

The Illustrative Masterplan



Village 1 Illustrative Masterplan

The Village 1 Masterplan sets out the vision for a mixed-use neighbourhood that will form the critical first phase of development at Gilston Park. It is envisaged that at its centre will be a village square, around which new buildings will accommodate community amenities, commercial floorspace, and retail opportunities that will support the needs of the new and existing residents.

Two new schools will act as an 'anchor' to the growing community, where children will learn and grow and where the community will come together. The design of the Village 1 Masterplan endeavours to maximise the ability for all those travelling to and from the schools to do so by sustainable non-car means along appealing and safe routes – a network of pedestrian and cycle routes designed to encourage active travel.

The delivery of a Sustainable Transport Corridor (STC) will prioritise people and sustainable modes of travel, providing the fastest, most attractive, and convenient mode of transport through Gilston Park. Routes will comprise a combination of on- and off-street infrastructure, with segregated pedestrian and cycle paths alongside the STC between Villages and access to Harlow via a new pedestrian/cycle bridge crossing Eastwick Road. This network will connect to existing and enhanced routes within the surrounding area, including links to Harlow Town Train Station and other local destinations.

The V1MP will...



... create streets as spaces



... provide multifunctional open spaces



... provide well-defined spaces fronted by homes



... create areas for growing and community



... create 'soft edges' to sensitive boundaries



... celebrate and enhance historic routes and features



... provide play spaces integrated into the landscape



... provide new education facilities



... deliver a neighbourhood centre with a mix of uses

Next Steps



Gilston Area

Thank you

Thank you for taking the time to join us today. We hope you have found the information useful and informative.

Your Feedback

Your comments will help to shape the next phase of the development of the Village 1 Masterplan and Design Code. We ask that all comments are submitted by post, email or on our website by 7th March 2025 using the details below:

Website: [GilstonParkEstate.com](https://gilstonparkestate.com)

Email: gilston@meeting-place.uk

Phone: 0800 148 8911

Address: Freepost MEETING PLACE CONSULTATION

Ongoing Engagement

Please refer to the Gilston project website where updates on the Village 1 Masterplan will be provided. If you leave us your email details, we will send you a link and newsletters about the progress of the proposals in the future.

Community Forums

A series of Community Forums have been established by East Herts District Council to connect the local community, local councillors, planners, developers and other interested parties to discuss and share information about the development in the Gilston Area.

So far, there have been four Community Forums to discuss the development. The next Community Forum is scheduled to take place in February at Manor of Groves Hotel. These sessions have been invaluable in gathering feedback and answering questions regarding Gilston Park Estate.

If you would like to come along and speak to the team or find out further information, please visit: www.eastherts.gov.uk/planning-and-building/gilston-area-community-forum



What Happens Next?

We will consider all feedback provided, take on board comments and wherever possible, incorporate your suggestions into our proposals ahead of submission to East Herts District Council. Following the Council's consideration, once the Village 1 Masterplan is approved, Reserved Matters Applications for specific parts of the Village will follow. These emerging designs will have their own public engagement events where residents will be able to view the detailed plans and provide feedback. We will continue to keep the local community updated throughout the process.