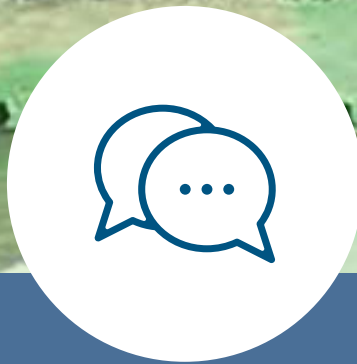


Welcome

We are bringing forward proposals for new villages as part of the Gilston Park Estate project. Today's event focusses on Villages 5 and 6. These will form part of a wider development, designed to create sustainable, well-connected communities for the future.

This consultation is an opportunity to introduce the emerging ideas and, importantly, to hear from you. At this early stage, your views can genuinely influence how these villages take shape.

Members of the project team are on hand to discuss the proposals with you and answer any questions you may have. The feedback you provide will be considered as the proposals are refined further over the coming months.



Share your views

We want to understand what matters most to local people - from landscape and character, to movement, facilities and community life.

After looking at the materials on display, please fill in a feedback form and leave it with us or return it to **Freepost MEETING PLACE CONSULTATION** (no stamp required)

Gilston Park Estate

Villages 5 & 6 masterplanning



About us

Places for People (PfP) and Barratt Redrow have entered into a Joint Venture (JV), representing one of the most ambitious placemaking initiatives in the UK in recent decades.

This partnership brings together complementary strengths: PfP's expertise as a master developer with a strong social enterprise focus, and Barratt Redrow's scale and delivery capability as the UK's leading national housebuilder. Together, we will unlock the pace, scale, and innovation required to deliver homes, infrastructure, and green space in a coordinated and efficient way.



Places for People

- Places for People is a broad community-focused leading UK social enterprise.
- We are made up of 13,000 people who create, manage, and support thriving communities across 262,000 homes - including 77,000 for social rent - through the largest development pipeline in our sector, in over 100 leisure centres, and for over two million customers.
- In 2024-25, we created over £550m of social value for our customers and communities.



Barratt Redrow

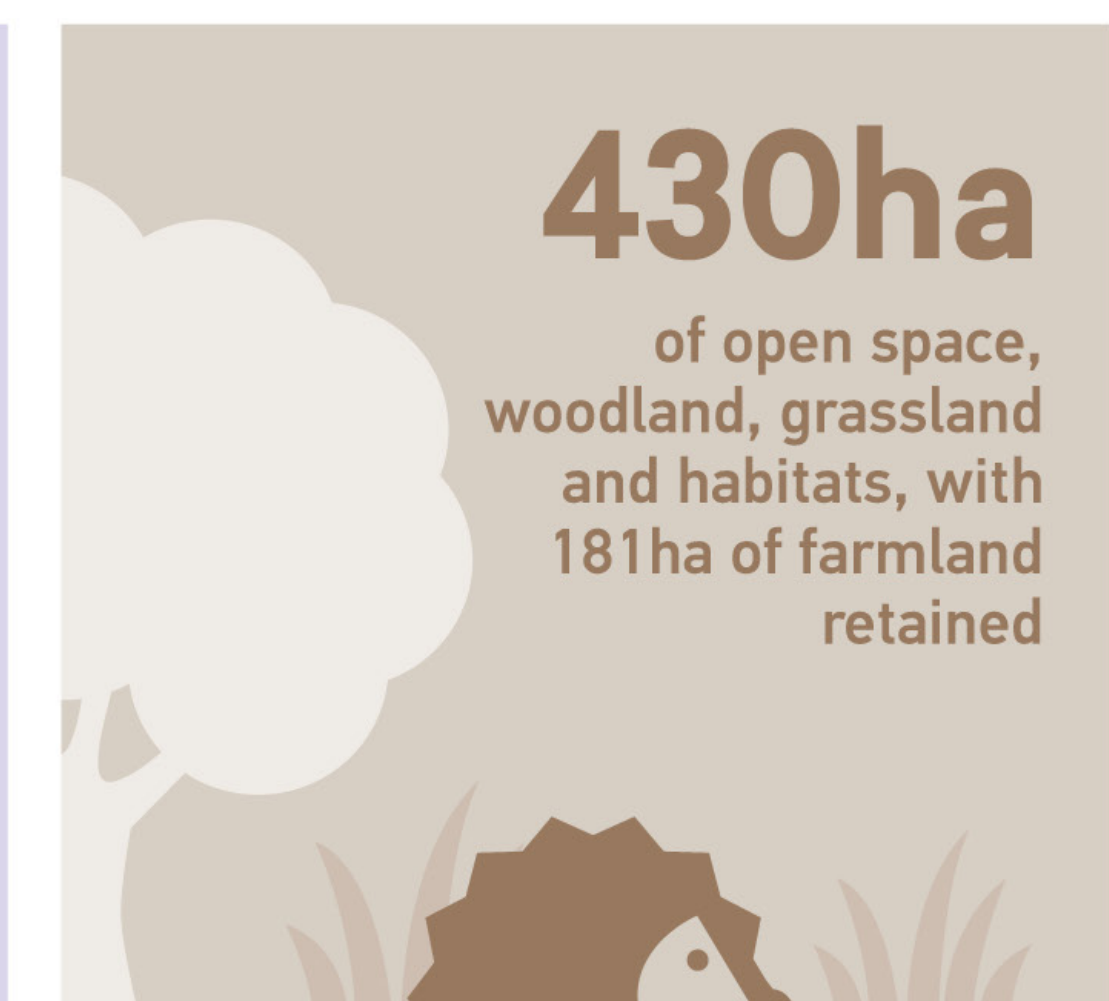
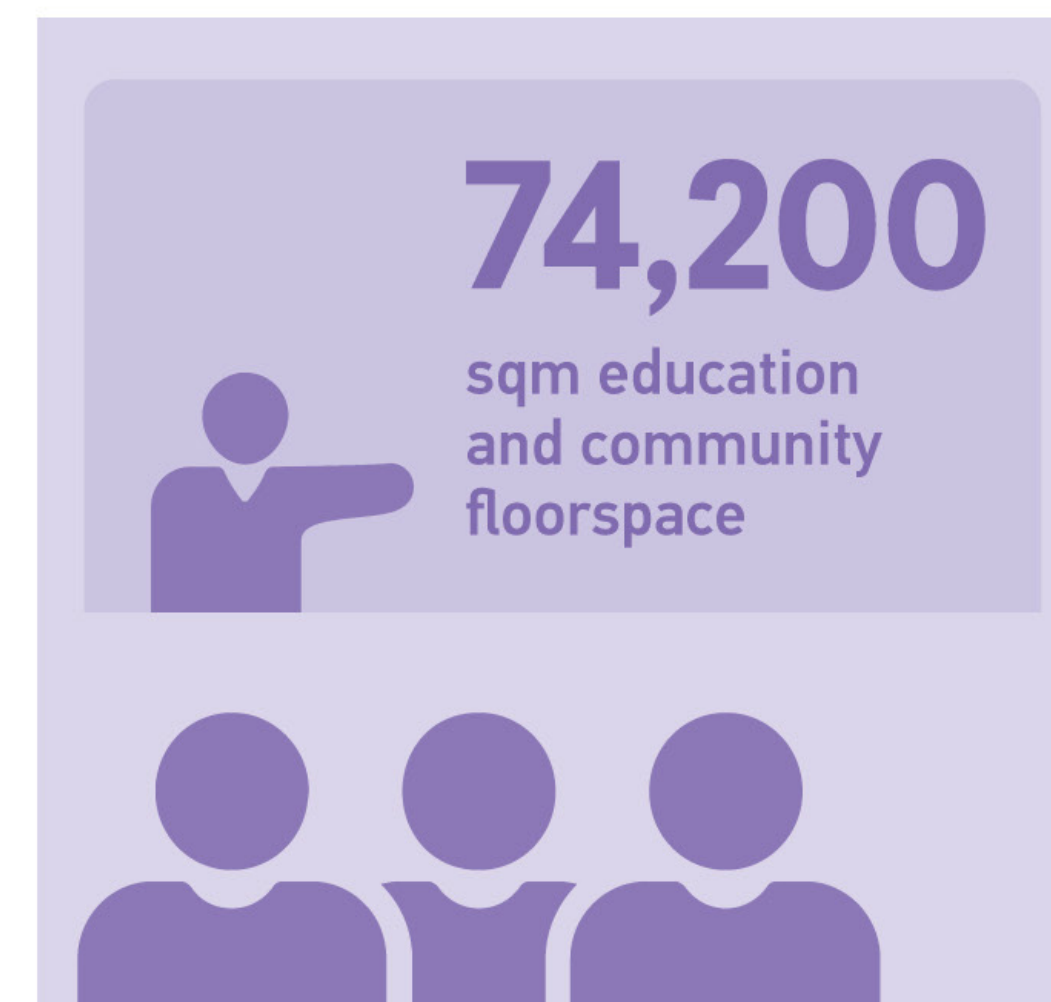
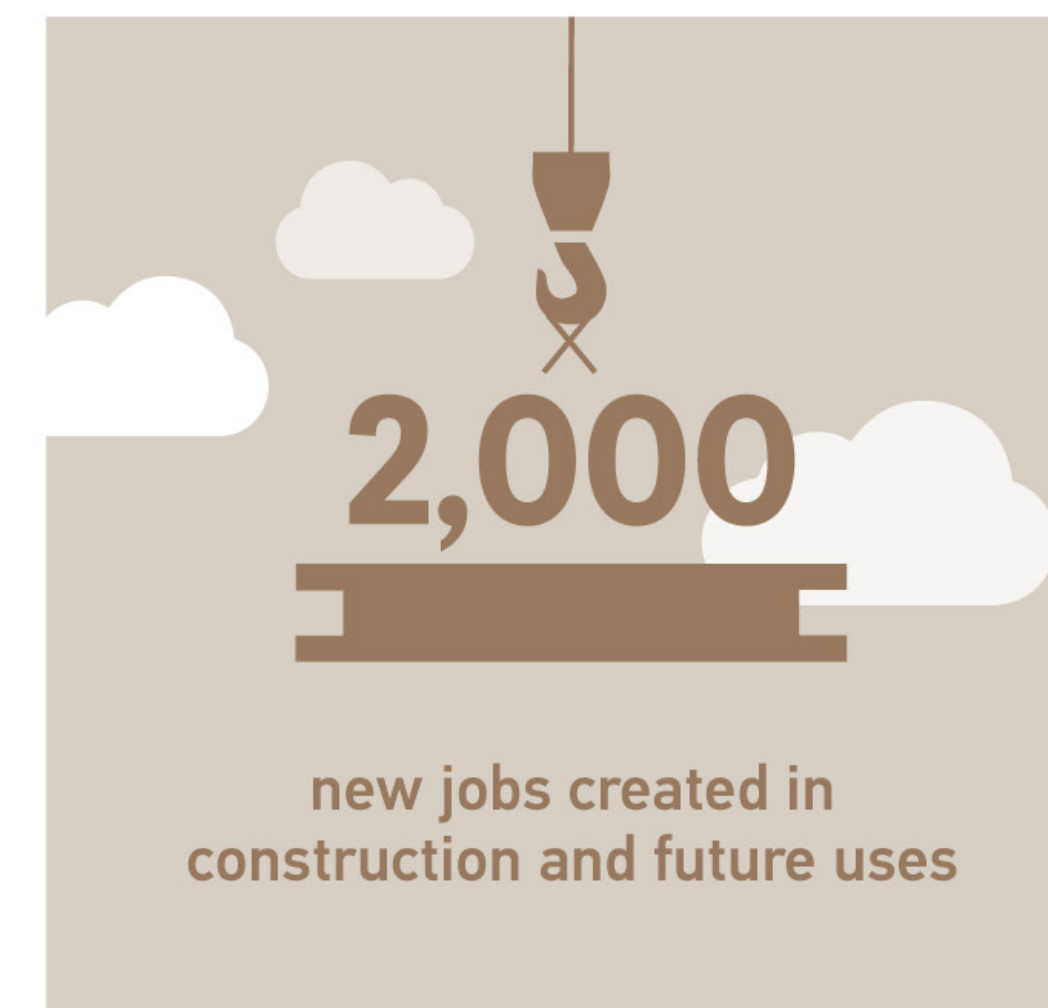
- Barratt Redrow is the UK's most recommended homebuilder, making sustainable living a reality and building strong communities.
- Across our leading brands – Barratt Homes, Barratt London, David Wilson Homes and Redrow – we offer high-quality, energy-efficient homes for every stage of life across England, Scotland and Wales.
- We are the UK's largest homebuilder and leading FTSE 100 business. We have been building homes and communities since 1968, supporting more than 40,000 jobs and contributing over £4bn to the UK economy each year.

About Gilston Park Estate

Gilston Park Estate will deliver 6 new villages over the next 20 years, set within an extensive, integrated landscape framework.

(A seventh village is being brought forward by Taylor Wimpey) At the heart of the scheme is the Strategic Landscape Masterplan which establishes landscape as the primary unifying structure for development shaping identity, guiding placemaking and ensuring long-term environmental, social and economic value. The landscape is not a backdrop to development; it is the organising principle that binds the villages together and connects them to Harlow, surrounding settlements and the wider Stort Valley green infrastructure network.

The vision for Gilston is to create a “Great Park with Successful Neighbourhoods”: a series of distinctive garden villages embedded within a multi-layered landscape of country parks, community parks, green corridors, heritage assets and blue infrastructure. This approach draws on Garden City principles combining the best of town and country reinterpreted for the challenges of 21st-century living, including climate resilience, biodiversity recovery, sustainable mobility and inclusive growth.



The planning process

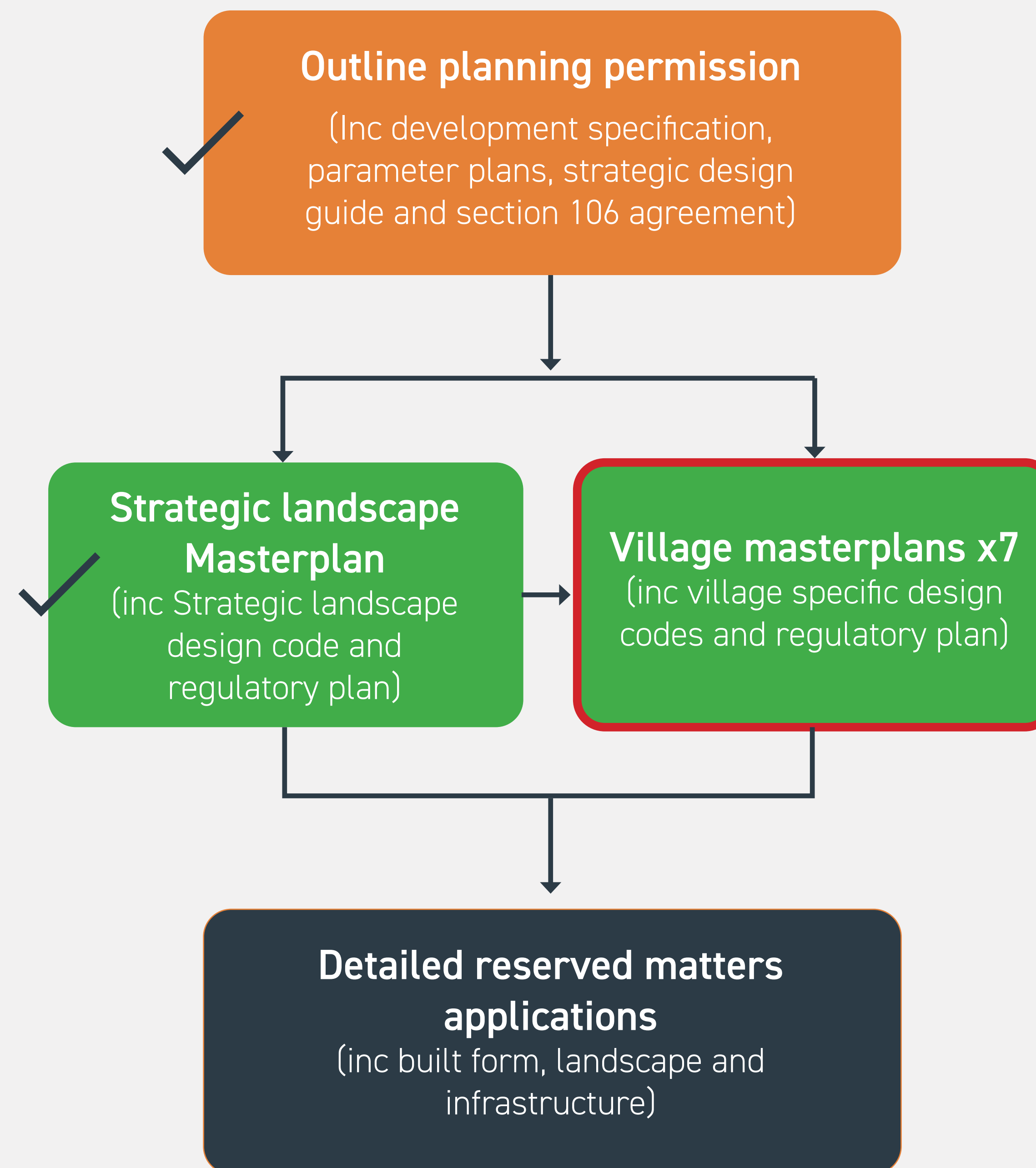
The development of Gilston is being brought forward in stages. Outline planning permission has already been granted, establishing the overall principle of development.

The Strategic Landscape Masterplan (SLMP) has been approved, and the Village 1 Masterplan has recently been submitted to East Herts District Council.

We are now at the stage of preparing detailed masterplans and design codes for Villages 5 & 6. These villages are being planned now as there is a requirement to set the route of the Sustainable Transport Corridor (STC) between Villages 1 & 7.

This is a critical point in the process, as it determines how each place will function and feel. At this stage, decisions are made about the structure of streets, the location of green spaces, where homes and community uses are placed, and how everything connects together.

Later stages will focus on the detailed design of buildings and spaces, but the framework established now will guide everything that follows.

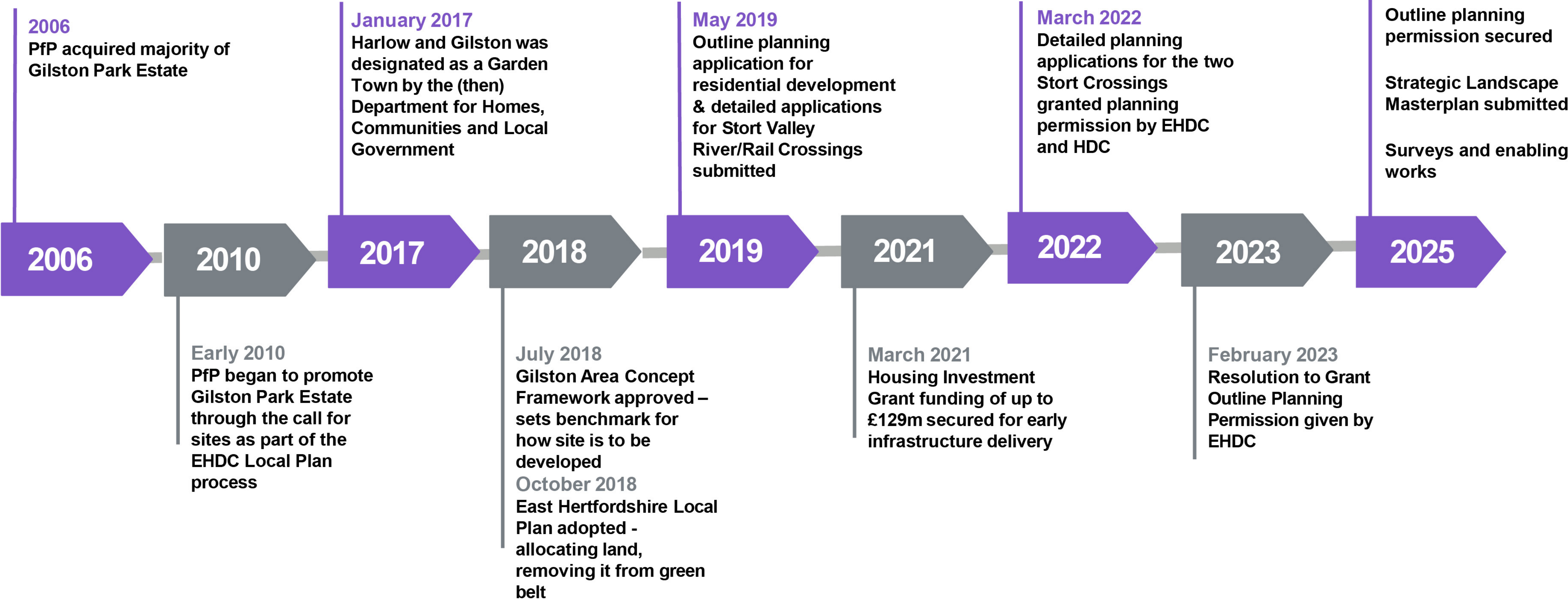


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The Villages 5 & 6 Masterplans and Design Codes will expand upon the principles established in the relevant Outline Planning Application and key planning policy and guidance documents including:

- East Herts District Plan (2018)
- Gilston Area Neighbourhood Plan (2021)
- Gilston Area Charter SPD (2020)
- Gilston Area Concept Framework (2018)
- Gilston Area Community Engagement Strategy (2020)
- Garden Town Vision and Design Guide (2018)
- HGGT Sustainability Guidance & Checklist (2021)

The journey so far



Need editable timeline

A place to discover

Village 5 is being shaped as a place where landscape plays a central role in everyday life. The vision is for a neighbourhood that feels natural, connected and varied - somewhere people can explore and enjoy over time.

Rather than imposing a rigid layout, the design responds to the existing features of the site, including its greenery, topography and views. This approach helps create a place with character, where each part of the village feels distinct but still connected.

The aim is to provide a range of homes and spaces that support different lifestyles, while ensuring that walking, cycling and access to nature are fundamental to how the village works.

- 40.2 hectare site area
- 1.5km to Harlow
- 700 homes
- Local centre (min 500m²)
- 1 Primary School
- 1 Secondary School
- Leisure facilities



Caption

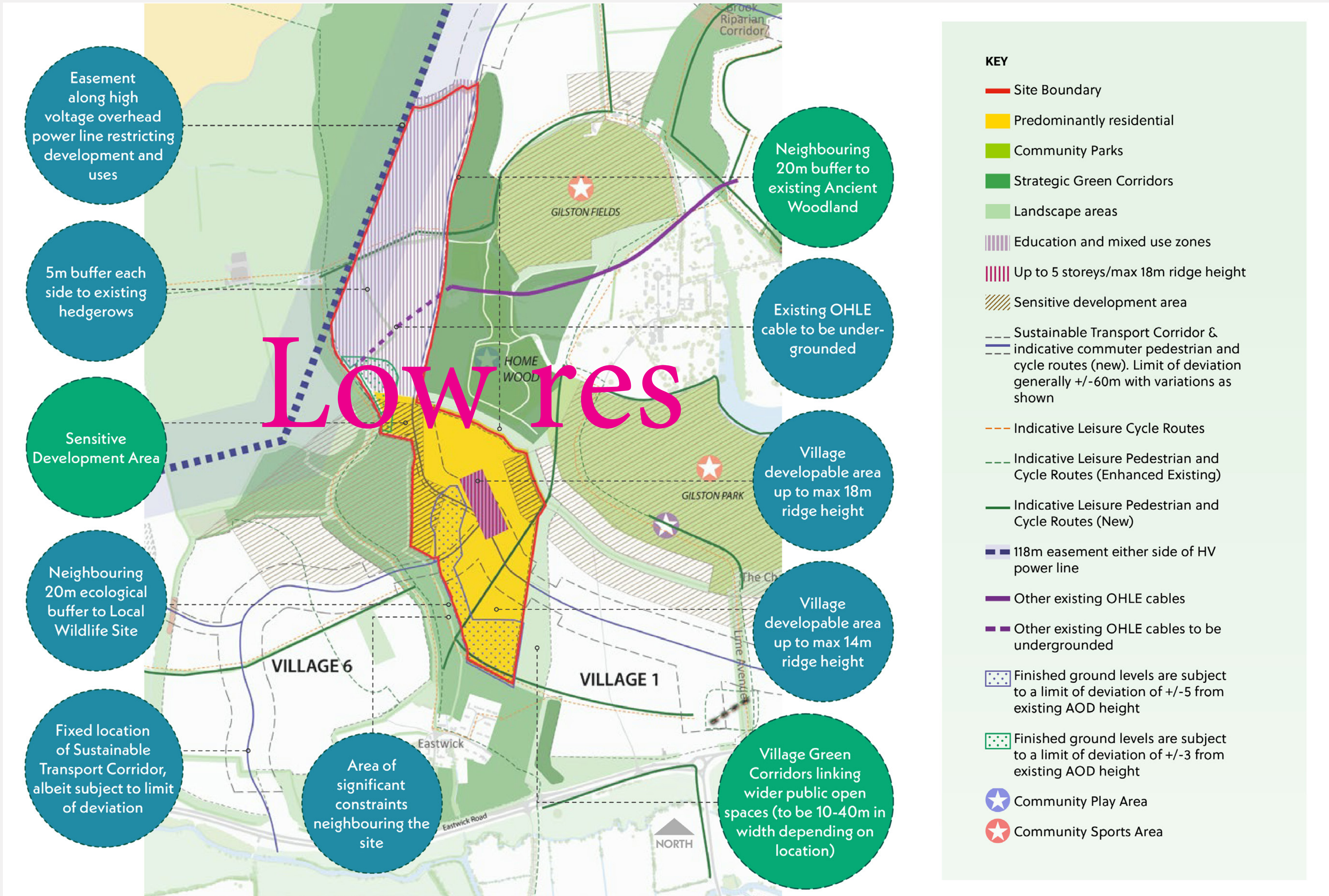
Site considerations

Every site brings its own opportunities and constraints, and Village 5 is no exception. The design must respond carefully to what is already there.

The site includes existing woodlands, hedgerows and ecological areas that need to be protected and enhanced. There are also heritage assets and important views that contribute to the wider character of the area.

In addition, the natural shape of the land - including slopes and high points - plays a significant role in how development can be arranged. Infrastructure such as overhead lines also introduces practical constraints.

These factors help guide the design, ensuring that development fits within its landscape and respects local character.



Caption

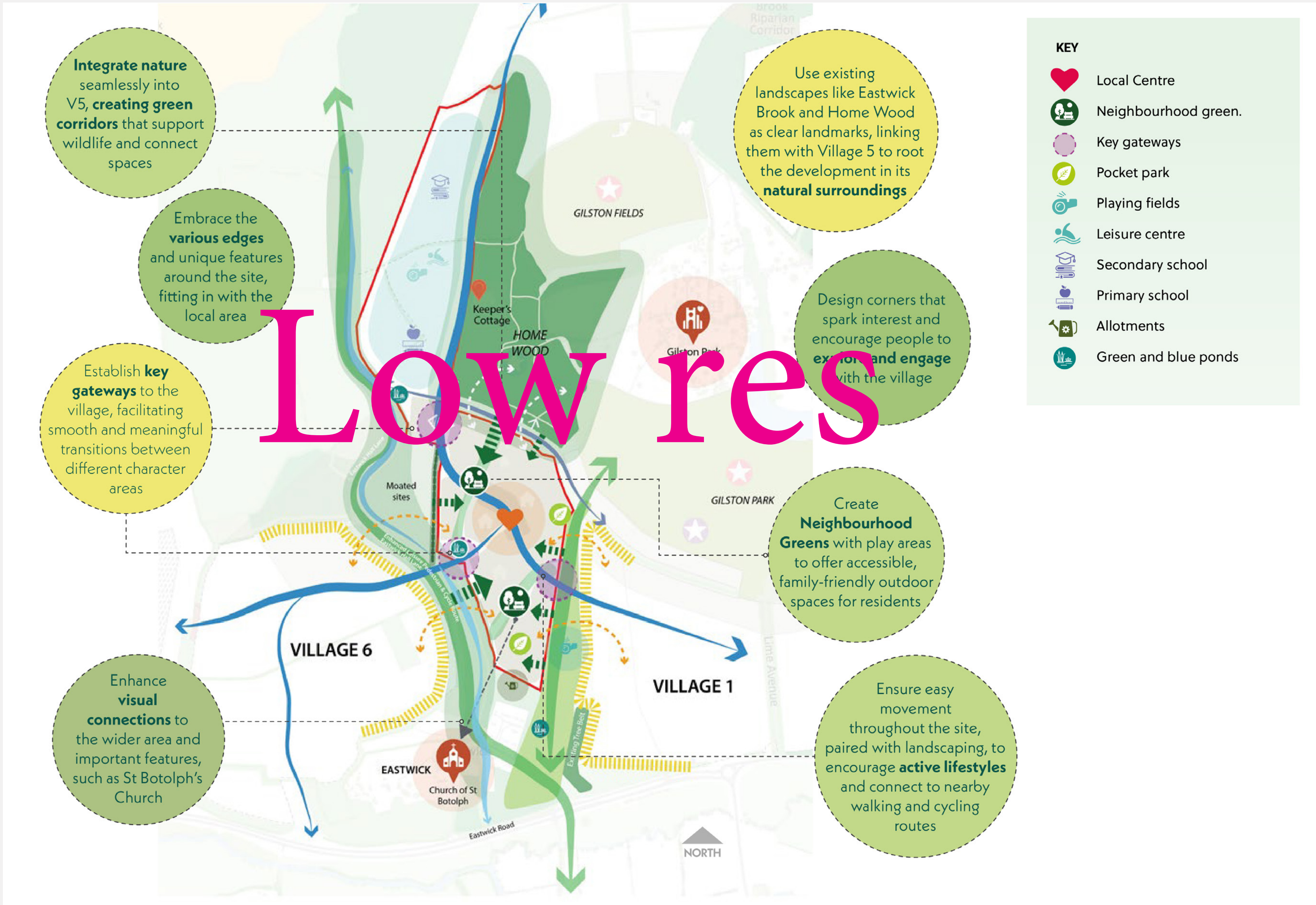
Village 5 opportunities

Alongside constraints, the site offers strong opportunities to create a distinctive and high-quality place.

There is potential to create a local centre that brings together shops, services and community uses, forming a focal point for village life. Green corridors can link different parts of the site, supporting both movement and biodiversity.

The inclusion of parks, play spaces and sports facilities will help create an active and healthy environment, while schools and community infrastructure will support long-term sustainability.

By structuring development around these elements, the aim is to create a place that is easy to move around, enjoyable to live in, and well connected to its surroundings.



Caption

Village 5 vision

The emerging design for Village 5 is based on three key principles that guide how the village will function and feel.

First, a nature-led approach ensures that green infrastructure is not an afterthought, but a defining feature of the layout. This helps create a strong relationship between homes and the surrounding landscape.

Second, the village is designed to be highly connected, with clear and accessible routes for walking and cycling, linking both internally and to neighbouring areas.

Finally, the aim is to create a distinctive character, drawing on the qualities of the local landscape and history to avoid a generic or uniform feel.

Together, these principles shape a place that is both functional and meaningful.



Caption

Gilston Park Estate

Villages 5 & 6 masterplanning



Village 6 vision

The proposals include around 1,300 homes, along with a village centre, a primary school and nursery, and a central park. These elements are intended to support a balanced and self-sufficient community.

By working with the natural features of the site, the aim is to create a village that feels rooted in its setting, rather than imposed upon it.

- Circa 1,300 homes
- 1 Primary School
- 1 Nursery
- Village centre
- Village park
- Village playground and neighbourhood play spaces

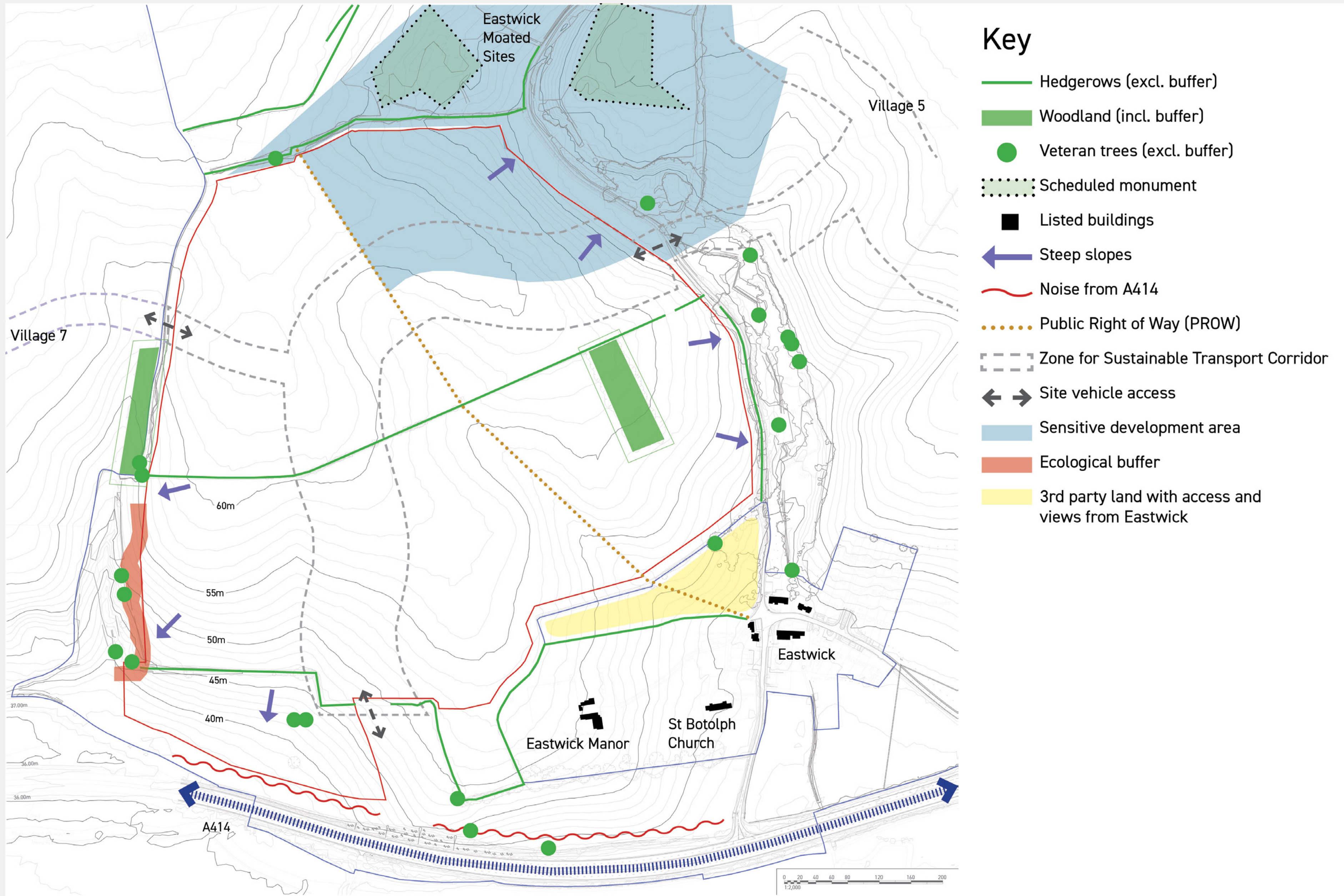


Caption

Village 6 site considerations

There are constraints to consider, including changes in level, nearby roads and associated noise, and the presence of heritage features and important views. Existing vegetation also plays a role in shaping the layout.

The challenge is to balance these factors, creating a place that responds sensitively to its context while delivering a well-functioning community.

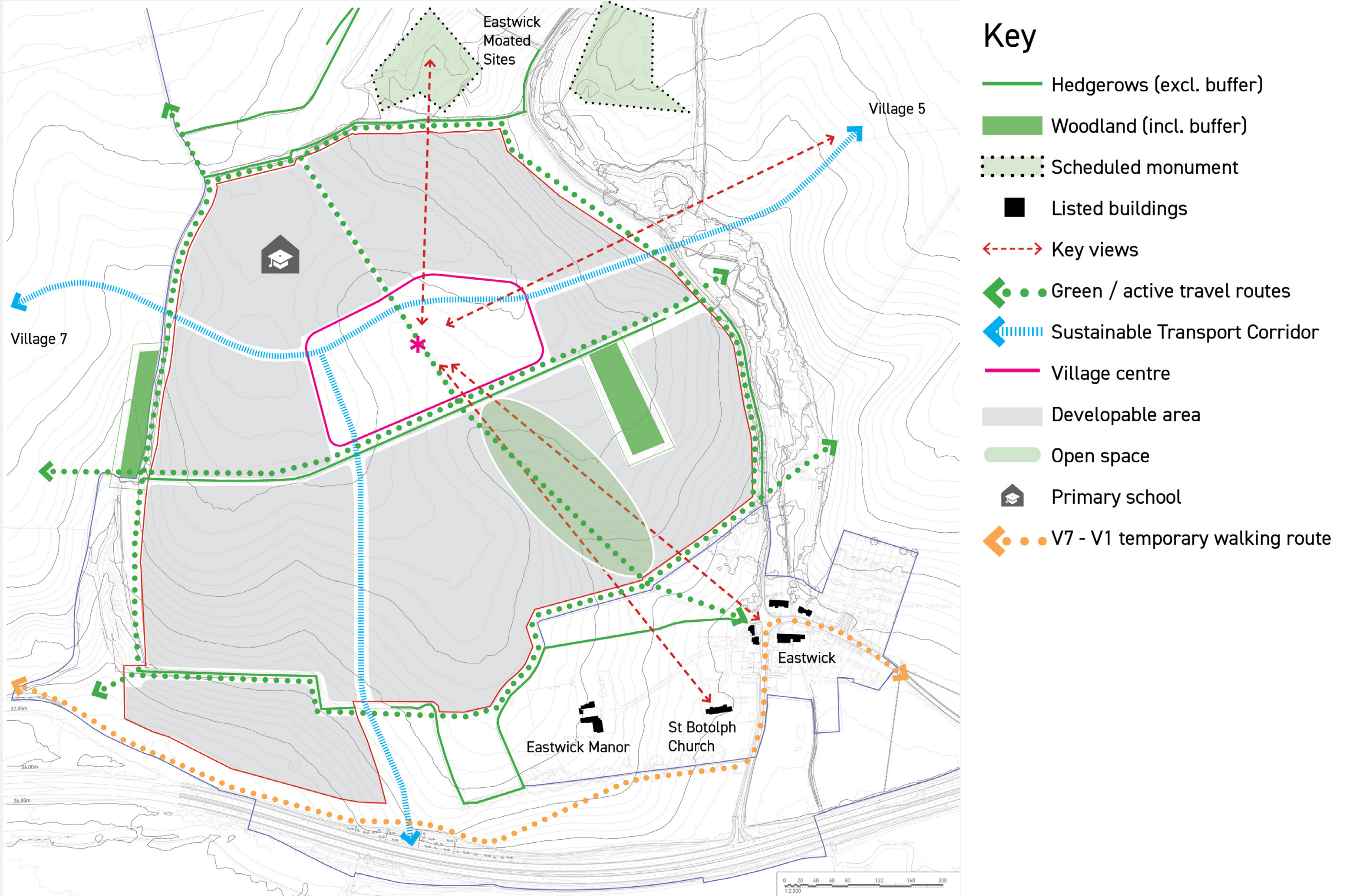


Caption

Village 6 opportunities

Village 6 is defined by its topography and long-distance views. The land creates a natural structure for development, offering opportunities to create a village with a strong sense of place.

The elevated areas provide long views across the landscape, while green corridors can structure the village and connect it to surrounding areas.



Caption

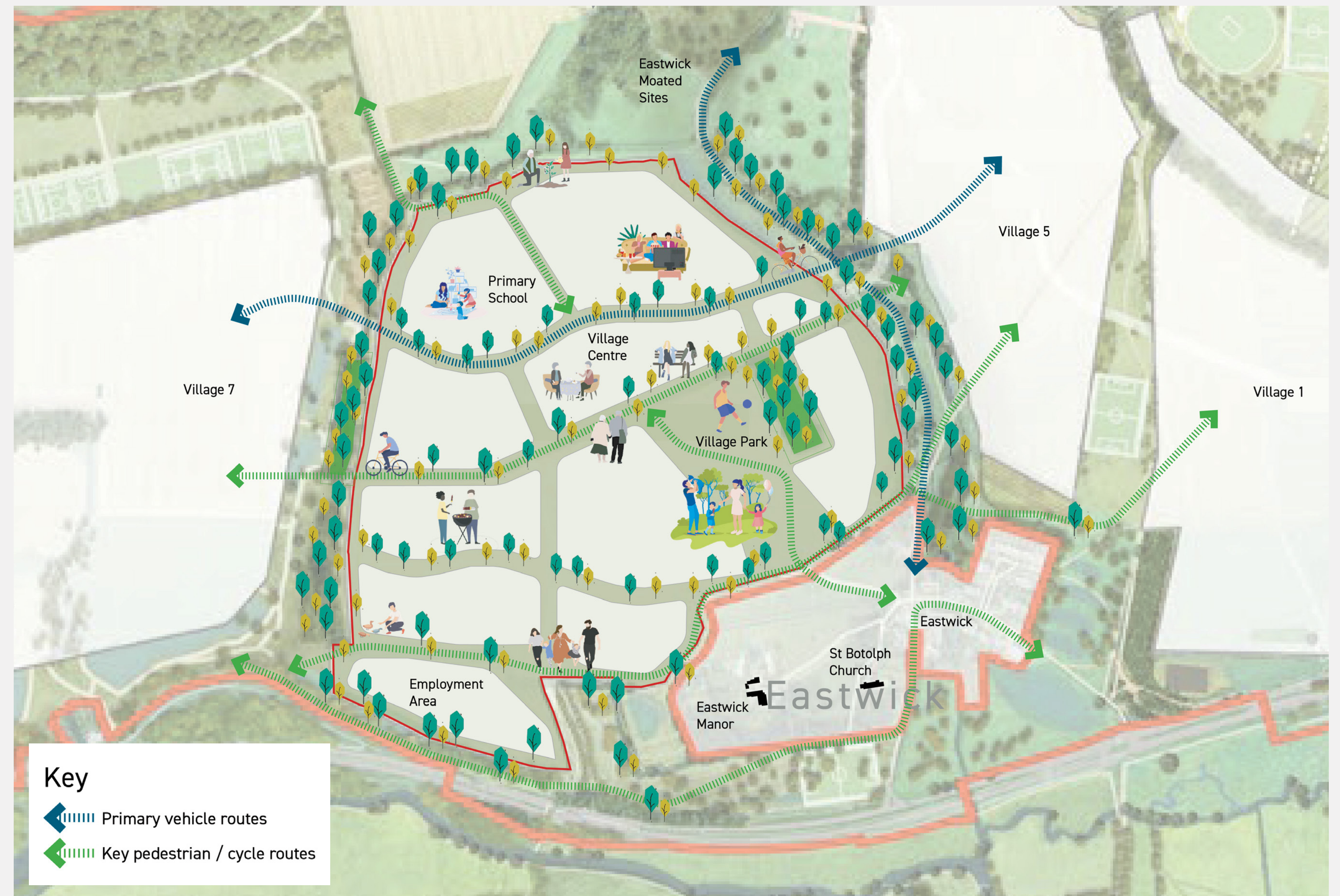
Village 6 vision

The aim is to create places that support everyday life in a meaningful way.

Neighbourhoods are designed to have their own identity, with streets that feel safe, attractive and well connected. Homes are arranged to overlook green spaces, helping to create a sense of openness and natural surveillance.

At the heart of the village, the centre provides a focus for activity, with opportunities for shops, services and community uses. These spaces are intended to support both daily needs and social interaction.

Access to nature is a defining feature, with parks, planting and open landscapes forming part of daily life. This contributes to both physical and mental wellbeing.



Caption

Gilston Park Estate

Villages 5 & 6 masterplanning



Next steps

Thank you for attending our consultation event. Please take the time to speak to the project teams for Villages 5 & 6 where further information and plans are available.

Give your feedback

We appreciate your feedback, so please fill out a feedback form and either hand it to a member of the team or leave it in the box provided. Alternatively, feel free to take it with you and return it via our Freepost address.

We will consider all feedback provided during the consultation and will take on board comments wherever possible.

How to get in touch

www.gilstonparkestate.com/get-involved/masterplanning/ (Bit.ly needed)

0800 148 8911 (Freephone)
Monday - Friday, 9:00am - 5:30pm

gilston@meeting-place.uk

Freepost MEETING PLACE CONSULTATION
(no stamp required)

