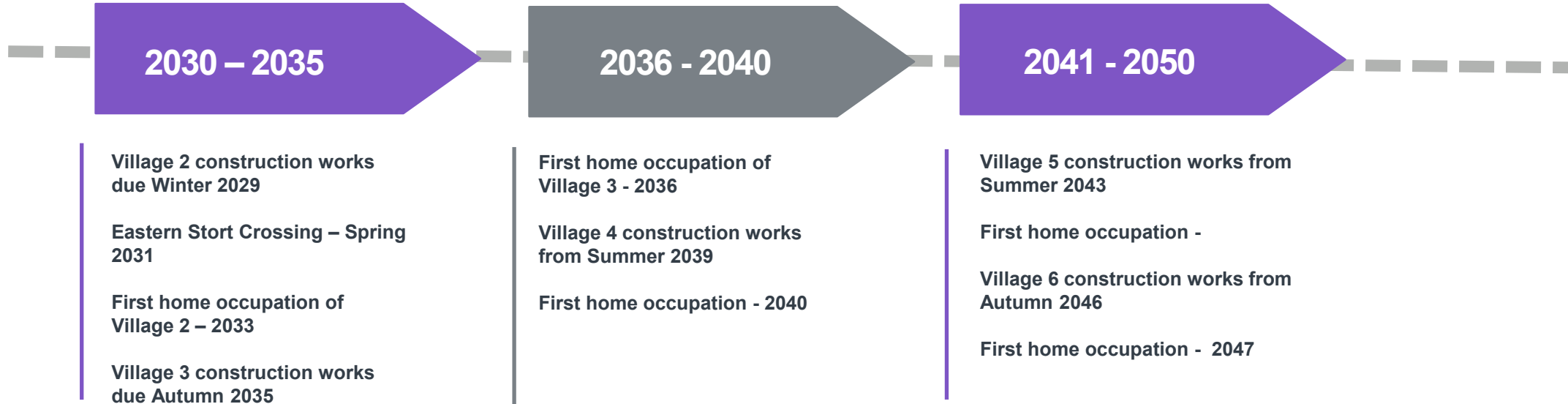
Community Forums.

CSC South works commence – Summer 2029.

Housebuilding start on V1 – Winter 2029

First occupation in Village 1 – 2030.

General update



2. Planning updates

2. Planning updates – Village 1

- Village 1 Masterplan is now approved.
- Autumn 2026 - Commencement of Infrastructure Design for Reserved Matters
Planning application for Village 1 commencing with public consultation expected to be in early 2027.
- Winter 2026 - Commencement of first residential parcel design in Village 1



2. Planning updates – wider vision



2. Planning updates – Village 5

Village 5 Masterplan and Design Code will shortly be submitted to East Hertfordshire District Council for determination.

- Approximately 700 new homes
- A 3-form primary school and nursery
- A secondary school
- Leisure centre including 20m swimming pool
- A mixed-use village centre with residential, community and retail uses
- Three neighbourhood greens, two neighbourhood play spaces and two green corridors.



2. Planning updates – Village 6

Village 6 Masterplan and Design Code will shortly be submitted to East Hertfordshire District Council for determination.

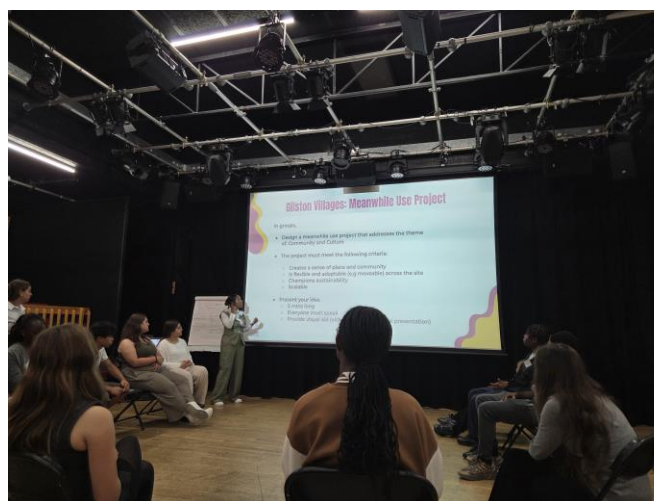
- Approximately 1,300 new homes
- A 3-form primary school
- A nursery
- A mixed-use village centre with residential, community and retail uses
- A village park that provides accessible play for all ages, incorporates a public right of way and provides views across the Stort Valley.
- Emergency Services hub
- Travelling show people site
- Retains and enhances existing green infrastructure



2. Planning updates - engagement

Village 5 & 6 community engagement

- Public drop-in event held in the Harvey Centre at the start of August.
- As part of PfP's commitment to community engagement and addressing the UK's trade and construction skills shortage, we engaged with 14 young people from across Harlow, East Hertfordshire and Broxbourne area to shape ideas for the future of Gilston Villages.
- Delivered by 2-3 Degrees, the programme aimed to ensure young people had a voice in the future of the area, whilst developing skills that will help with their own careers.
- 100% left the programme feeling informed about changes in their local area, with feelings of community belonging rising from 79% to 100%.
- Awareness of built environment careers increased from 57% to 100% as learners developed personal and professional skills and confidence through a series of workshops.



3. Estate management

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Fly tipping

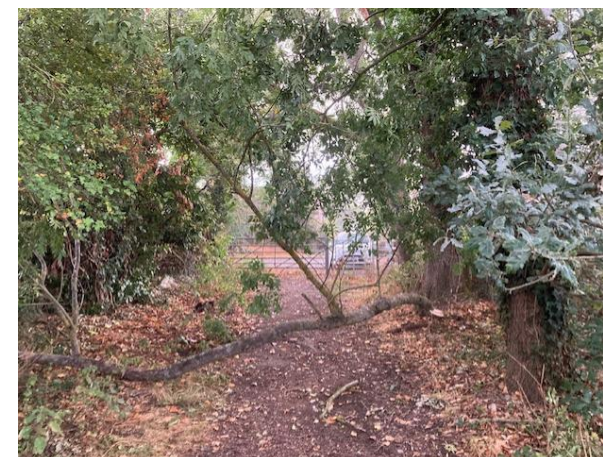
- The team is aware of waste being left in certain locations across the estate. We are arranging for the waste to be cleared as soon as it is reported.

Maintenance

- Improvements have been made to the header wall of the pond near Eastwick Hall Lane. The work will help to ensure smooth drainage and to prevent blockages which have historically affected the nearby road.
- The team has been dealing with inbounds regarding fallen branches/trees – please do continue to report these.
- The team are in year two of the woodland management plan. Future workstreams are in the planning process and we can share more once authorised. The advanced tree planting has seen the buffer strips becoming more established with self-establishing plants. Majority of whips and larger trees have established well
- Annual footpath inspection has taken place with maintenance scheduled in coming weeks.

Other matters

- National Grid continue to work on the pylons. We understand that public footpath E22 at the top of Eastwick Hall Lane has been temporarily closed. Further works are planned.



4. Infrastructure update

4. Infrastructure update

Works are progressing well on site and is on programme

Key updates:

- Site setup is now fully complete.
- Flood compensation pond has now been completed adjacent to the River Stort.
- Temporary accesses have been established.
- Utility diversions are in progress.
- Piling matt construction is in progress.

Traffic management update:

- Eastwick Road is to be closed from the 21st September until the 8th November 2026.

Other

- Archaeological mitigation works to commence on Village 1 at the end of September.
- Exploring hosting site visits for stakeholders and school children.
- Mitigation survey closed on Friday. We're currently collating and reviewing the feedback.



Diversion route



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