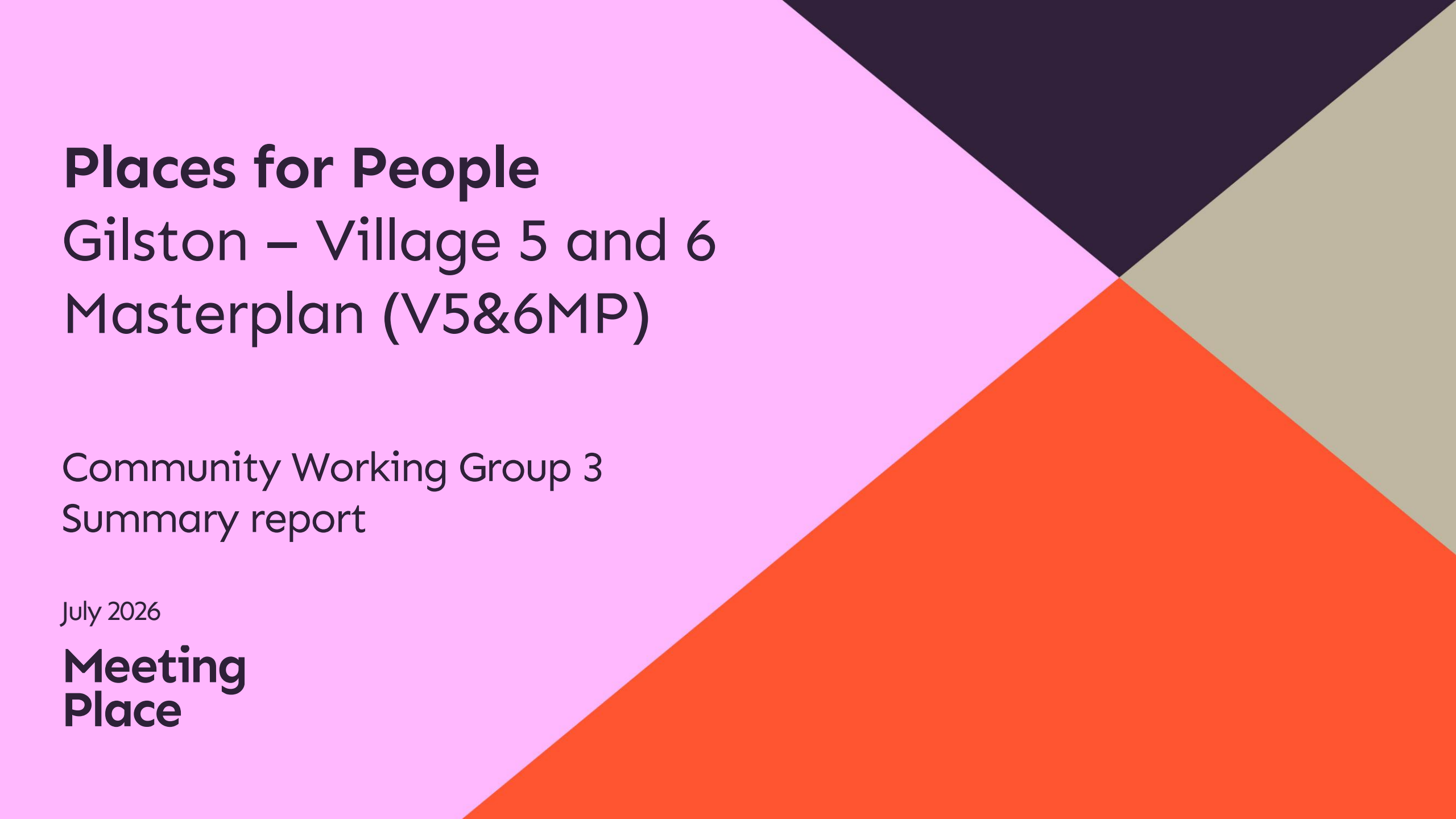




# **Places for People**

## Gilston – Village 5 and 6 Masterplan (V5&6MP)

Community Working Group 3  
Summary report

July 2026

**Meeting  
Place**

### About

This interim report summarises the final round of engagement undertaken to support the masterplanning of Villages 5 and 6 at Gilston.

Community Working Groups have been established to ensure emerging proposals are actively shaped by local stakeholders.

Community Working Group 3 was held at Eastwick and Gilston Village Hall on Tuesday 16 June 2026, from 6pm-8.45pm. In total, four members attended the session.

From this, a comprehensive report is being prepared to show the briefings and presentation content, workshop sessions, feedback and how this has helped shape proposals.

This interim report has been prepared to support the project team by evidencing the feedback received from stakeholders.

For more information regarding masterplan engagement for Gilston, please contact Joel Fayers - [joelfayers@meeting-place.uk](mailto:joelfayers@meeting-place.uk).

### Working Group agenda

| Time                     | Topic                                                                                             | Facilitated by    |
|--------------------------|---------------------------------------------------------------------------------------------------|-------------------|
| 18.00 – 18.30<br>30 mins | Arrival                                                                                           | All               |
| 18.30 – 18.35<br>5 mins  | Introductions                                                                                     | Meeting Place     |
| 18.35 – 18.45<br>10 mins | Presentation: Village 5 high-level update<br>Chance to reflect on the outcomes of CWG2            | PfP/PRP           |
| 18.45 – 19.30<br>45 mins | Group discussion - Village 5<br>Facilitated discussion on the updated plans and final reflections | PfP/PRP           |
| 19.30 – 19.35<br>5 mins  | Break                                                                                             | -                 |
| 19.35 – 19.45<br>10 mins | Presentation: Village 6 high-level update<br>Chance to reflect on the outcomes of CWG2            | PfP/PTE           |
| 19.45 – 20.30<br>45 mins | Group discussion - Village 6<br>Facilitated discussion on the updated plans and final reflections | PfP/PTE           |
| 20.30 – 20.40<br>10 mins | Reporting back about key themes raised during the discussions                                     | PRP & PTE         |
| 20.40 – 20.45<br>5 mins  | General round up and next steps                                                                   | Meeting Place/PfP |

### Attendees

**The Community Working Groups are designed to provide an opportunity for a selected group of local stakeholders to feedback on emerging proposals before wider public engagement.**

Approximately 300 individuals from a range of organisations, including schools, businesses, parish/town councils, district councils, the third sector and more, were selected and invited to join the group.

In addition to 10 members of the developer project team and East Herts Council, a total of 15 local stakeholders RSVP'd, with four attending Community Working Group 3, representing the following organisations:

- Hunsdon, Eastwick & Gilston Neighbourhood Planning Group.
- Eastwick and Gilston Parish Council.
- The Benefice of High Wych, and Gilston with Eastwick.

### Village 5 feedback

The third and final Community Working Group provided the project team with the opportunity to present the latest iteration of the proposals for V5 and V6 Masterplan, demonstrating how the proposals have evolved in response to feedback received through the previous CWG sessions and the wider programme of community engagement.

Questions/comments and key themes raised during the session included:

#### Access, movement & parking

- Summary: Creating a well-connected, accessible neighbourhood with safe and convenient routes for pedestrians, cyclists and vehicles, supported by appropriate parking provision.
- How will the school + leisure centre be accessed?
- How will the school be accessed from those living towards the East?
- Lots of cycle traffic outside of St Mary's - well-known route.
- Footpaths or cycle paths to St Mary's?
- Will people who are allotment holders be able to drive and park there?
- Parking for the apartments in the village centre - will that also be for visitors?
- STC Junction within Village 5 - what will this look like?
- Will there be cycle storage in the houses and apartment buildings.

#### Green infrastructure, landscape & environment

- Summary: Protecting and enhancing the natural environment through sensitive landscape design, biodiversity measures, sustainable drainage and appropriate environmental buffers.
- Will the leisure centre only have sustainable parking?
- Awful flood lights have been used elsewhere near-by - any parameters on lighting?
- Will there be flood lights on the athletics track + pitches - close proximity to Home Wood.
- Soft edge as asked for in the Neighbourhood Plan?
- Concern over the natural interface with the boundary and green corridor.
- Narrow corridor between V1 + V5
- Tight buffers between the red line and the buffers
- 20m from the Ancient Woodland
- SuDS and relationship with the pathways + link
- Ensuring the Moated Sites are protected + managed appropriately.

#### Community facilities and land uses

- Summary: Providing well-located community facilities and services that meet current and future needs while supporting a balanced, sustainable neighbourhood.
- Location of the secondary school if the provision needed to expand.
- Allotments in V5 - where will those be located?

#### Housing and design

- Summary: Delivering high-quality, distinctive homes that are safe, accessible and reflective of local character.
- How many storeys are the apartments? What about the new fire regulations?
- House styles - ensure it feels unique between villages + areas.

### Village 6 feedback

The third and final Community Working Group provided the project team with the opportunity to present the latest iteration of the proposals for V5 and V6 Masterplan, demonstrating how the proposals have evolved in response to feedback received through the previous CWG sessions and the wider programme of community engagement.

Questions/comments and key themes raised during the session included:

#### Sustainable transport and connectivity

- Summary: Creating a well-connected village with sustainable travel choices, integrated mobility infrastructure and safe connections within the village and to surrounding areas.
- Will there be a tram system through V6? A continuation of the HERT system in the Village?
- What other facilities will be part of the mobility hub?
- Where will the car clubs be located within the village?
- Is the mobility hub in the village centre where you can pick up your car?
- Will the cycleways just end or will they be designed properly?
- Will there be a connection between V6 and the industrial area to the south? Vehicular connectivity?
- E-scooters - will they be able to use these roads or will they be disallowed?

#### Landscape, biodiversity and green infrastructure

- Summary: Protecting and enhancing the natural environment through connected green infrastructure, biodiversity improvements and sensitive ecological design.
- Is the BNG located within the V6 red line boundary?
- A lot of fallow deer moving across V6 land currently - will there be space further north for them?
- How to protect the deer from the A414?
- Like that the green corridor links key parts of infrastructure within V6 and ends with St Botolph Church in view.

#### Character and design

- Summary: Creating a distinctive village with varied character areas and high-quality design that reflects its landscape setting and sense of place.
- Will there be differing character areas?
- The plans feel very uniform currently in terms of design.
- The plans still feel quite basic to the untrained eye.

### Overall feedback

The third and final Community Working Group provided the project team with the opportunity to present the latest iteration of the proposals for V5 and V6 Masterplan, demonstrating how the proposals have evolved in response to feedback received through the previous CWG sessions and the wider programme of community engagement.

Questions/comments and key themes raised during the session included:

#### Commercial uses and meanwhile uses

- Have you done the income modelling for the site? Retail or commercial?
- In terms of meanwhile use is that across the whole site or just V5 & 6?

#### Design quality and housing approach

- Overall concerns with boundaries and buffers and uniformity of housing.

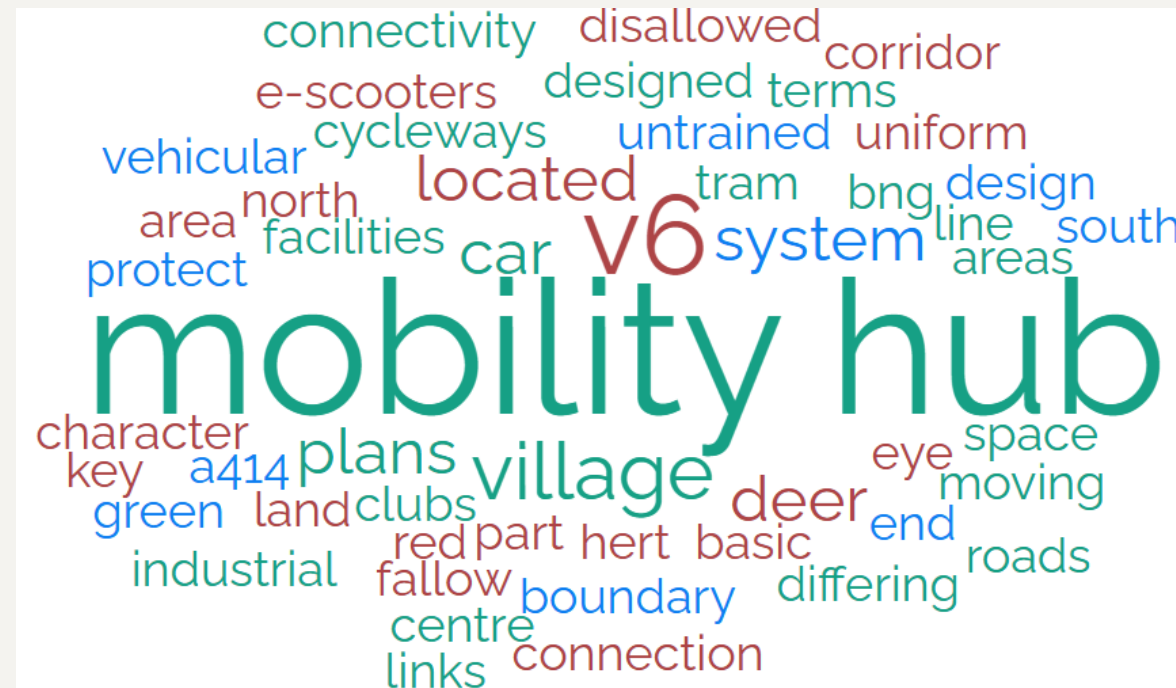
#### Landscape, green space and buffers

- Overall concerns with boundaries and buffers and uniformity of housing.
- V5 is more compact than V6, so was concerned V6 would be lots more housing but reassured by the level of green space.

#### Positive feedback on the proposals

- Done a great job about thinking about a variety of things and the plans look good at this stage.

## Village 6



# Gilston V5 and V6 Masterplan CWG3 Interim Report

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## Photos



# Gilston V5 and V6 Masterplan CWG3 Interim Report

## Village 5



## Village 5



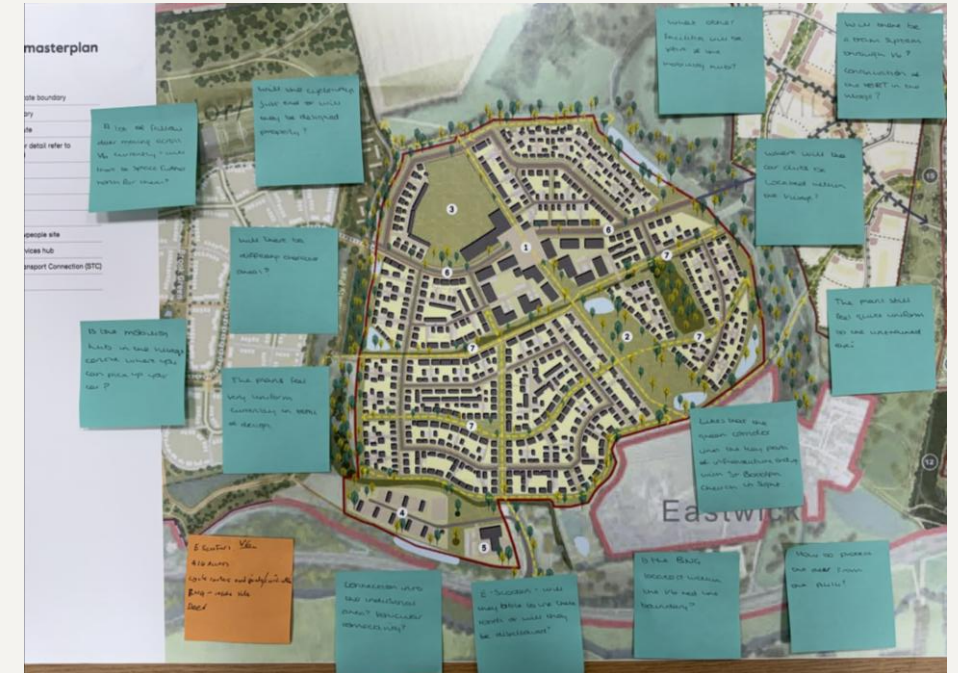
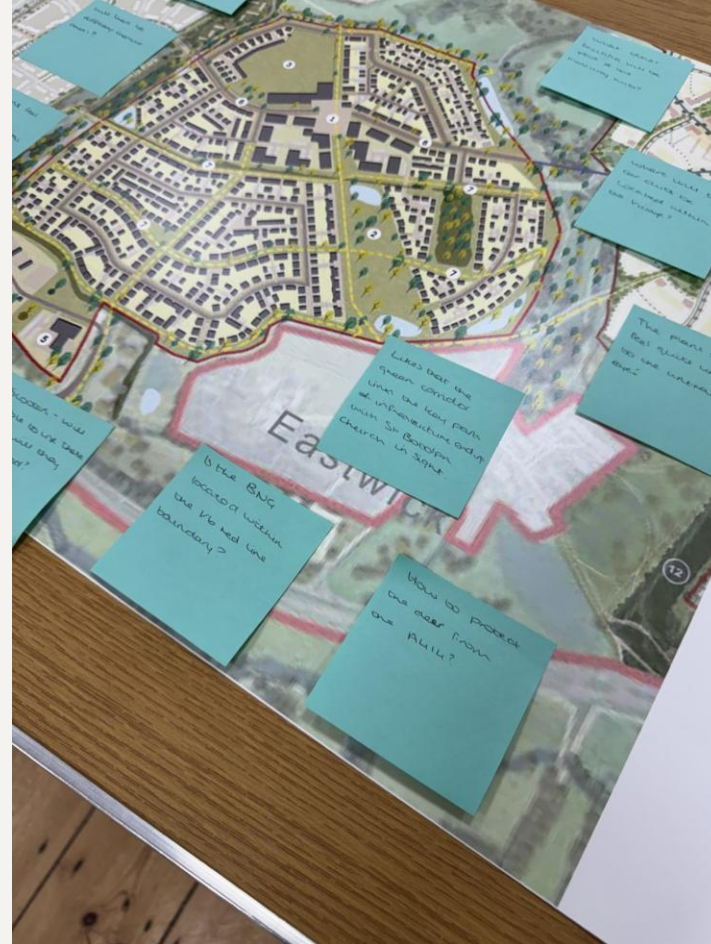
# Gilston V5 and V6 Masterplan CWG3 Interim Report

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## Village 6



## Village 6



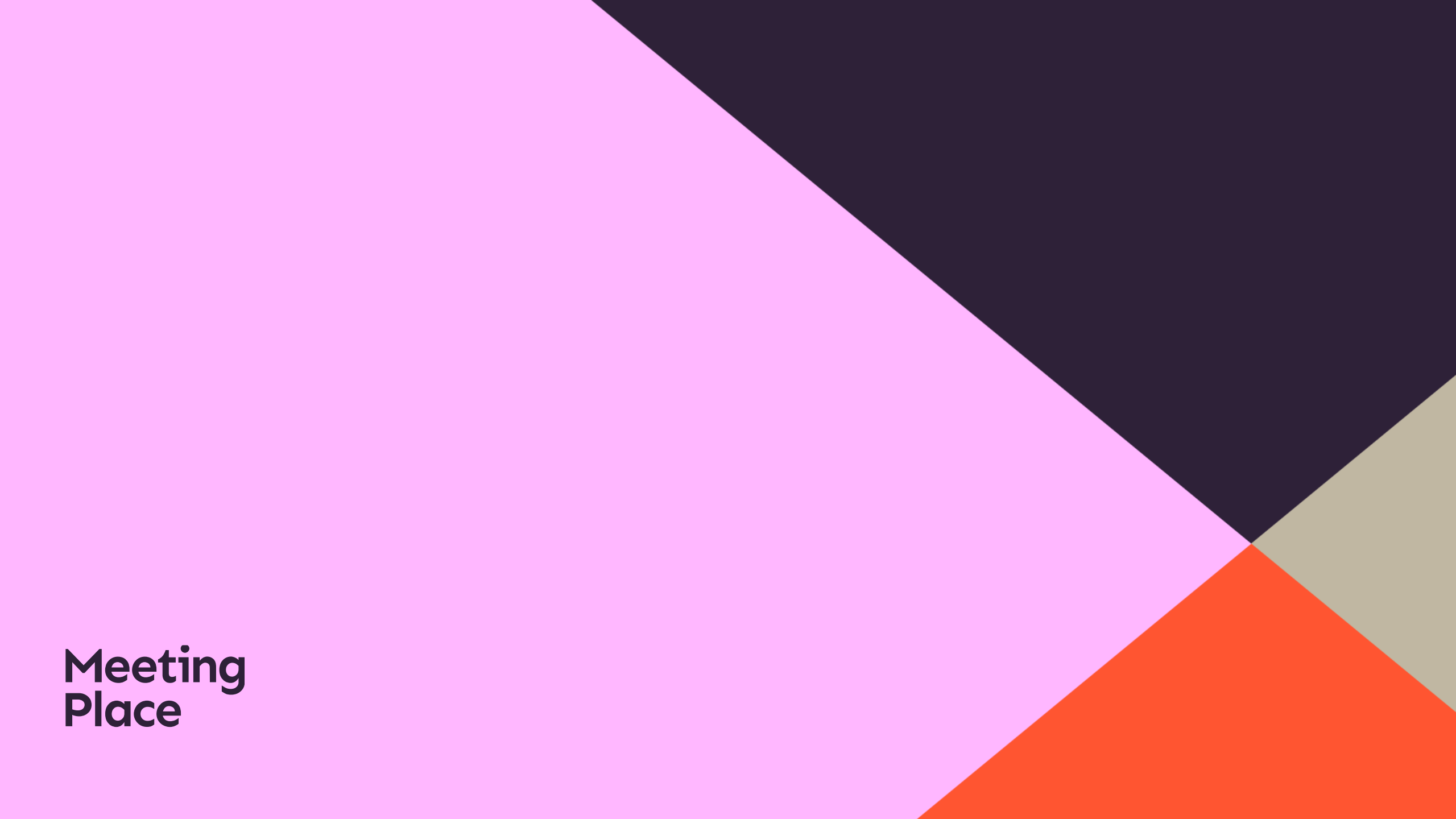
### Next steps

Following Community Working Group 3, the project team is continuing to build on the feedback received and refine the emerging masterplans.

The second public event is due to be held in August 2026.

In line with the community engagement plans for Gilston masterplanning, the following is due to happen:

- Agendas and presentations for the Community Working Group sessions will be uploaded onto the Gilston Park Estate website [Masterplan page](#).
- Full reports are being compiled by PTE and PRP which builds on this interim report but also sets out the ways in which feedback has been considered in design (example [here](#)).
- A second wider community engagement event will take place later this summer.
- Submission of the Village 5 and 6 Masterplans to East Herts District Council later in the year.



**Meeting  
Place**