Gilston Park Estate

Villages 5 & 6 masterplanning

Places for People

Barratt Redrow

Welcome

We are bringing forward proposals for new villages as part of the Gilston Park Estate project.

For more information, scan the QR code or visit:
bit.ly/gilston-park-estate

Today's exhibition presents the updated Masterplans for Villages 5 and 6, refined following the feedback we received at our April consultation event and through ongoing engagement with the community, local stakeholders, East Herts District Council, Hertfordshire County Council and the Harlow & Gilston Garden Town Quality Review Panel.

This is the final stage of engagement before the Masterplans and Design Codes are formally submitted later this summer. The plans on display show how your feedback has shaped the proposals and there is still time to share your views before submission.

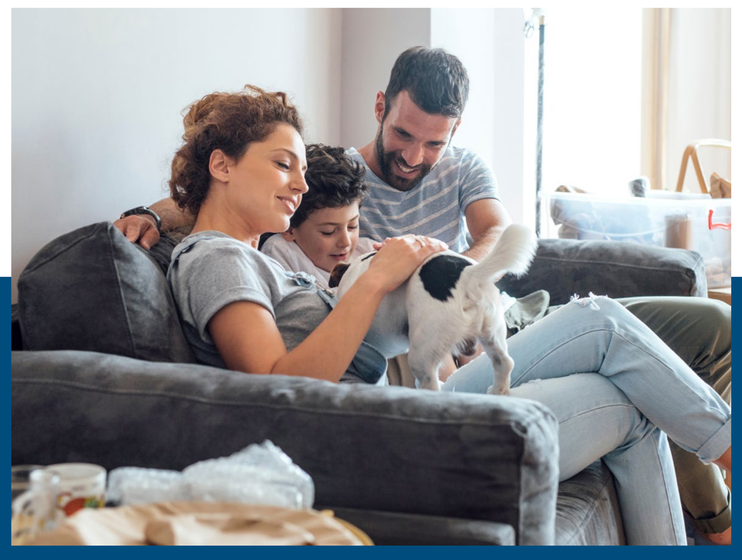
Members of the project team are on hand to discuss the proposals with you and answer any questions you may have.

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.



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About Gilston Park Estate

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

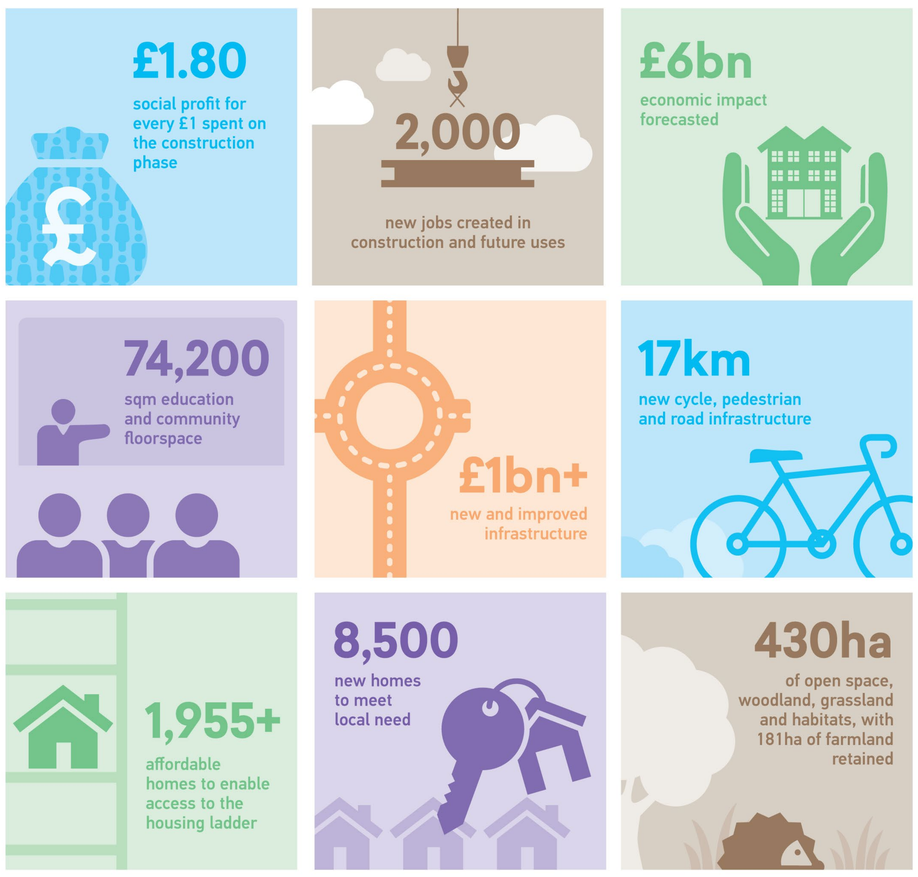
A seventh village is being brought forward by Taylor Wimpey.

At the heart of the scheme is the Strategic Landscape Masterplan (SLMP) 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.



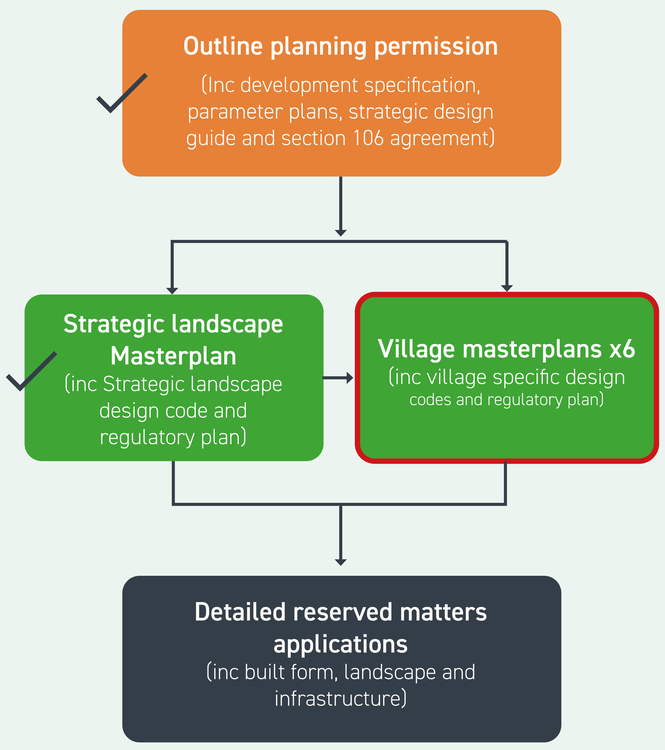
The planning process

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 approved by 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.

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 (2021)
- Garden Town Vision and Design Guide (2018)
- HGGT Sustainability Guidance and Checklist (2021)

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Gilston Park Estate

Villages 5 & 6 masterplanning

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Village 5

Village 5 is being shaped as a place where landscape plays a central role in everyday life - outward looking and engaging with the existing surrounding landscape.

Our vision is for a neighbourhood that feels natural, connected and varied.

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**
- **Approximately 700 homes**
- **Local centre**
- **1 Primary School**
- **1 Secondary School**
- **Leisure facilities**

Illustrative examples of character areas

What we've changed since April

Following our public consultation in April and ongoing engagement, a number of updates have been made to the proposals. These include:

- **A stronger village heart:** a larger public plaza and active frontages in the local centre, with a new pedestrian-friendly link towards Gilston Park and Home Wood.
- **A slow-moving, green street network:** the Sustainable Transport Corridor through the centre will prioritise buses, walking and cycling, and a continuous green corridor runs through the village.
- **Schools confirmed:** land is set aside for a 3-form-entry primary school with nursery, and an 8FE secondary school, with land safeguarded so it can expand in future if needed. A new leisure centre which includes a swimming pool and studio space sits alongside.
- **Homes that work with the land:** homes will be sited to respond to the existing landscape, sloping towards the Eastwick Valley with views to the west and homes along Home Wood with views to the north all connected by active travel routes.

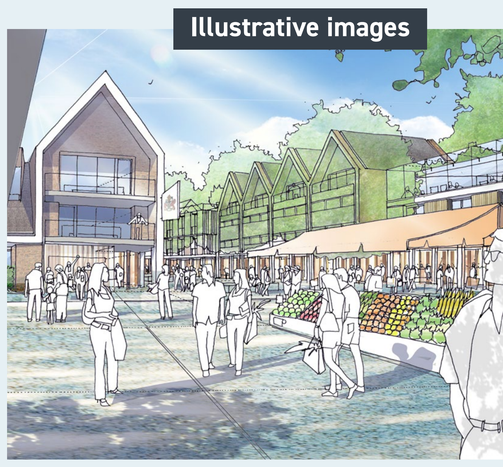
Village centre

At the heart of the village is a public plaza, providing space for people to meet, shop and spend time.

The Strategic Transport Corridor (STC) through the Village will prioritise sustainable transport and encourage walking and cycling with attractive routes. The plaza will allow activity to spill out, with space for café seating, market stalls and events. Ground floors will be designed to be active retail uses, whilst on upper floors, residential uses will provide some overlooking – ensuring the space is appropriately activated throughout the day and evening.

Marker buildings on key corners, provide a sense of identity and aid wayfinding.

Illustrative images



KEY UPDATES IN RELATION TO THE FRAMEWORK/ ILLUSTRATIVE MASTERPLAN:

1. STC extent (all modes vs sustainable modes only).
2. Reconfigured road network in the southern part of framework.
3. Optimised green corridor with no vehicular traffic
4. Illustrative built form, typologies and tertiary (incl. mews and lanes) layout within parcels.
5. Revised local centre and optimised public realm/ open space with further linkage.
6. Edge treatment with refined approach to built form and further setback of parcel to the south.
7. Further consideration to levels, built form and retaining walls.
8. Further refined green and blue network/landscape proposals.
8. Create strong visual connections and enhance desire lines from the Local Centre to Home Wood

Village 5 illustrative masterplan

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Gilston Park Estate

Villages 5 & 6 masterplanning

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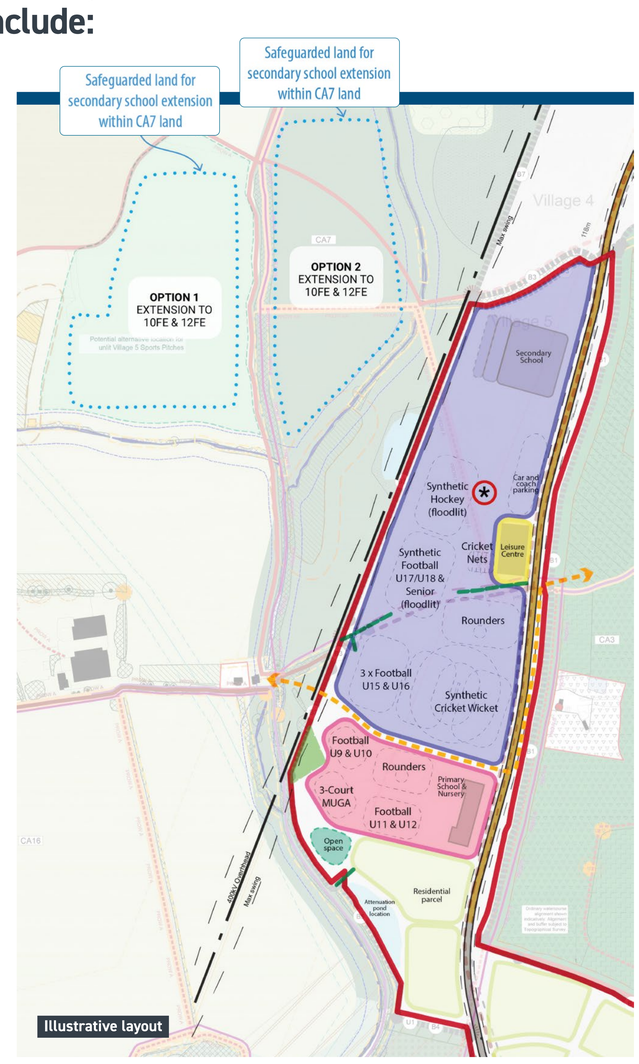
Village 5

Schools, leisure and landscaping

Schools, leisure and sport

Village 5 will accommodate education and leisure uses serving Village 5 and beyond, acting as a key destination within the wider Gilston area. It will include:

- **A new primary school and nursery:** A primary school (up to 3FE if required) with its own nursery located alongside the secondary school and leisure centre. This will be located within the Education and Mixed Use Zone (which was defined in the outline permission) and will also include space for playing pitches and outdoor learning.
- **A new secondary school:** A secondary school with 8FE (and potential to expand to 10 and 12FE if required) will be provided and will include a sixth form. Land adjacent to the secondary school site has been safeguarded to allow for this expansion if it is required. Sports provision includes pitches and athletics facilities, with the potential for community use outside school hours.
- **A new sports and leisure centre:** Sitting alongside the secondary school, the leisure centre will serve the whole community, with shared parking to optimise space, encourage active travel and make efficient use of land.
- **Active travel and leisure routes:** Parents and children will be encouraged to travel to school on foot or by bicycle using the green corridors, tree-lined streets and routes along the edge of Home Wood. These spaces will be appropriately designed to ensure overlooking and surveillance to enhance people's perception of safety. This will include suitable lighting of the Strategic Transport Corridor which will also provide activity and an interface with the leisure centre and school sites.



Key

- 3FE Primary School + Nursery Site (2.92ha)
- Sports and Leisure Centre Site (0.4ha)
- Secondary School Site
- Proposed residential land
- Proposed diverted access route
- Potential location of sprint track
- Indicative existing hedgerows for partial or full removal

Landscaping and open space

The landscape is at the heart of the Village 5 Masterplan which has been designed as an outward looking development, drawing the existing landscape into the Village. The key elements include:

- **A naturalistic approach:** Meandering corridors, meadow grasses and clustered tree planting that integrates into the surrounding countryside rather than formal avenues.
- **Two green corridors run through the village:** A leisure route from Eastwick Valley up to Home Wood, changing character as it climbs – from wetland and ponds in the south to the ancient woodland edge in the north; and an edible corridor along the existing public footpath, planted with fruit trees and fruiting shrubs, with a community orchard to the north-east and community growing spaces in the south, responding to the allotments planned immediately adjacent in the Strategic Landscape Masterplan area.
- **Green space on every doorstep:** Every home will be within a five-minute walk of a neighbourhood green of at least 2,000 square metres, which will include play spaces, and seating areas.
- **Three gateway greens welcome people into the village, each with its own character:** A woodland gateway from the north, a wetland gateway from the west, and an edible gateway from the east.
- **Designed landscape edges where the village meets Home Wood, Eastwick Valley and the allotments:** Meadows, hedgerow boundaries, buffer planting and planting along the ancient woodland.
- **Rainwater managed naturally throughout the village:** Rain gardens will be provided within the Village centre to reinforce character and enhance habitat creation. Grassed swales are proposed within some public open spaces along green streets, and two ponds will be located within the village area to enhance landscape character and hold water following heavy rainfall.

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Gilston Park Estate

Villages 5 & 6 masterplanning

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Village 6

Village 6 is shaped by pronounced topography, woodland edges and long range views over the Stort Valley. The landscape-led masterplan has been designed to connect homes with nature and open space.

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

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

What we've changed since April

Following our public consultation in April and ongoing engagement, a number of updates have been made to the proposals, which include:

- **A more intimate village square:** tightened to work better for everyday life and events, with a widened village green creating a softer community space between the square and the park. Ground floors provide space for a café, shop, nursery, community room and mobility hub, with flexibility to adapt over time.
- **A school at the heart:** the primary school (up to 3 forms of entry) fronts the village square, accessed by walking, cycling and bus only, with potential community use of the hall out of hours.
- **A reshaped village park:** homes now front the park on both sides, with a formal western edge leading the eye to the village centre and a softer, more organic eastern edge. The footpath has been realigned to the historic vista between St Botolph's Church and the village centre.
- **Working landscape edges:** development is screened from Eastwick Hall Lane and the scheduled moated sites, with interpretive trails connecting to the wider heritage network.

Village centre

The centre of Village 6 brings together the primary school and its forecourt, a flexible village square, bus stops on the sustainable transport corridor, and a village green leading down to the park, all within a few steps of each other.

Everyday facilities in one place: The ground floors around the square will provide space for uses such as a café, a shop, a nursery, a community room on the village green, a mobility hub (with facilities such as cycle hire, car club and parcel lockers), and potentially a residents' lounge for later-living homes. These uses are designed to be flexible, so the centre can adapt as the community grows and its needs change. A clock tower or piece of public artwork will mark the square, aligned with key views and routes to aid wayfinding.

A school that supports the centre: Rather than being located away from the centre, the primary school fronts directly onto the square, bringing daily activity to the heart of the village. The school forecourt gives children space to gather safely, and the café and bus stops sit alongside.

Village 6 illustrative masterplan

Village 6 centre

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Villages 5 & 6 masterplanning

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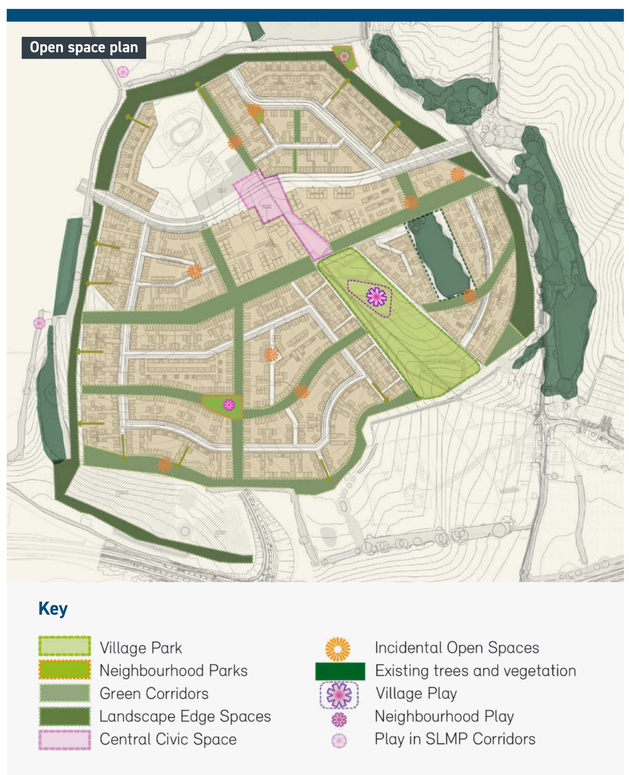
Village 6

The village park and landscaping

The Village Park and play

The Village Park is the green heart of Village 6, a generous parkland flowing down the hillside from the village centre towards the Eastwick Brook Valley. Key features include:

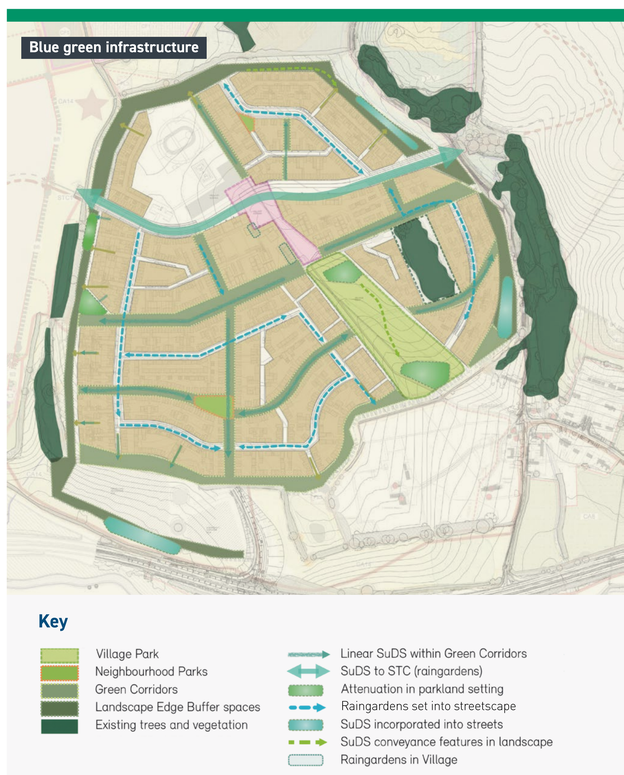
- **Long views:** at the top of the park, closest to the village centre, a viewing point offers long views south across the Stort Valley and beyond.
- **Accessible routes for everyone:** paths follow the natural contours rather than cutting across them, so they remain accessible for wheelchair users and people with prams. A direct route runs east to west across the top of the park, with meandering leisure paths through the meadows.
- **A historic sightline restored:** the public footpath has been realigned to follow the sightline between St Botolph's Church at Eastwick and the new village centre.
- **A park that feels safe:** a car free environment with houses that front the park on both sides – a formal terrace edge to the west leading towards the village centre, and a softer, more organic eastern edge where homes sit within the landscape – so the park is overlooked throughout the day and connects directly to the existing woodland block.
- **A village play area for all ages:** at least 2,000 square metres, close to the centre, catering for everyone from toddlers to teenagers, with space for informal sport such as a court, pump track or climbing feature, and natural play using logs, boulders and the park's changes in level.
- **Play close to home:** neighbourhood play areas sit within a short walk of homes across the village, connected to the green corridors so children can reach them without crossing busy roads.
- **Play along the way:** informal features, such as balance beams and stepping stones, are placed along everyday walking routes.



Nature and landscape

Nature runs through Village 6 as a connected network, from the doorstep to the wider countryside. Key aspects of the landscaping plan include:

- **Existing nature retained and strengthened:** the woodland block, mature hedgerows and veteran trees are all kept where possible, with new native planting to fill gaps in the hedgerows, sensitive management to support woodland flora, and new habitats created.
- **Hedgerows enhanced:** where a hedgerow must be moved to make the land levels work, it is replaced and enhanced with native species such as hornbeam and hazel.
- **A mosaic of new habitats:** wildflower meadows along the green corridors and village edges, heritage orchards of apples, pears and plums in the open spaces, and wetland meadows around the drainage basins – together increasing the biodiversity of the site.
- **Green routes to everywhere:** every neighbourhood connects to the park, the village centre and the countryside beyond, with pocket parks, community growing spaces, informal play and seating along the way. Homes front onto these corridors so they are overlooked and feel safe, linking into the Estate-wide network of green routes towards Eastwick, the Stort Valley and the neighbouring villages.
- **Rainwater managed naturally:** rain gardens line the streets, grassed swales carry water through the green corridors, and gently sloping basins – designed without fences or barriers – store water after heavy rain, reducing flood risk downstream and creating new habitat for wildlife.



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Next steps

Here to answer all of your questions

Thank you for visiting today's exhibition to view the updated proposals for the Masterplans of Villages 5 & 6 of the Gilston Park Estate.

Please speak to members of the project team, who are on hand to answer your questions and provide further information.

How to get in touch

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

gilston@meeting-place.uk

Scan the QR code or visit:
www.gilstonparkestate.com

Timeline

To date

TWG1
Technical Working Group 1 meeting with EHDC & HCC – site context & initial proposals

TWG2 & QRP
Technical Working Group 2 – mid-stage review

HGGT Quality Review Panel

CWG1
Community Working Group 1 – site context and initial vision

Apr

CWG2
Community Working Group 2 – mid-stage review

Public Consultation event

May

TWG3
Technical Working Group 3 – final stage review

Jun

CWG3
Community Working Group 3 – final stage review

Jul

Draft Submission
EHDC & HCC review of draft Village 5 & 6 Design Code & Regulatory Plan

Aug

Public Exhibition event

Formal Submission
Submission of the final Village 5 & 6 Design Code & Regulatory Plans

Submission of the associated outline planning conditions

Beyond

Determination of the Village 5 & 6 Masterplans

On-site surveys (ongoing)

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