

# **Gilston Villages 5 & 6 CWG 1**

**05 February 2026**



**18:30 – 18:35** – Introductions to the Community Working Group (CWG)

**18:35 – 18:45** – Overview of Gilston and the CWGs process

**18:45 – 18:55** – Village 5 overview

**18:55 – 19:05** – Village 6 overview

**19:05 – 19:10** – Q&A from presentations

**19:10 – 19:40** – Group discussions – Village 5 & Village 6

**19:40 – 19:45** – Break

**19:45 – 20:15** - Group discussions – Village 5 & Village 6

**20:15 – 20:25** – Reporting back from each table

**20:25 – 20:30** – General round up, next steps and Q&A



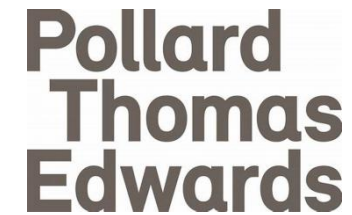
*The applicant*



*Village 5 architect and  
masterplanner*



*Planning consultant*



*Village 6 architect and  
masterplanner*



*Communications and  
engagement consultant*



*Landscape architects*

We are **Places for People**, the UK's Leading Social Enterprise.

We exist because community matters.

**“Community is a word that is very important to us at Places for People. We believe, fundamentally that it encapsulates who we are and what we do.**

**And at the centre of our community are our customers whose lives we believe can be changed and made better by and through the communities we build and maintain. Community matters.”**

Greg Reed, Group CEO, Places for People



# WE CREATE AND SUPPORT THRIVING COMMUNITIES



1

## Managing Communities

Looking after the quality and safety of homes and places - whether ours or our Partners'.

2

## Developing Communities

Building and acquiring homes and places in the right location.

3

## Helping Communities

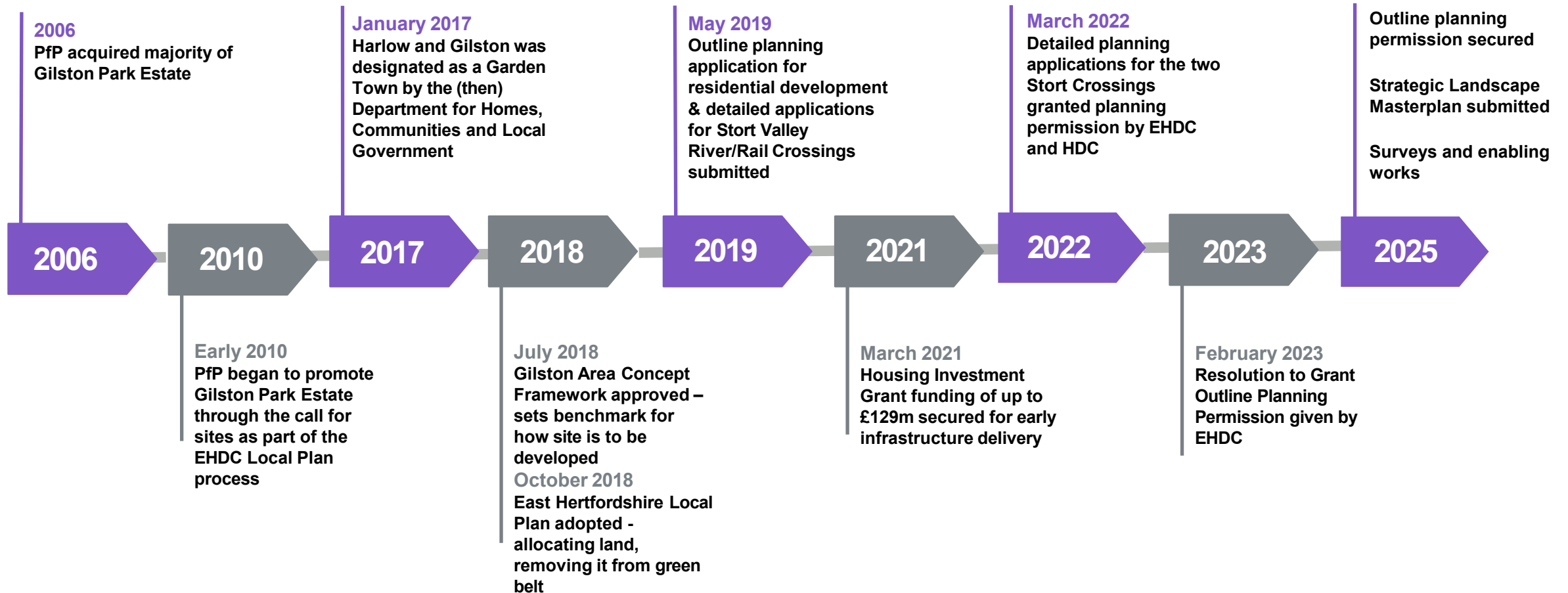
Supporting education, health, wellbeing, employment and inclusion.

# Overview of Gilston

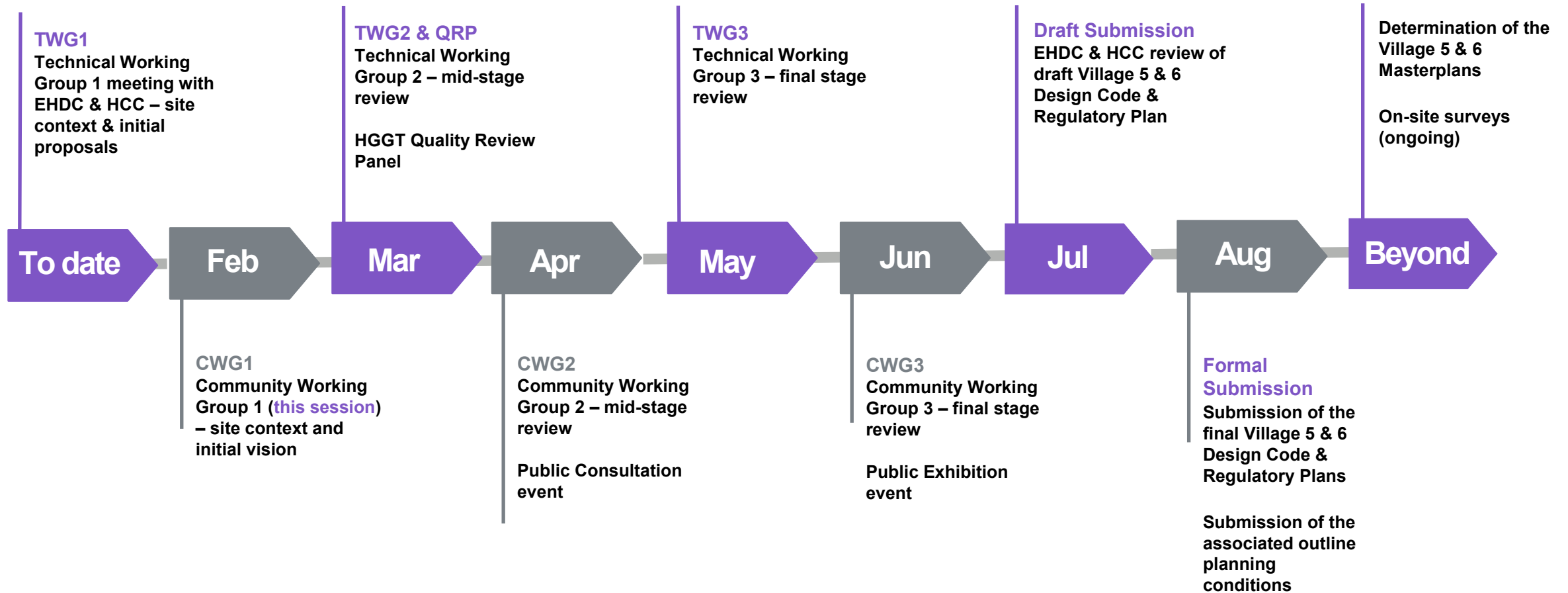
- **10,000 homes** including open market, affordable, later living, build-to-rent and self-build
- **Seven distinct villages** linked by a sustainable transport network
- Over **660Ha** (approximately 900 Wembley football pitches) of the Gilston Area will be **publicly accessible open green space**
- **£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

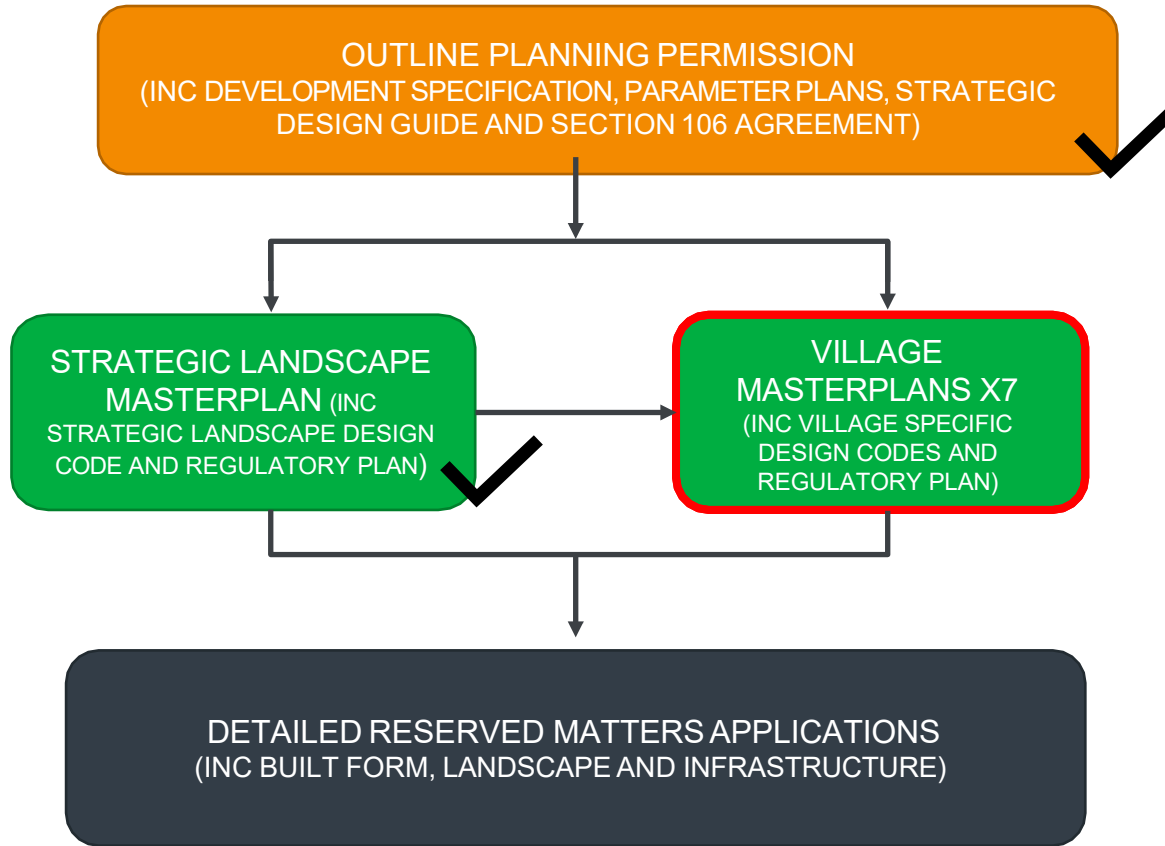


# The journey so far



# Village 5 & 6 Masterplan process





# Village 5 overview



# GILSTON PARK

## VILLAGE 5

*"Where discovery meets nature - a community to be explored, rooted in green connections"*



# LIST OF CONTENTS

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## 01. Introductions

## 02. Site Appreciation

- The Study Area
- Key Considerations
- Constraints
- Opportunities

## 03. Emerging Placemaking Strategies

- Placemaking Moves
- Emerging Framework Masterplan



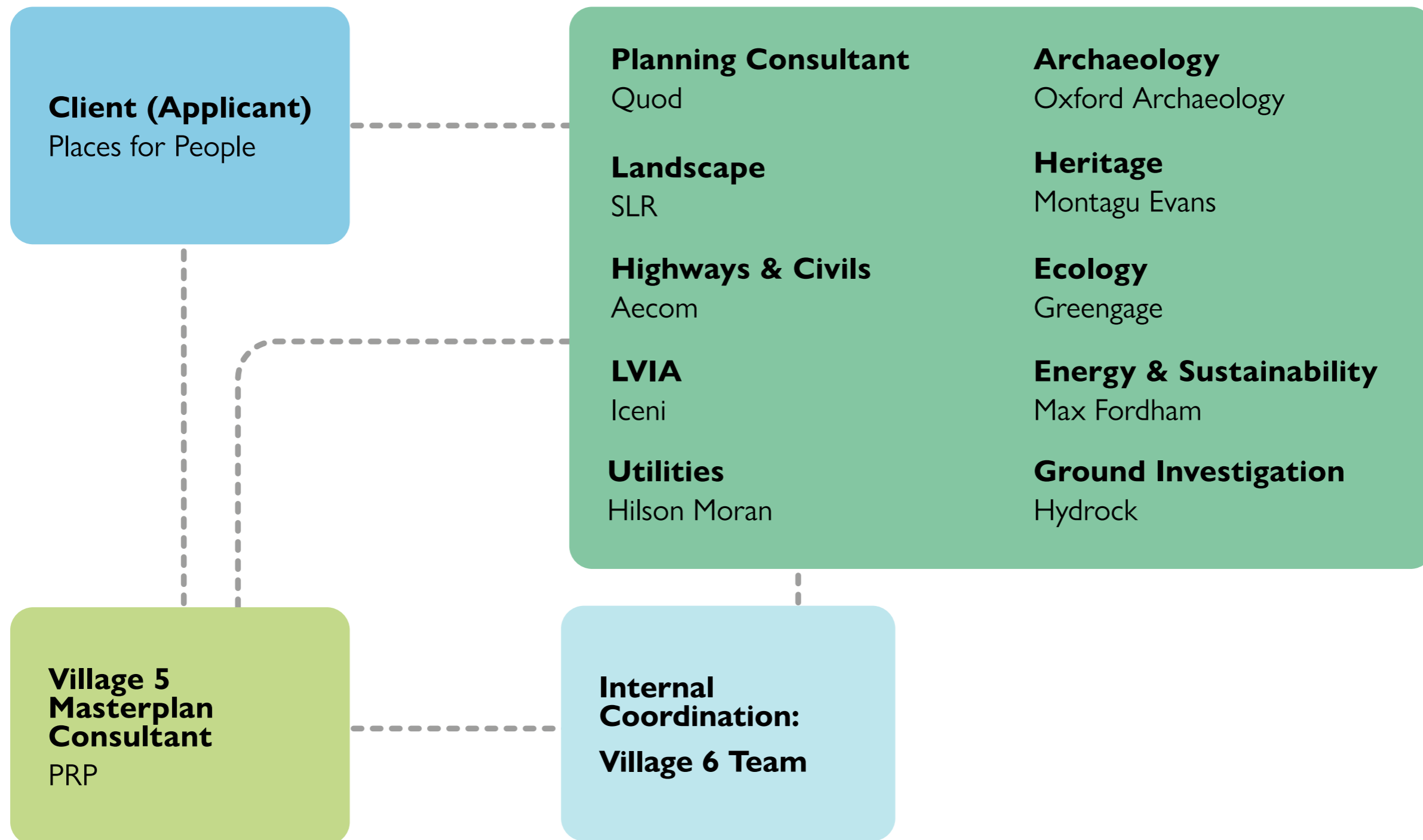
**01.**

# INTRODUCTIONS



# INTRODUCTIONS

## VILLAGE 5 PROJECT TEAM



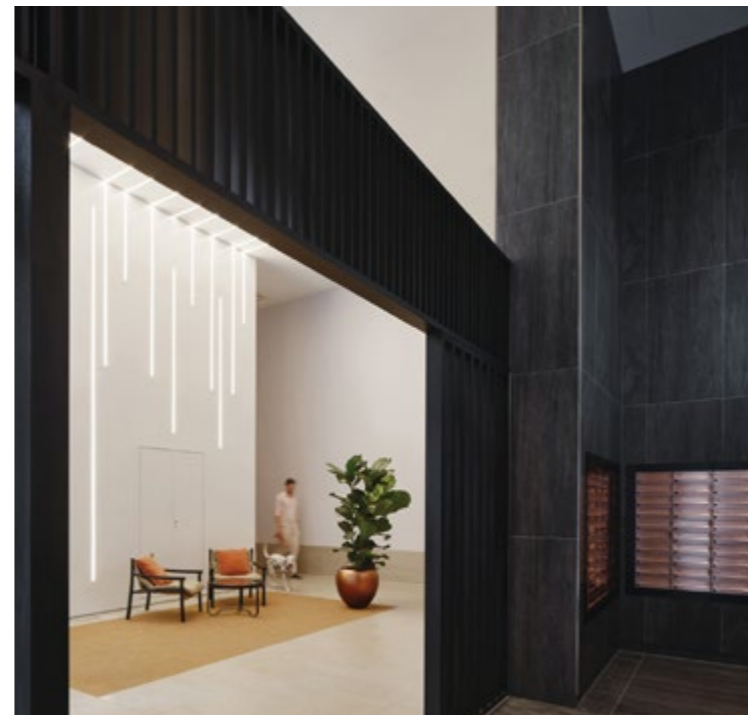
# INTRODUCTIONS

## PRP

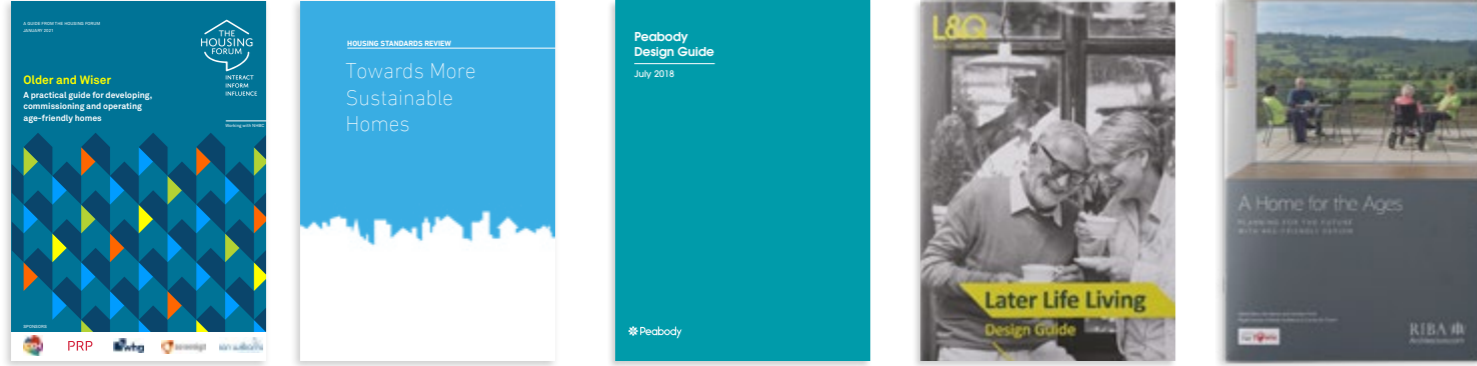
PRP is an interdisciplinary, design-led practice with 60+ years experience. With our extensive team of built environment and engagement professionals we work with communities and our clients to create quality places that last.



Founding Partners (1963)



# 350+ AWARD WINS



# MULTIDISCIPLINARY



# TECHNICAL DESIGN & PROJECT DELIVERY



# THOUGHT LEADERSHIP & INFLUENCING POLICY



# DESIGN REVIEW PANELS & DESIGN GUIDANCE





PLEASE SCAN ME TO  
ACCESS THE VIDEO



## ASHMERE GARDEN VILLAGE

**PROJECT TYPE:** New Garden City

**ROLE:** Architecture, Urban Design &  
Masterplanning

**CLIENT:** Countryside Partnerships

**LOCATION:** Ebbsfleet, Kent

**UNITS:** 2,600 new homes

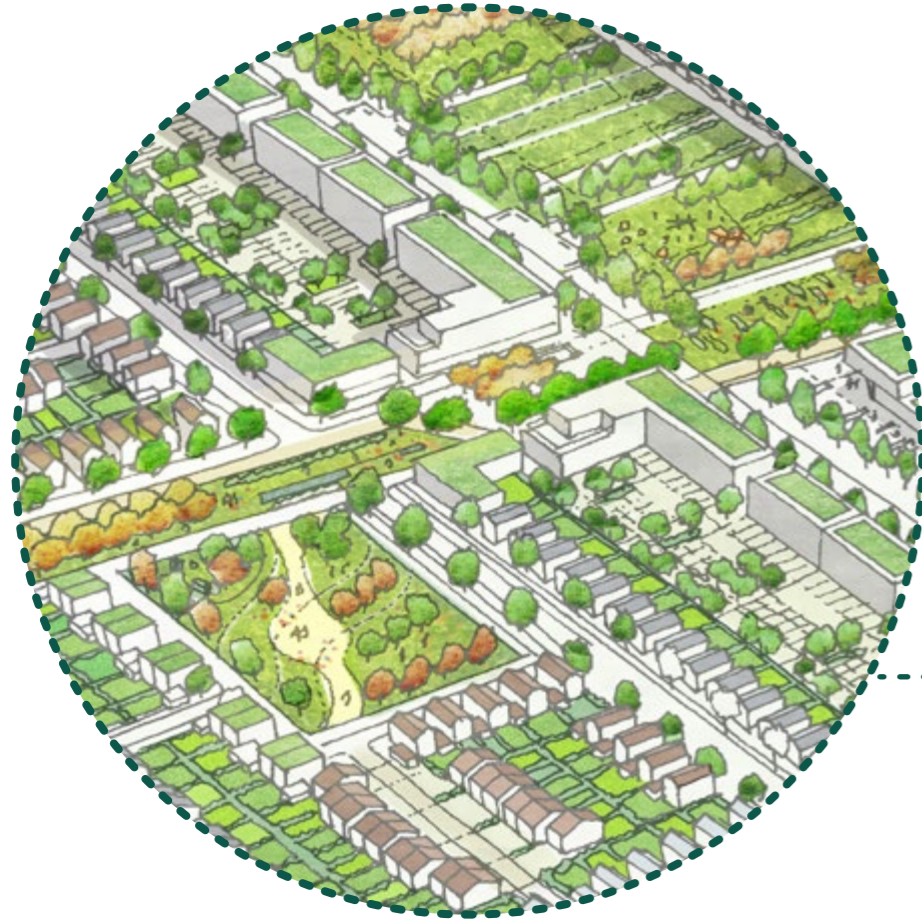
**BRITISH HOMES AWARDS 2025 -**  
Shortlisted - Development of the Year Over 100 Homes

**HOUSING DESIGN AWARDS 2025 -**  
Winner - Building for Healthy Life

**HOUSING DESIGN AWARDS 2025 -**  
Winner - Future Homes Hub

# ASHMERE GARDEN VILLAGE , MASTERPLAN & DESIGN CODE

ASHMERE GARDEN VILLAGE ,  
MASTERPLAN & DESIGN CODE



PHASE 1 - COMPLETED IN 2024



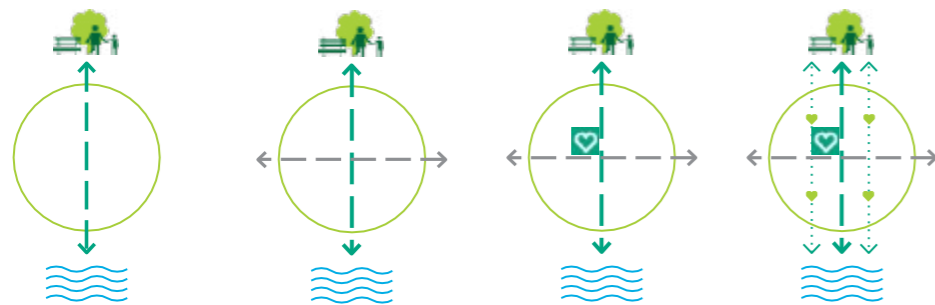
PHASE 2 - UNDER CONSTRUCTION



PHASE 3 - CONSENTED 2025



NEIGHBOURHOOD GREEN NEIGHBOURHOOD GREEN NEIGHBOURHOOD GREEN NEIGHBOURHOOD GREEN



WATERSIDE

WATERSIDE

WATERSIDE

WATERSIDE

THE GREEN LUNG  
- LINKING GREEN  
AND  
BLUE ASSETS



LINKING  
DESTINATIONS  
- BLUEWATER TO  
WESTERN VILLAGE TO  
ALKERDEN



A COMMUNITY  
HEART



4 NEIGHBOURHOODS  
STITCHED TOGETHER  
VIA GREEN  
NECKLACES



# ASHMERE GARDEN VILLAGE , MASTERPLAN & DESIGN CODE

FROM VISION...



TO DELIVERY...





## **NINEWELLS, CAMBRIDGE**

**ROLE:** Masterplanning, Architecture

**CLIENT:** Hill Residential and BPHA

**LOCAL AUTHORITY:** Cambridge CC

**NO OF HOMES:** 240 + 100bed student accom.

**TENURE:** Private Sale, Affordable

**STATUS:** Completed 2016

**HOUSING DESIGN AWARDS 2019 -**  
Shortlisted - Completed Award



## LAND NORTH OF SOUTHWATER

**PROJECT TYPE:** Suburban & Rural Housing

**ROLE:** Urban Design & Masterplanning,  
Landscape

**CLIENT:** Berkeley Homes Southern

**LOCATION:** Southwater, Horsham

**UNITS:** 1,500



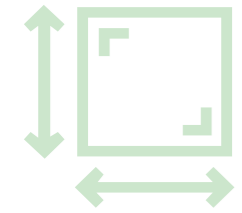


# 02. SITE APPRECIATION



# THE STUDY AREA

## THE BRIEF



**40.2**  
HECTARE  
SITE AREA



**1.5**  
KM TO  
HARLOW



**700**  
HOMES



**LOCAL  
CENTRE**  
MIN 500M<sup>2</sup>

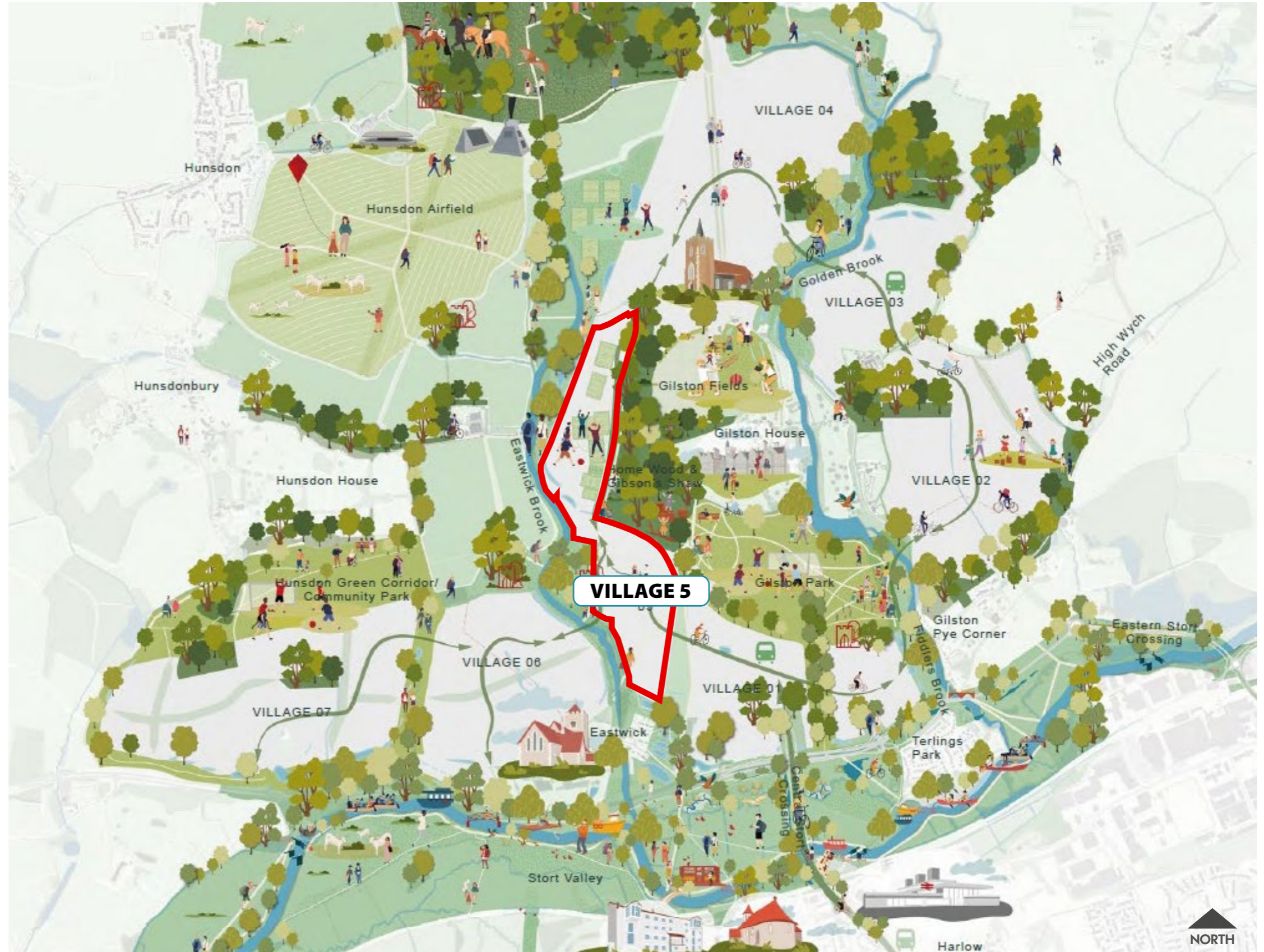


**1** PRIMARY  
SCHOOL  
+  
**1** SECONDARY  
SCHOOL

LEISURE  
FACILITIES

### Key

 Village 5



# SITE CONSIDERATIONS

## OPA PARAMETERS



Green Infrastructure



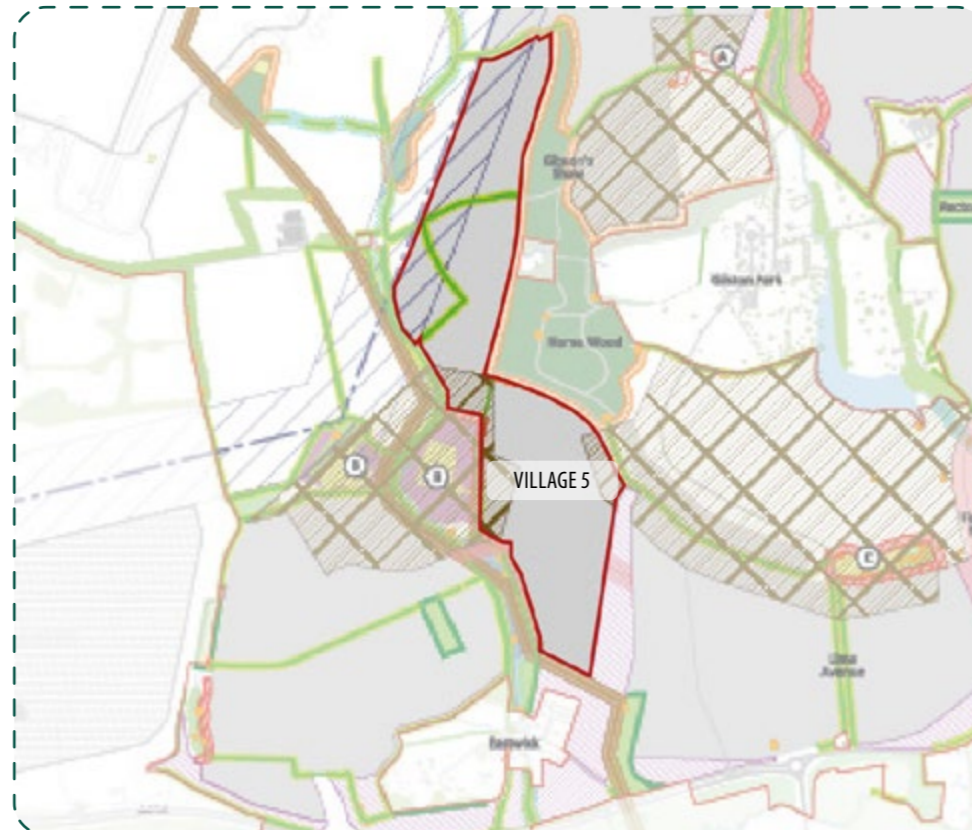
Access and Movement



Land Uses



Existing Vegetation and Built form

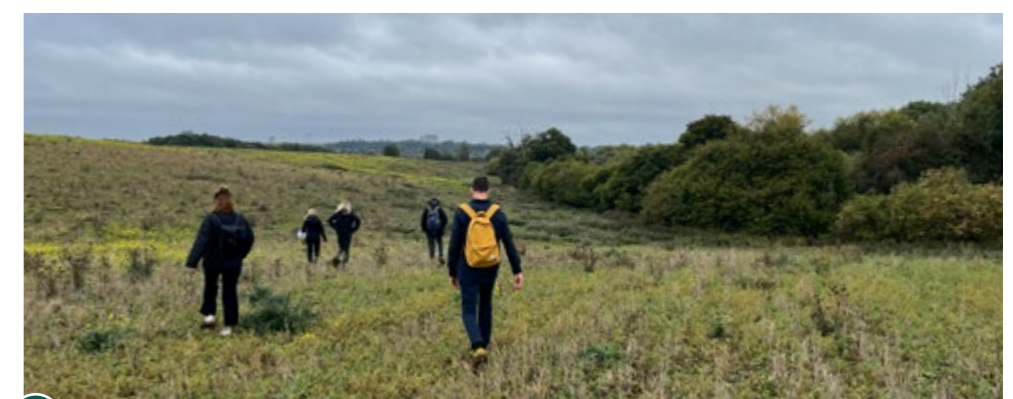
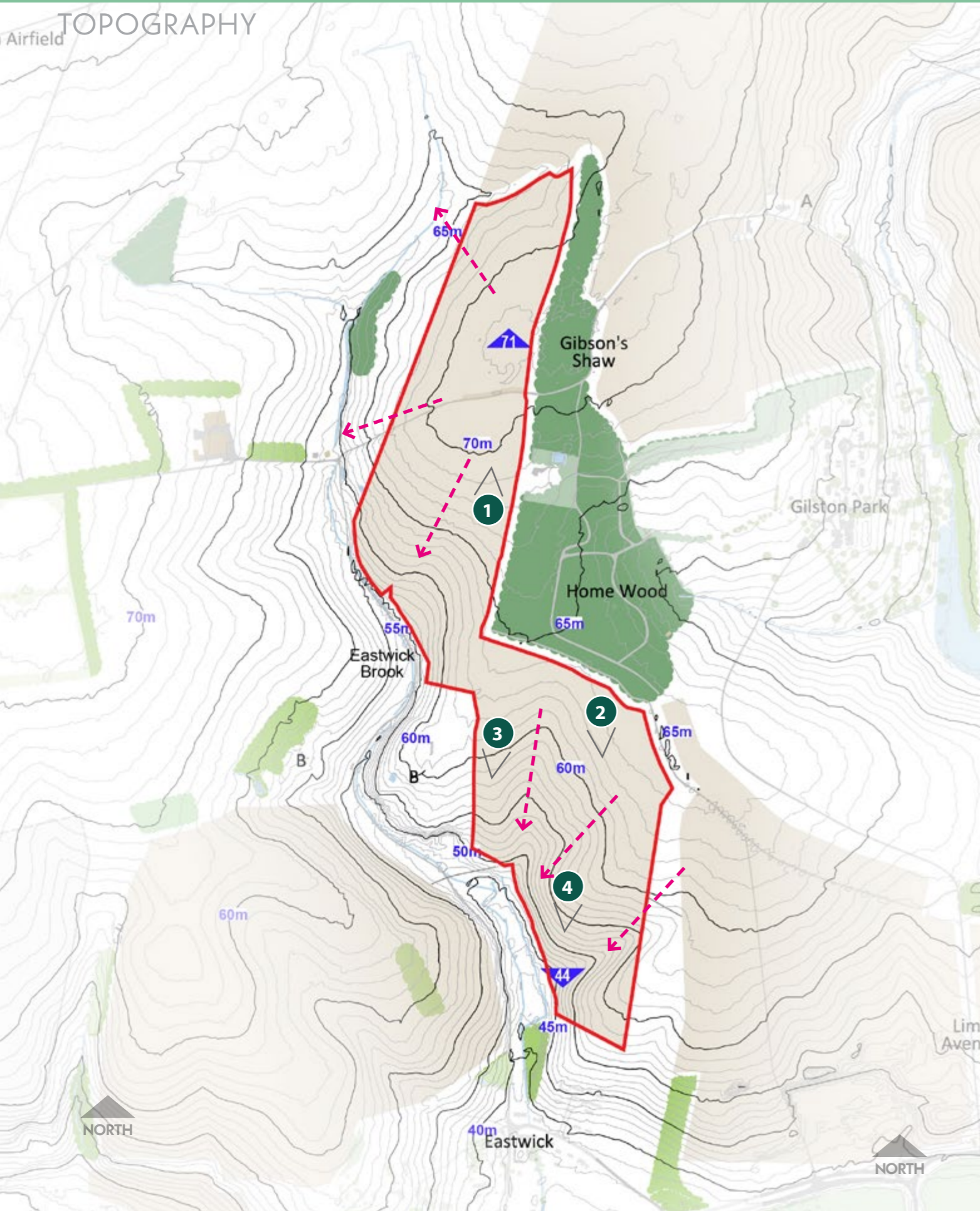


Village Corridors

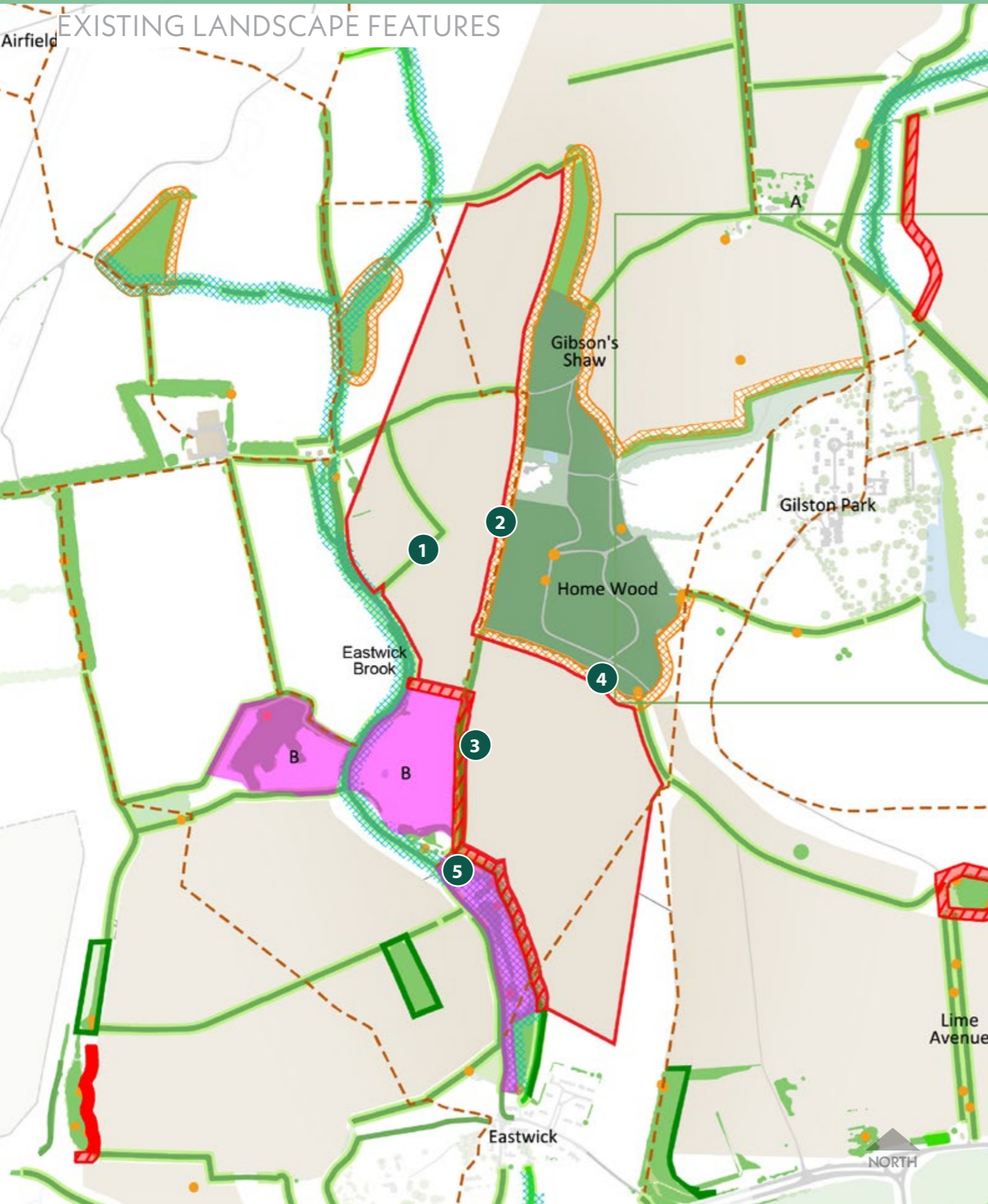


Heights

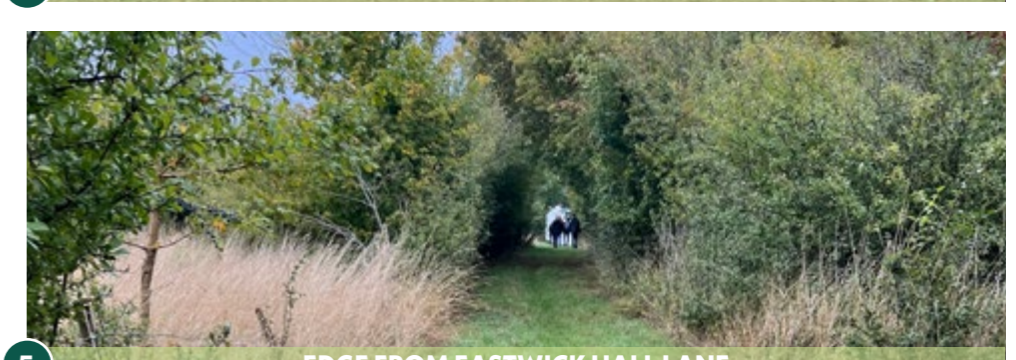
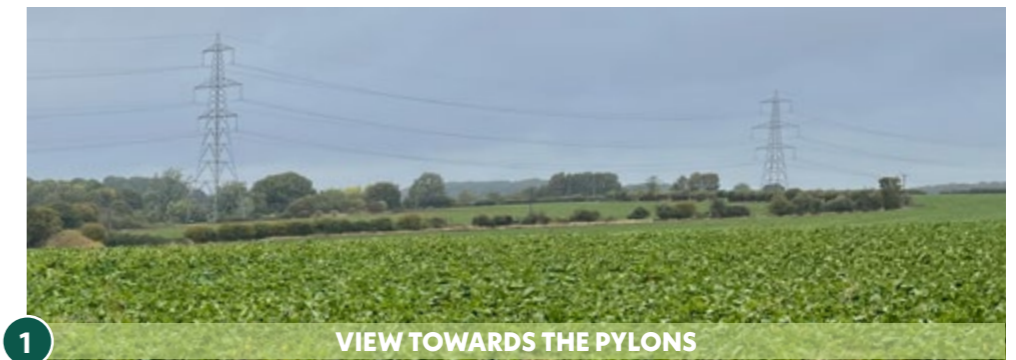
# SITE CONSIDERATIONS



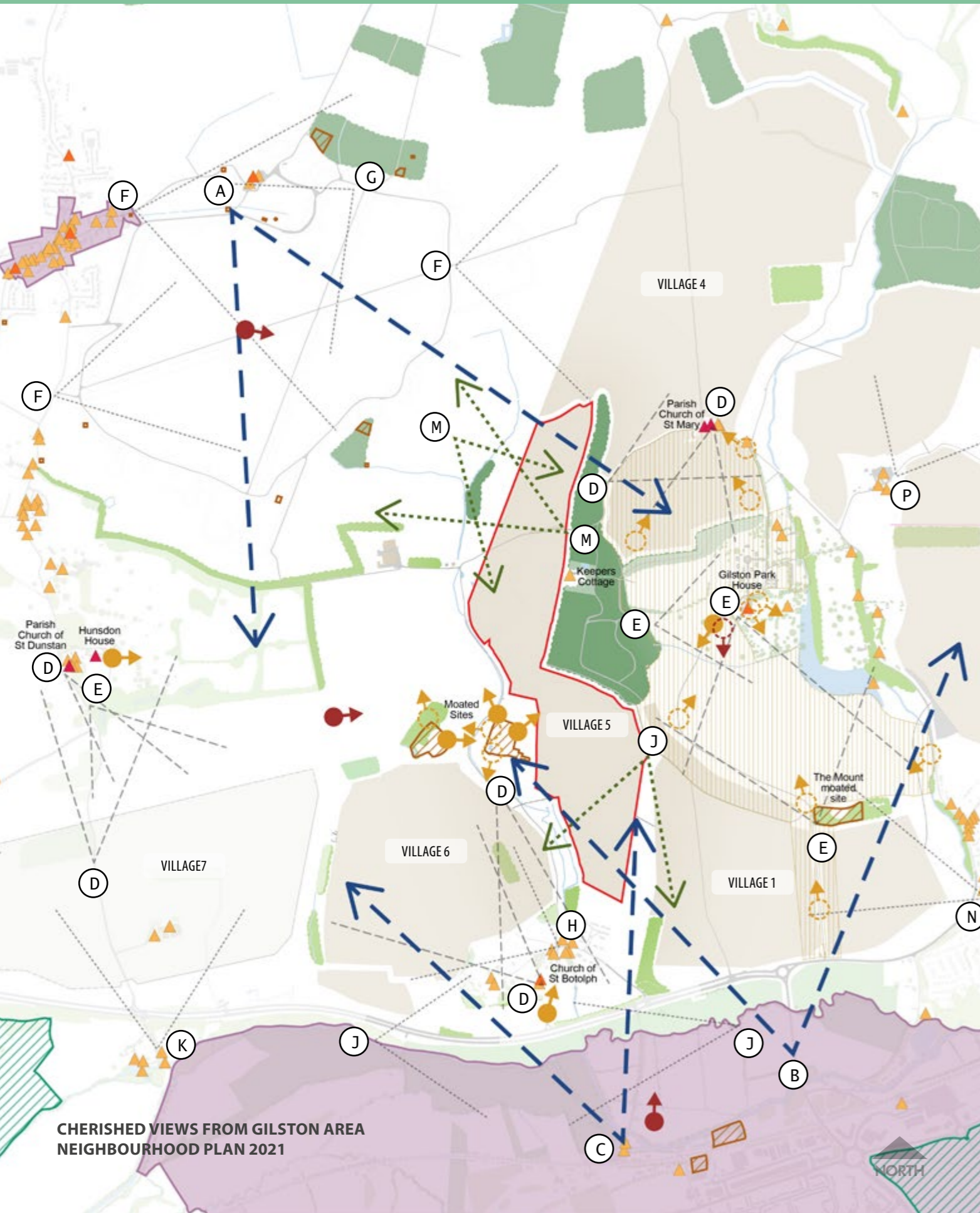
# SITE CONSIDERATIONS



- Key**
- Boundary Line - Village 5
  - - - Public Rights of Way
  - 20m buffer to existing Ancient Woodlands
  - 20m buffer to existing waterways
  - 10m buffer to existing woodlands
  - 5m buffer to existing hedgerows
  - 20m wide ecological buffers
  - Local wildlife sites
  - B** Eastwick Moated Sites (Scheduled Monuments)
  - Veteran trees



# SITE CONSIDERATIONS



CHERISHED VIEWS FROM GILSTON AREA NEIGHBOURHOOD PLAN 2021

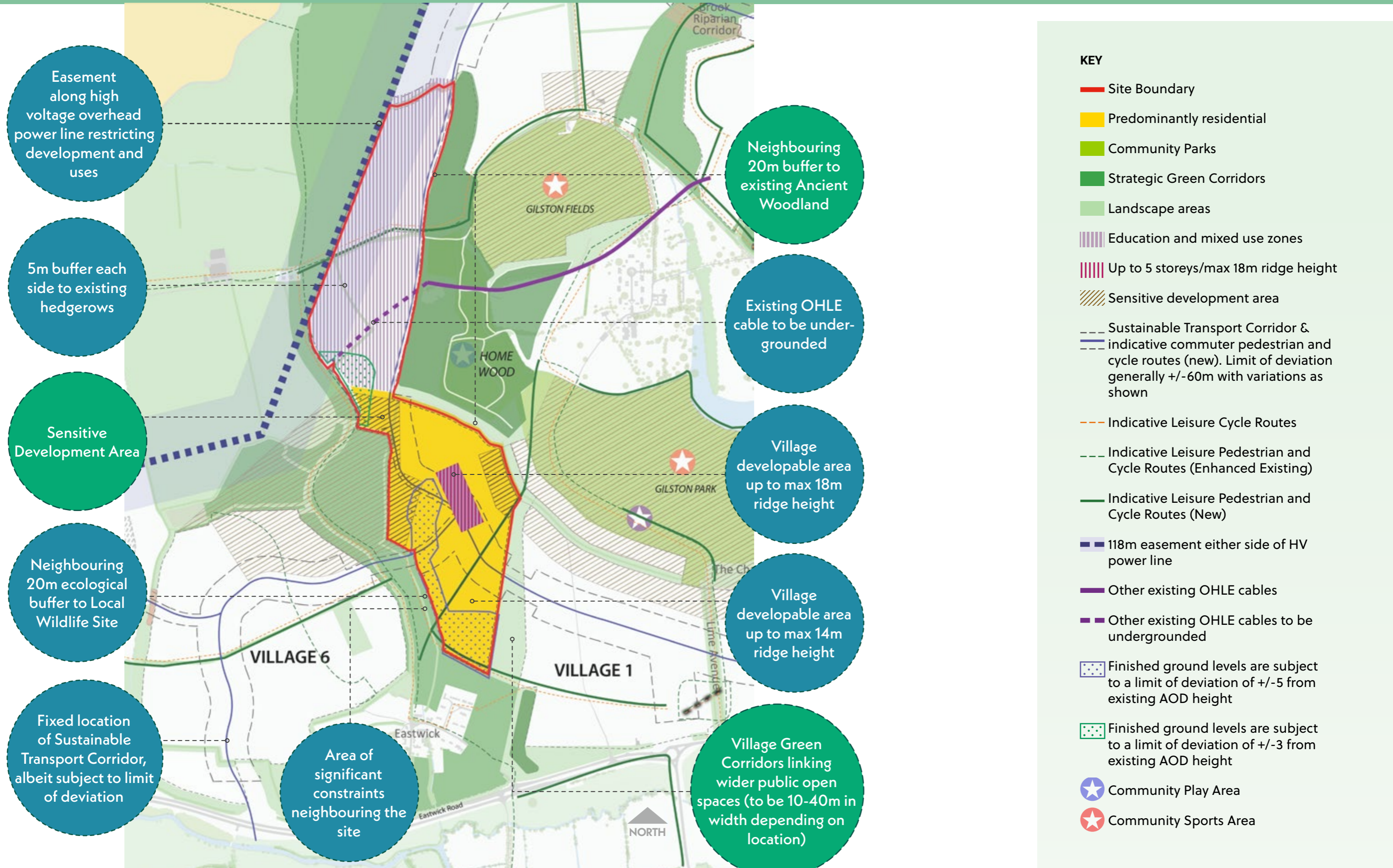
- Key**
- Site boundary
  - ▲ Grade I Listed Building
  - ▲ Grade II\* Listed Building
  - ▲ Grade II Listed Building
  - Scheduled Monument
  - Registered Parks and Gardens
  - Conservation Areas
  - Sensitive Heritage Setting (Policy AG1)
  - ➔ Key heritage views (Village 5)
  - Key heritage views (for context)
  - ➔ LVIA key views (Village 5)
  - LVIA key views (for context)
- Neighbourhood Plan Locally Cherished Views:**
- ➔ Long Distance View
  - ➔ View of Open Countryside (Village 5)
  - View of Open Countryside (for context)
  - ➔ View to / from Key Heritage Assets (for context)



**Cherished Views (Policy AG5)**

- A. Long distance view from the Hunsdon Plateau / Hunsdon Lodge Farm looking south
  - B. Long distance view from Harlow, marking the transition from urban to village setting
  - C. Long distance view from Parndon Mill across the Stort Valley
  - D. Views to and from the Churches of St. Mary's, St. Botolph's and St. Dunstan and churchyards
  - E. Views of the Listed Gilston Park House and Hunsdon House and their gardens
  - F. Open view over Hunsdon Airfield from Acorn Street and Drury Lane and from the airfield towards St Mary's
  - G. Open views across the airfield from the Airfield Memorial and hangars
  - H. Open views out from Eastwick Road towards the Memorial
  - J. Open views towards Eastwick from the Stort Valley and from the lower part of Gilston Park
  - K. Rural views from Hunsdon Pound towards Brickhouse Farm House
  - L. Open views towards Hunsdon Brook Fishponds
  - M. Open views towards and from Home Wood and Hunsdon / Cock Robin Lane
  - N. Open view from the exit of Terlings Park and Fiddlers Brook
- Open view from the path by Channock Farm towards Golden Grove and High Wych.

# SITE CONSIDERATIONS



# SITE OPPORTUNITIES

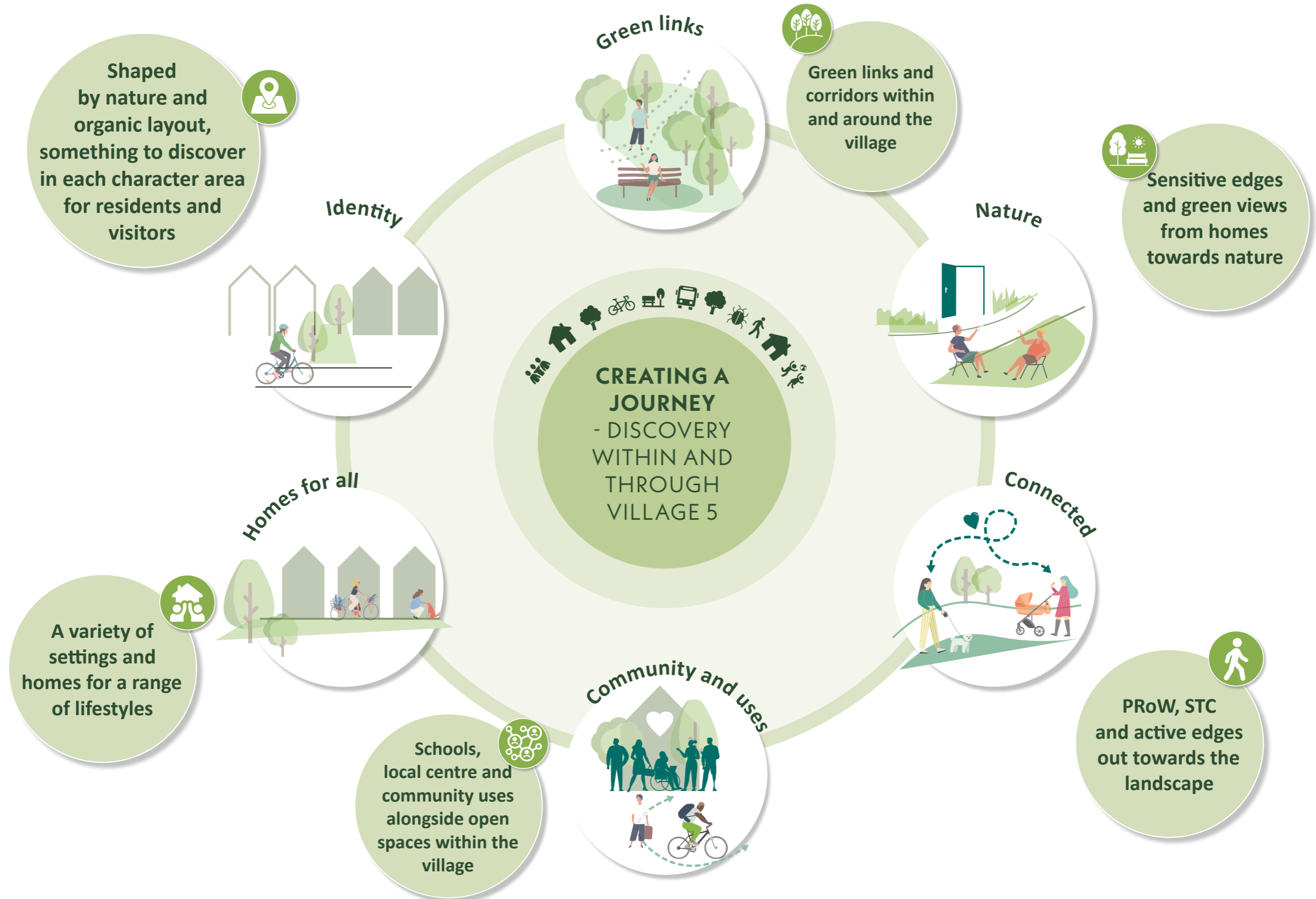


- KEY**
-  Local Centre
  -  Neighbourhood green.
  -  Key gateways
  -  Pocket park
  -  Playing fields
  -  Leisure centre
  -  Secondary school
  -  Primary school
  -  Allotments
  -  Green and blue ponds

# 03. EMERGING PLACEMAKING STRATEGIES



# THE KEY INGREDIENTS FOR VILLAGE 5



# PLACEMAKING MOVES

## 1. A MASTERPLAN THAT RESPONDS TO THE EXISTING NATURAL ASSETS AND CONTEXT



WOODLAND CHARACTER



GREEN & BLUE INFRASTRUCTURE



LANDSCAPE DESIGN FOR THE SENSES



GREEN CORRIDORS

# PLACEMAKING MOVES

## 2. CREATE PERMEABILITY THROUGH THE SITE AND IMPROVED CONNECTIVITY WITH THE SURROUNDINGS

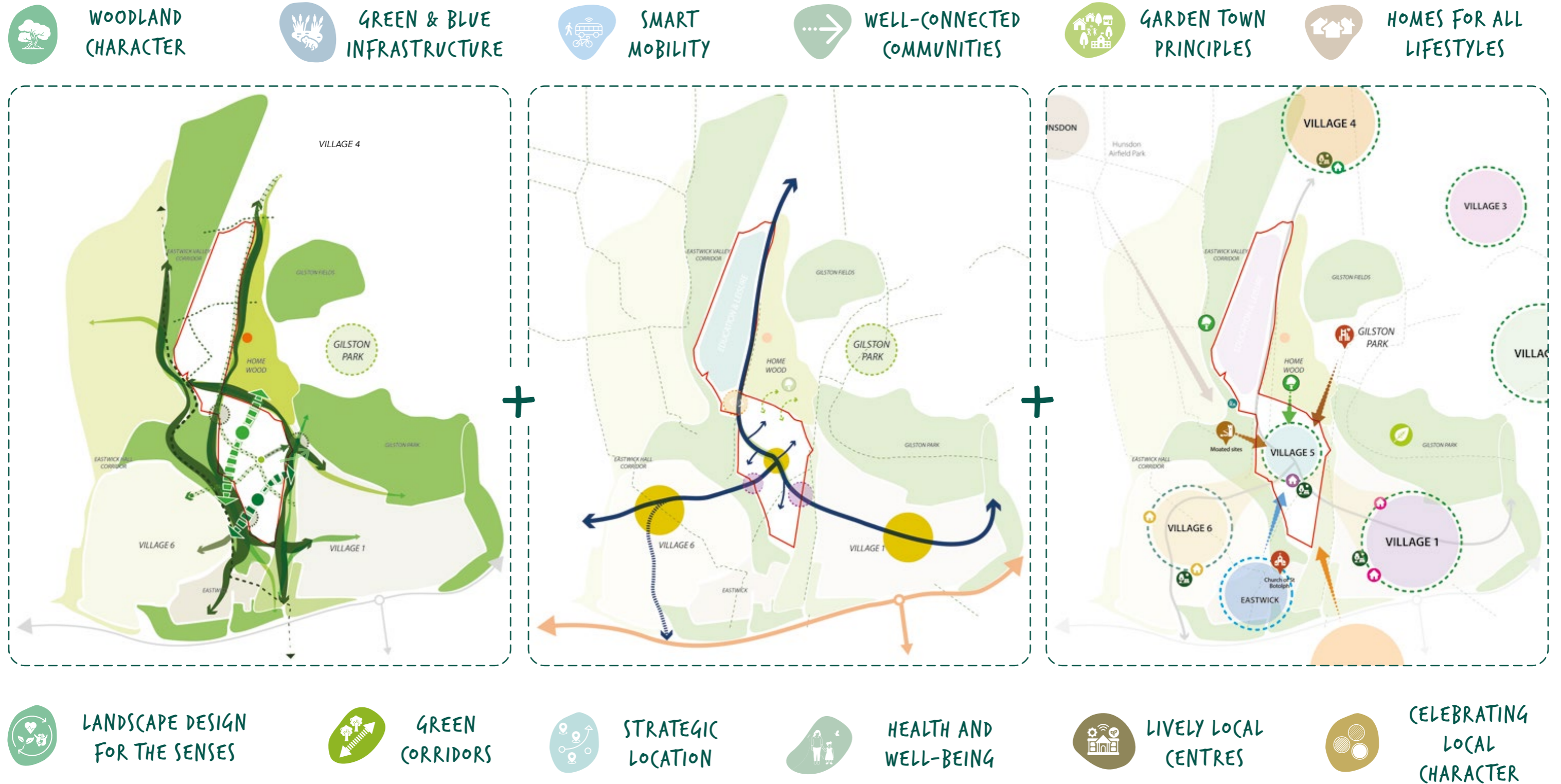
-  WOODLAND CHARACTER
-  GREEN & BLUE INFRASTRUCTURE
-  SMART MOBILITY
-  WELL-CONNECTED COMMUNITIES



-  LANDSCAPE DESIGN FOR THE SENSES
-  GREEN CORRIDORS
-  STRATEGIC LOCATION
-  HEALTH AND WELL-BEING

# PLACEMAKING MOVES

## 3. CREATE A DISTINCTIVE NEW NEIGHBOURHOOD AND RESPONDING TO THE EXISTING CONTEXT



# APPROACH TO THE CHARACTER

## RESIDENTIAL NEIGHBOURHOODS



## LOCAL CENTRE



## EDUCATION & LEISURE



## STREETS



IMAGES FOR  
REFERENCE  
ONLY

# APPROACH TO THE CHARACTER

**NEIGHBOURHOOD GREEN**



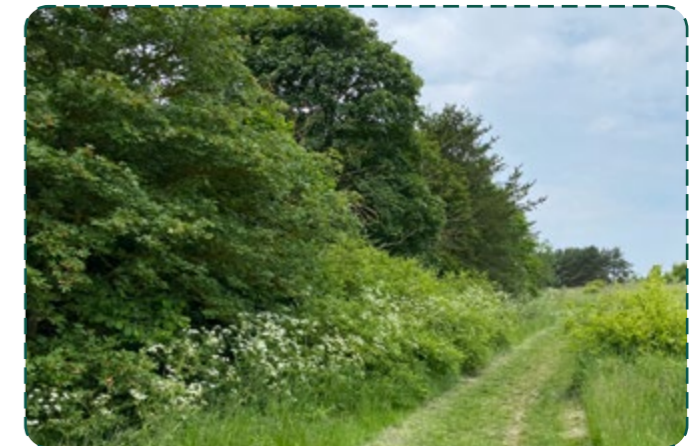
**SPORT & PLAY**



**GREEN GATEWAYS**



**GREEN EDGES**



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REFERENCE  
ONLY

# A PLACE TO BE DISCOVERED



**OUTDOOR ACTIVITIES** FOR THE WHOLE FAMILY TO DO TOGETHER: **ALL GENERATIONS** OF THE FAMILY WALKING/WHEELING THROUGH THE BLUEBELL WOODS IN MAY

TO PROMOTE **SUSTAINABLE TRAVEL** WITHIN THE SITE AND NEARBY SETTLEMENTS



HAVE THE BEST OF TWO WORLDS - **LIVING IN A RURAL VILLAGE SETTING WITH THE BENEFITS OF A MORE URBAN ENVIRONMENT** WITH NEW CENTRES FOR THE EXISTING AND FUTURE COMMUNITIES



**ACTIVE LIFESTYLES** THROUGH LOCALLY SIGNIFICANT ACTIVITIES: **BRIDLEWAYS FOR HORSE RIDING AND CYCLING** BUILT DIRECTLY INTO THE MASTERPLAN



A TRULY **RESPONSIVE NEIGHBOURHOOD FORGED BY THE HISTORIC LANDSCAPE:** HEDGEROWS, ROLLING HILLS AND RICH WOODLANDS FUSING INTO THE MASTERPLAN

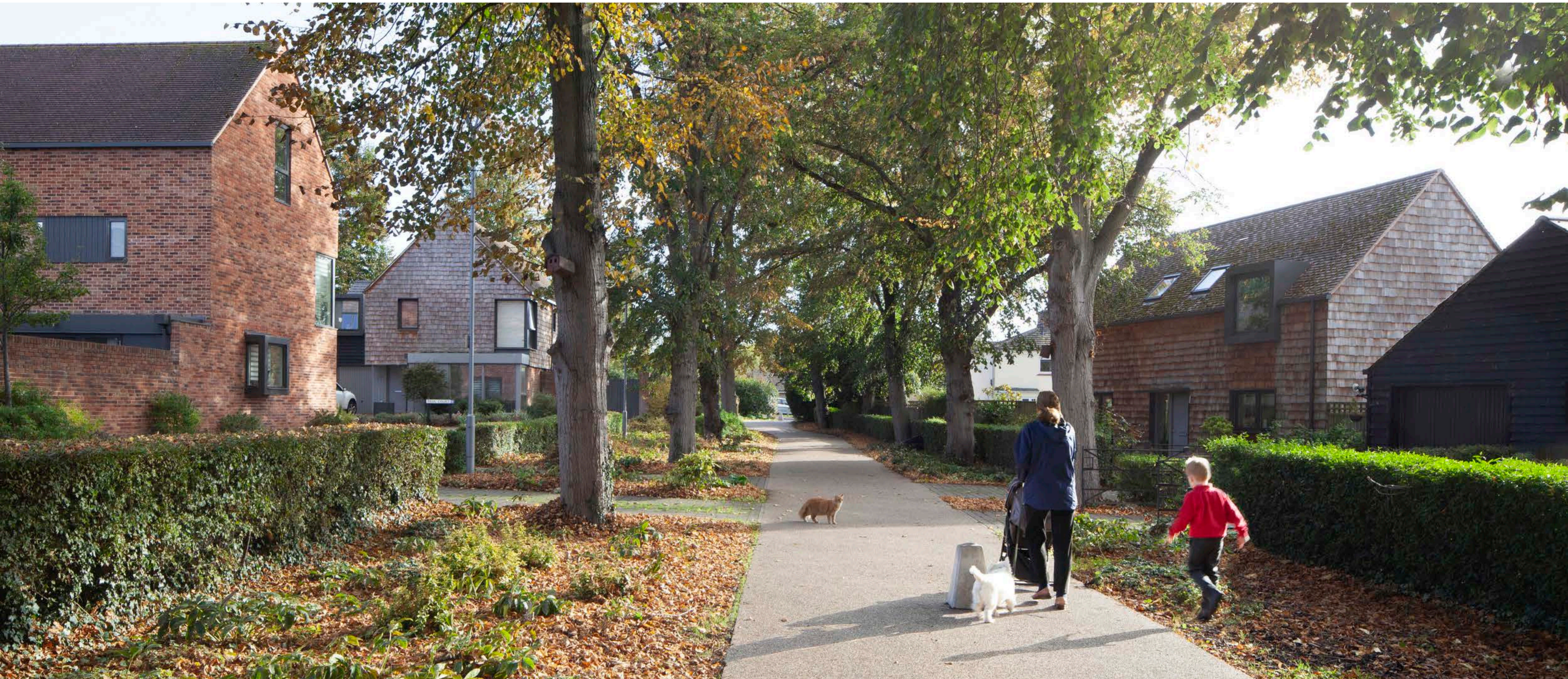
**AN OFF-SCREEN ENVIRONMENT** FOR CHILDREN TO GROW UP IN, WHERE THEY CAN LIVE **CLOSE TO NATURE AND OUTDOOR ACTIVITIES,** WITH A COMMUNITY THAT IS LESS THAN AN HOUR FROM CENTRAL LONDON.

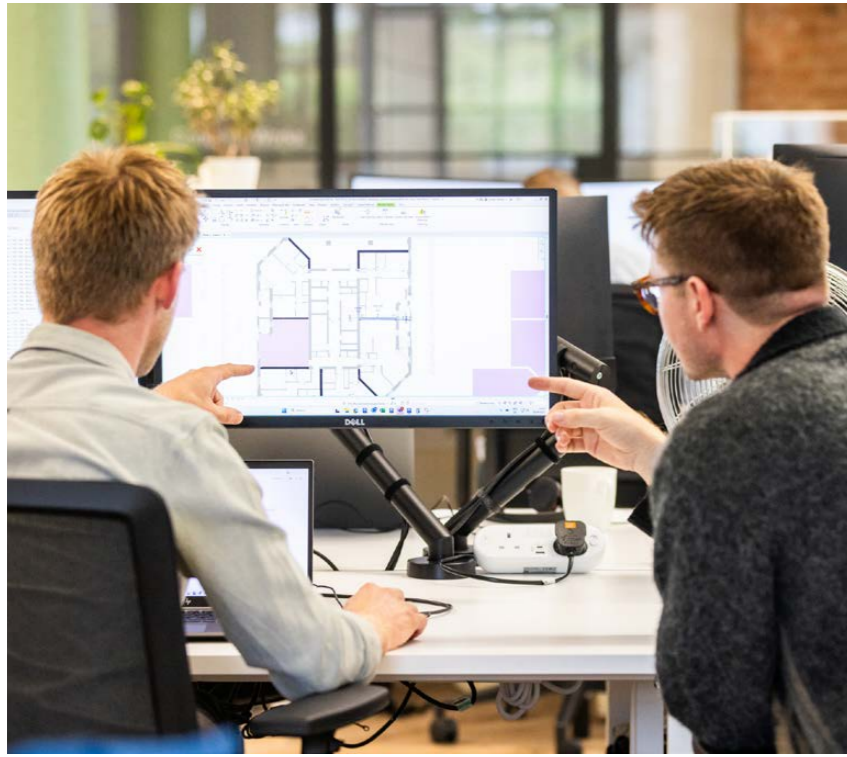


# Village 6 overview

**Gilston Park Estate Village 6  
Community Working Group  
5 February 2026**

**Pollard  
Thomas  
Edwards**





Founded in  
**1974**



**50/50** ♀♂



over  
**250** design awards



**22**  
languages spoken

2020 - 2025

12,000  
homes under construction



9,500  
homes built



Planning permission for  
14,000 homes



1,000,000+  
sq ft of commercial space



# Rural and suburban housing

“ The Avenue uses this existing context to brilliant effect. This is exactly the kind of scheme that challenges identikit houses by showing how to do something more contextual. ”

Richard McCarthy, Director General for Housing and Planning,  
Department for Communities

From new settlements on the edge of small towns, to building in historic suburbs, we design future-proofed, connected homes inspired by tradition and local character.



The Avenue, Saffron Walden Hill

# Rural and suburban housing



Knights Park, Eddington, North West Cambridge Hill



Springstead Village Cambridge Bellway Latimer Cherry Hinton LLP



West Longbridge Birmingham St Modwen Homes

# Rural and suburban housing



Woodstock North Oxford Blenheim Estate



Marleigh, Cambridge Hill and Marshall Group



Barton Park, Oxford Hill

# Village 6



Circa 1300 homes



Primary school and nursery



Village Centre



Village Park



Village playground plus neighbourhood play spaces

“Pronounced and distinctive topography defines the location of village 6 on a promontory with a series of micro valleys with views south to the Stort and Harlow beyond.”



# Parameter plans



Existing vegetation and buildings



Village corridors, constraints and developable areas



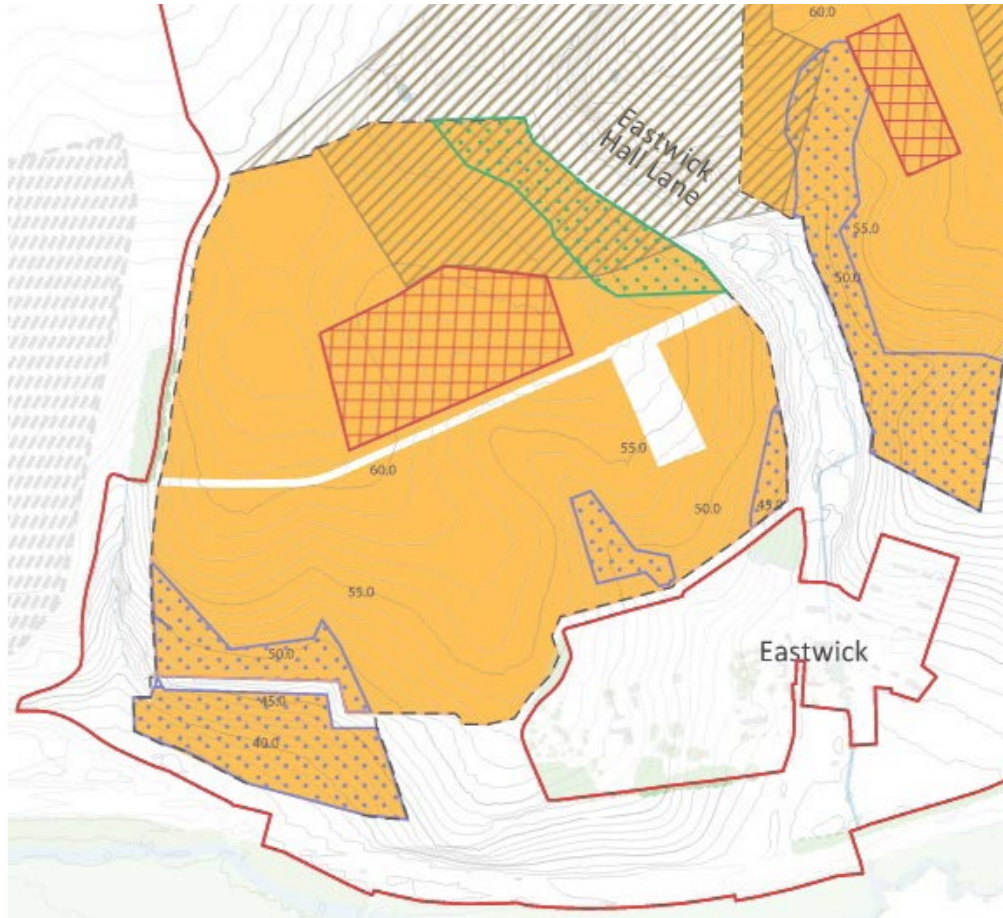
Green infrastructure and open space



Access and movement



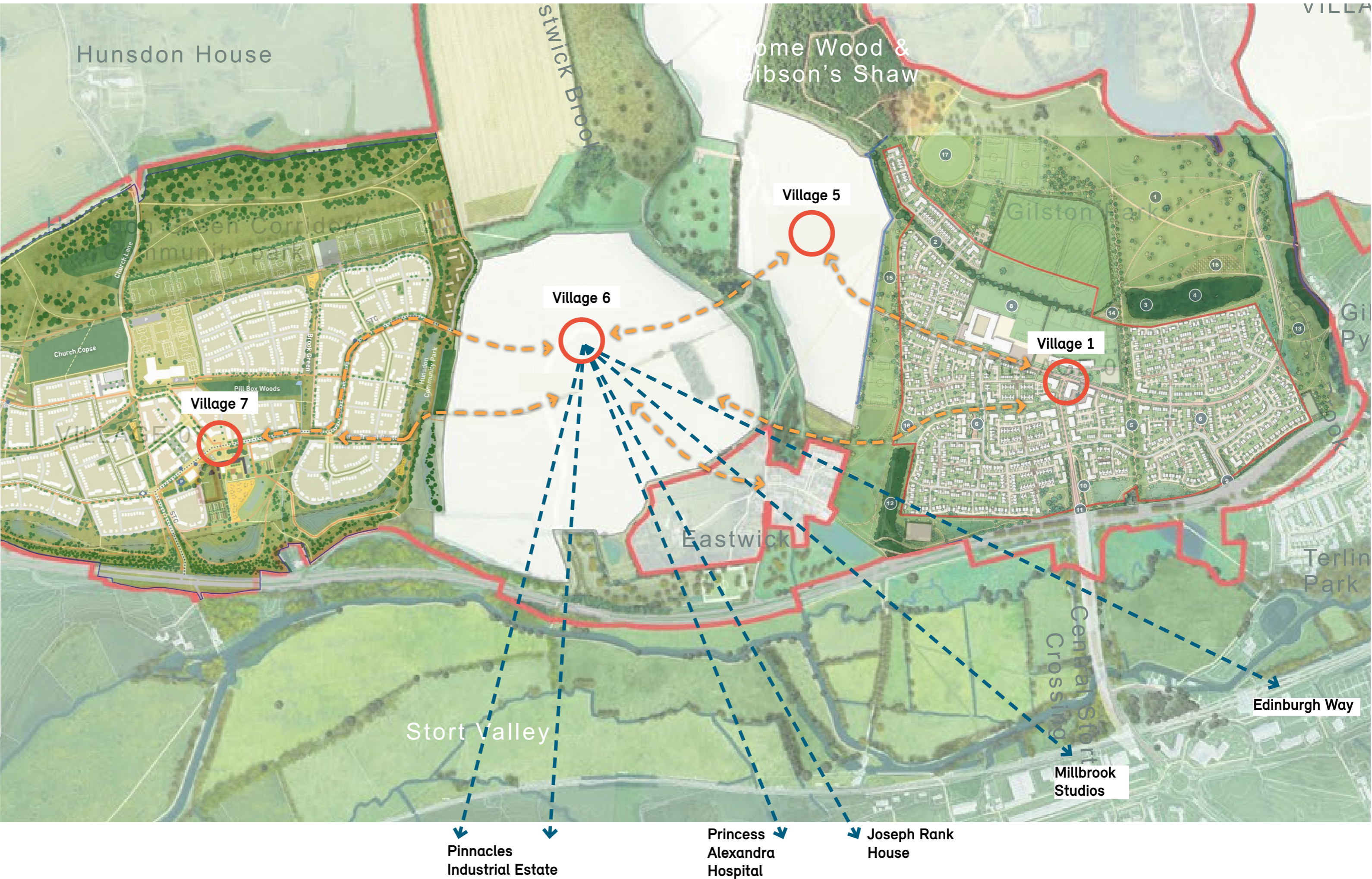
Principal land uses



Maximum building heights

# Connections

- Village centres
- -> Long distance views (Harlow)
- -> Routes to nearby villages



# Cherished Views

## Views defined within the Gilston Area Neighbourhood Plan (May 2021)

- C** Long distance view from Parndon Mill across the Stort Valley.
- D** Views to and from the churchyard of St. Botolph's Church.
- H** Open views out from Eastwick Road towards the Memorial.
- J** Open views towards Eastwick from the Stort Valley and from the lower part of Gilston Park.



# Local views



1. Eastwick



2. Eastwick from Village 6 boundary



3. Eastwick Manor



Key plan



4. Eastwick Hall Lane



5. St Botolph Church

# Long views



1. Long views to Harlow, St Botolph tower in foreground



2. Long views to Harlow



Key plan



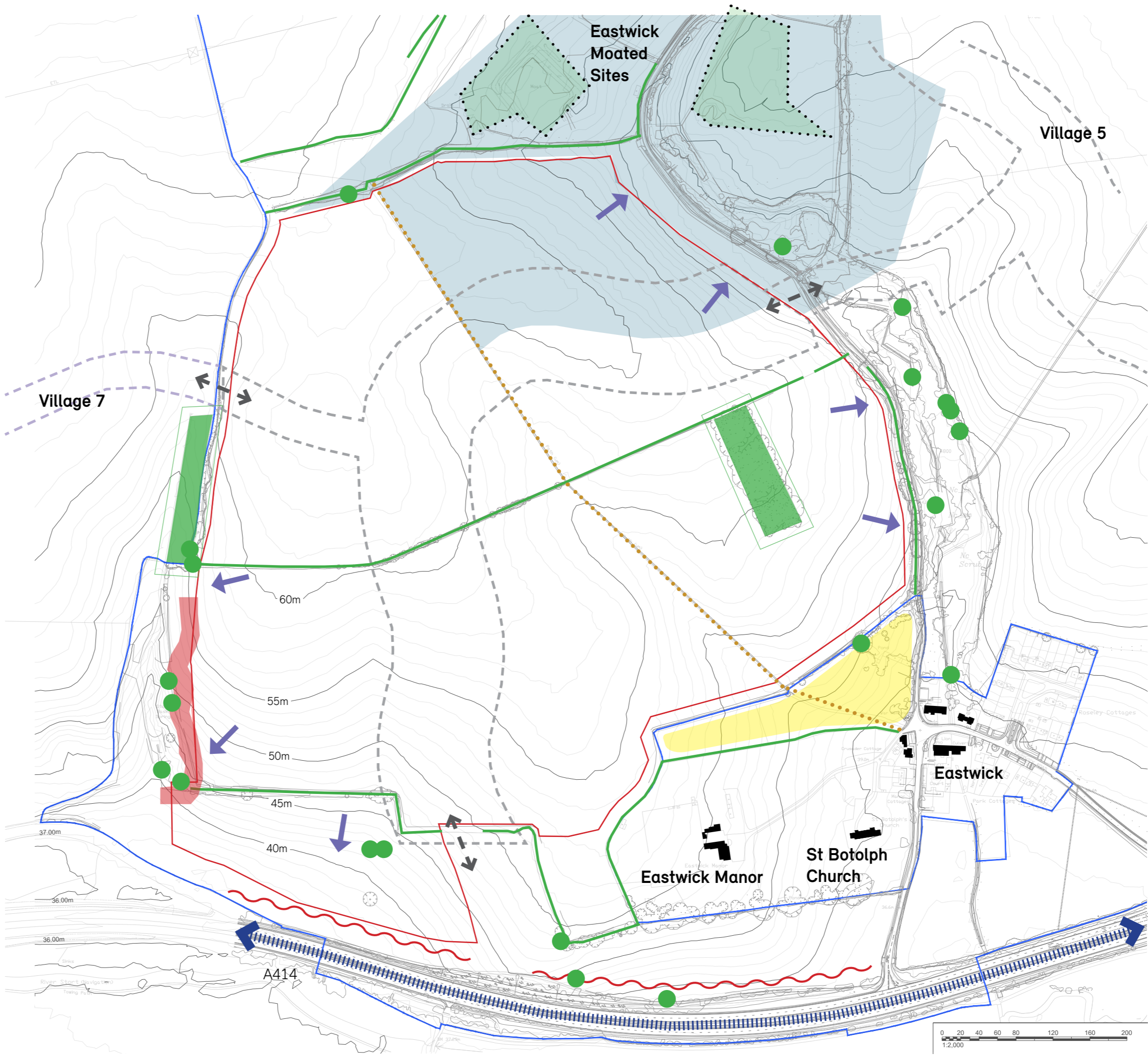
3. Pylons to north east of Village 6



4. Eastwick Valley

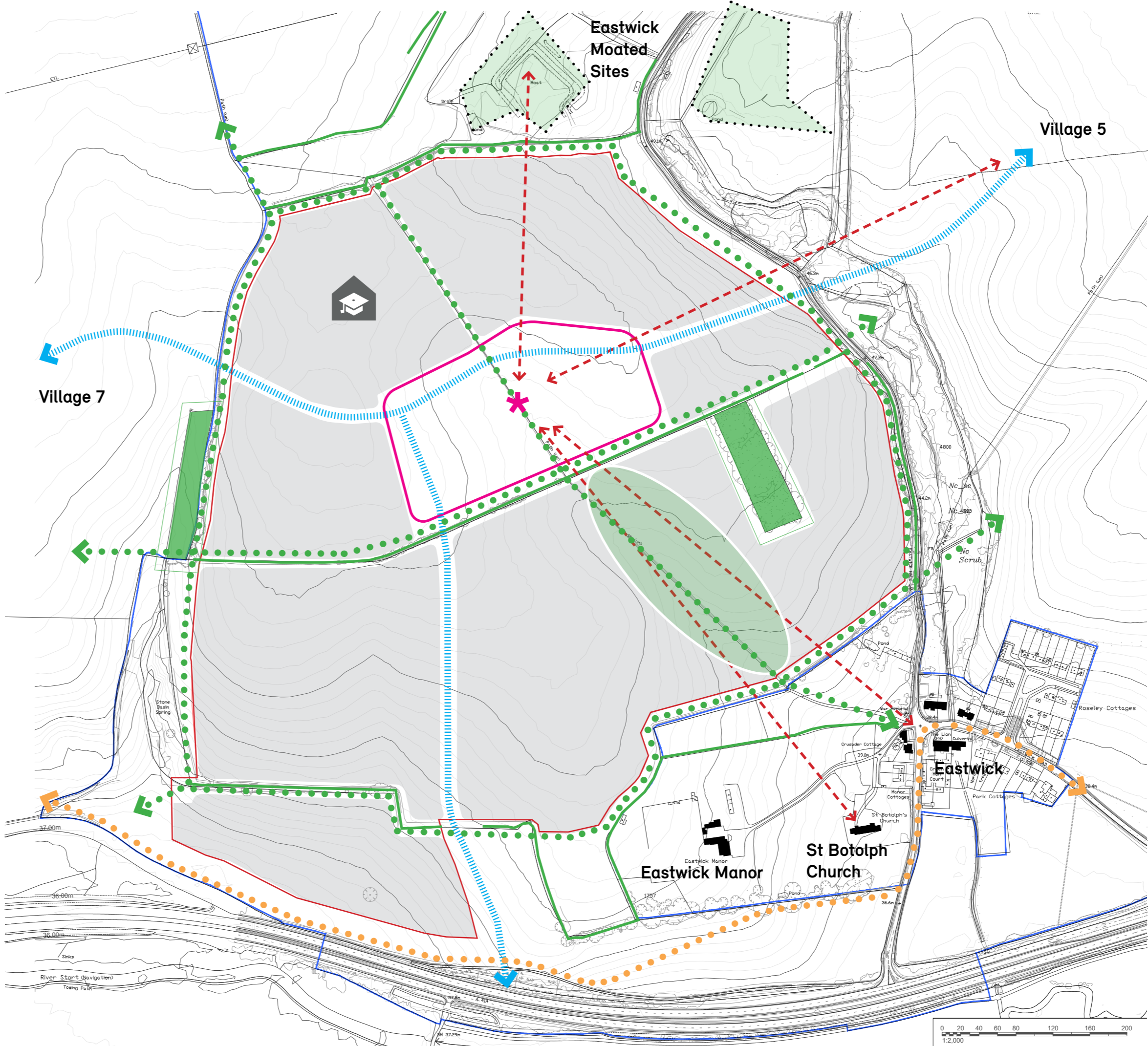
# Constraints

- Key**
- Hedgerows (excl. buffer)
  - Woodland (incl. buffer)
  - Veteran trees (excl. buffer)
  - Scheduled monument
  - Listed buildings
  - Steep slopes
  - Noise from A414
  - Public Right of Way (PROW)
  - Zone for Sustainable Transport Corridor
  - Site vehicle access
  - Sensitive development area
  - Ecological buffer
  - 3rd party land with access and views from Eastwick



# Opportunities

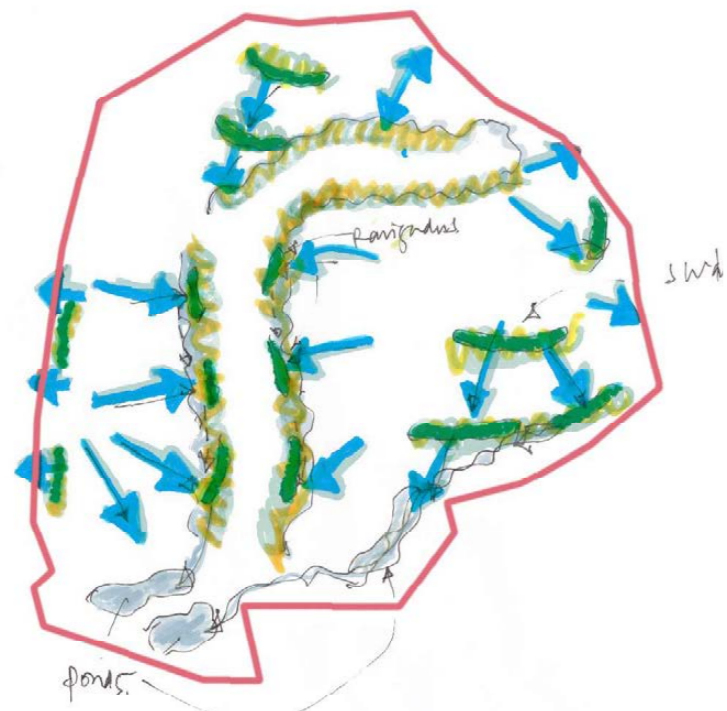
- Key**
- Hedgerows (excl. buffer)
  - Woodland (incl. buffer)
  - Scheduled monument
  - Listed buildings
  - Key views
  - Green / active travel routes
  - Sustainable Transport Corridor
  - Village centre
  - Developable area
  - Open space
  - Primary school
  - V7 - V1 temporary walking route



# Opportunities



Movement and access



Water management



Movement, water and townscape

**Views** to the place and the site within it.

**Sustainable** for the residents and their relationship to the Hertfordshire landscape.

**Diverse** in ages, incomes, backgrounds and non-residential uses in each phase.

**Active and connected.** Good health outcomes depend on sociability, promoting active lifestyles, access to nature, and well-designed homes.

**Stewardship** promotes active involvement of residents in decision-making, planning for the ongoing care and enhancement of landscape and facilities.

# Vision



- Key
- Primary vehicle routes
  - Key pedestrian / cycle routes

# Landscape

## Village park



Woodland edges framing and screening views



Open areas of wildflower meadows

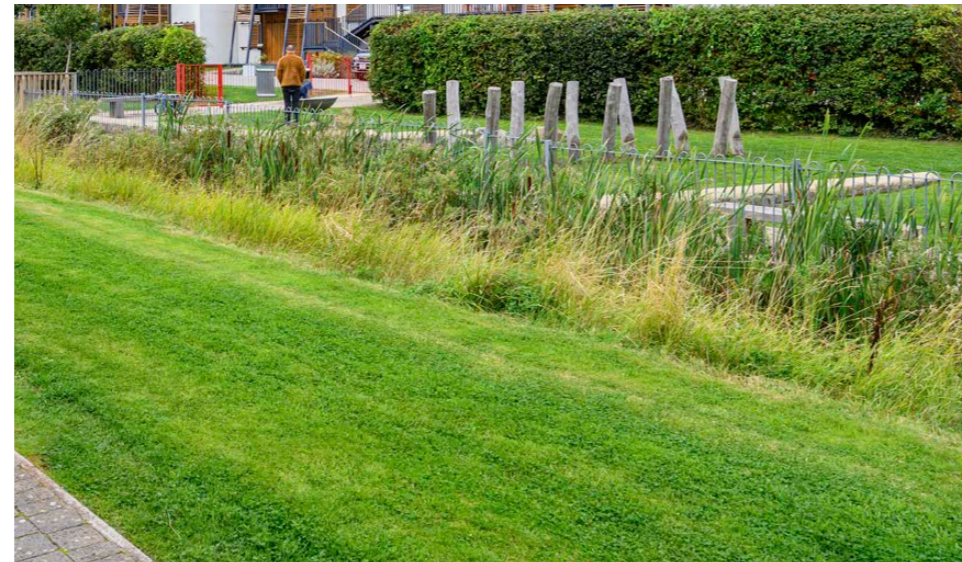


Taking advantage of elevation for long range vistas

## Green corridors



Accessible mixed-use routes and paths



Incorporation of linear drainage and informal play spaces



Trees and woodland planting for shade and wildlife

## Water management



Biodiverse drainage features throughout streetscape



Permanent water features and ponds



Naturalised drainage channels within open spaces

## Play



Natural play in parkland



Dry swales and basins



Active play providing challenge

# Built form

## Residential streets



Integrating landscape and drainage



Homes overlooking green space



Celebrating existing trees and hedgerows

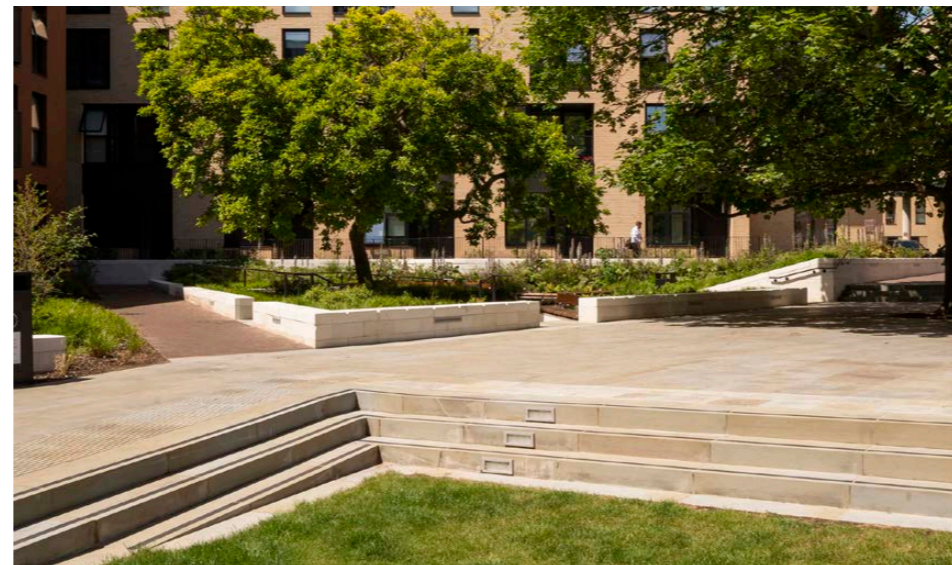
## Village centre



Flexible village square for community events



Central hub for commercial and community uses



Trees and landscape

## Primary school



Activating the village centre



Learning in nature



Sports and play

# Q&A from presentations

# Group discussions

Break

# Group discussions

# Reporting back

## Next steps + Q&A

[www.gilston.info](http://www.gilston.info)

[www.gilstonparkestate.co.uk](http://www.gilstonparkestate.co.uk)

[gilston@meeting-place.uk](mailto:gilston@meeting-place.uk)

