

# **Gilston Stakeholder Liaison Group meeting**

**27 November 2025**



1. Welcome
2. Update on the SLMP & V1MP
3. Village 5 & 6 Masterplan process
4. Upcoming construction works
5. Estate management
  - A summary of the works undertaken across the estate
  - Public Rights of Way
  - Stakeholder queries/comments
  - [gilston.info](http://gilston.info) website
6. Meeting dates in 2026
7. AOB
  - Upcoming rent review
  - Engagement with local charities

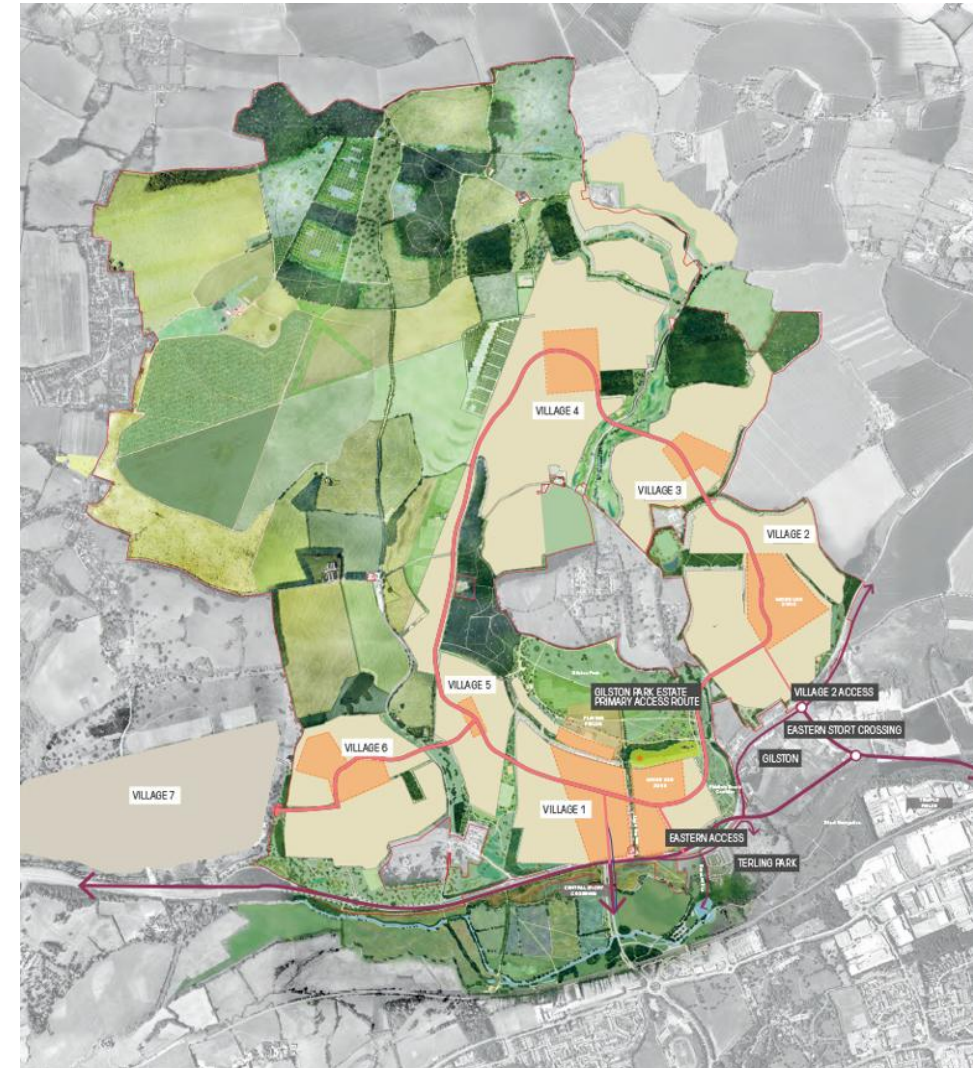
## 2. Update on the SLMP and V1MP

- Update on the Judicial Review.
- Strategic Landscape Masterplan was submitted to EHDC earlier this year.
- Further discussions have taken place with the Lead Local Flood Authority and revisions to the plans made.
- We have been progressing with the final design work on the V1MP.
- Thank you to those who reviewed and submitted comments on the draft design code.
- Village 1 Masterplan is intended to be submitted in December once the final technical reports are complete.



## 3. Village 5 & 6 Masterplan process

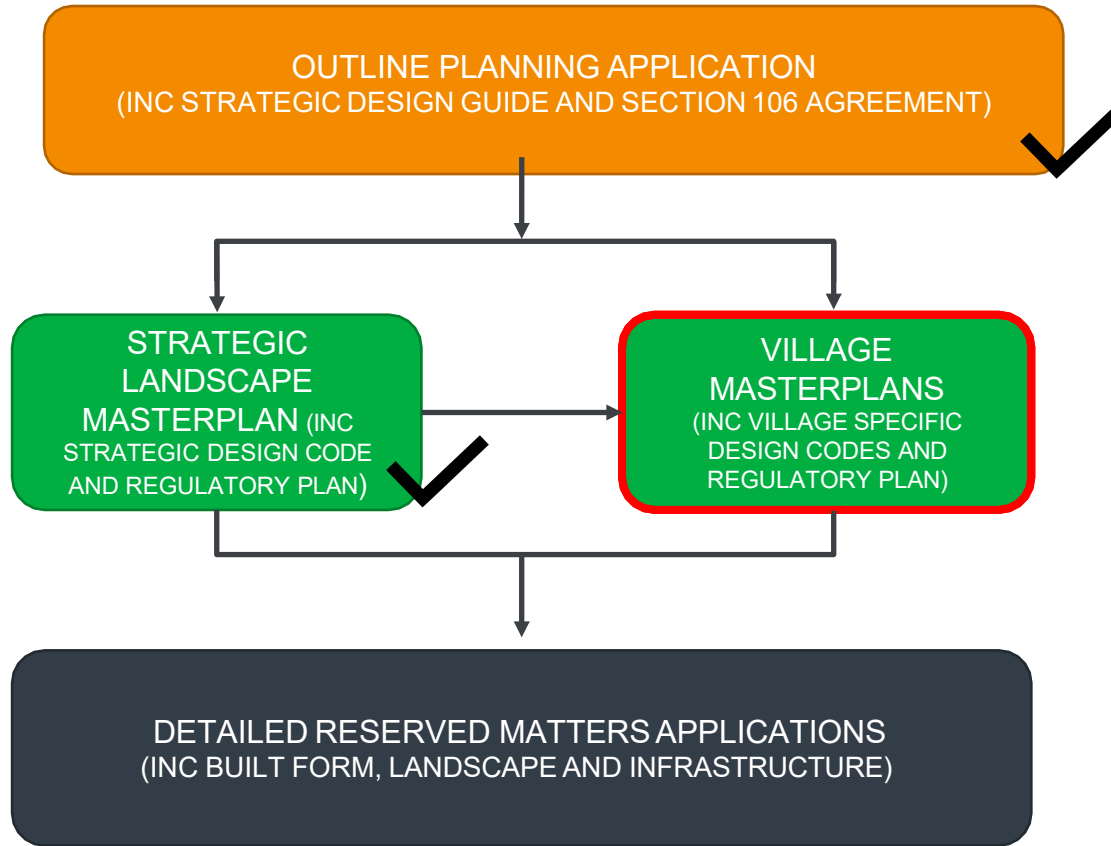
- Due to the need to set the Strategic Transport Corridor (STC) route for Village 7, masterplanning work on Villages 5 & 6 will begin in the coming months – more information on this to follow.
- As mentioned at the previous meeting, surveys have been undertaken, including ongoing archaeological works.
- The masterplanning process will involve Technical Working Groups, Community Working Groups and public engagement sessions.
- If anybody would like to get involved with the masterplanning process, or know somebody who does, please email [gilston@meeting-place.uk](mailto:gilston@meeting-place.uk) and we will be in touch nearer the time with further details.



## 4. Upcoming construction works

- The Central Stort Crossing works are due to begin in Q1/Q2 2026, focussing on the northern section.
- A contractor has been selected with formal appointment to follow, with the works programme and plans being finalised.
- We are currently drafting our plan to communicate the works with the local community, including drop-in 'meet the contractor' events, newsletters, WhatsApp updates and a dedicated page on the website with drone footage and photographs.
- We'll be looking to present more information on these works at the next Gilston Area Community Forum in February.





**2026**

Stakeholder Liaison Group meetings.

Community Forums.

V5&6 Masterplanning work to commence, including Community Working Groups.

Q3 – Village 1 servicing/enabling works to begin.

Secure approval of SLMP and V1MP.

Meet the contractor events for upcoming construction works.

Central Stort Crossing early works begin.

**2027**

Work continues on the Central Stort Crossing.

Stakeholder Liaison Group meetings.

Community Forums.

**2028**

Residential Reserved Matters Applications submitted.

Work begins on site at Village 1.

Stakeholder Liaison Group meetings.

Community Forums.

**2029**

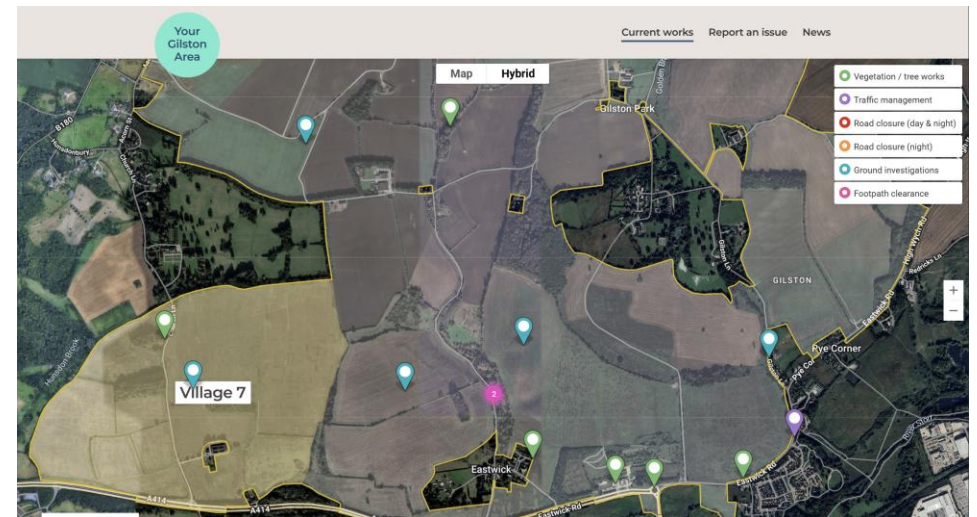
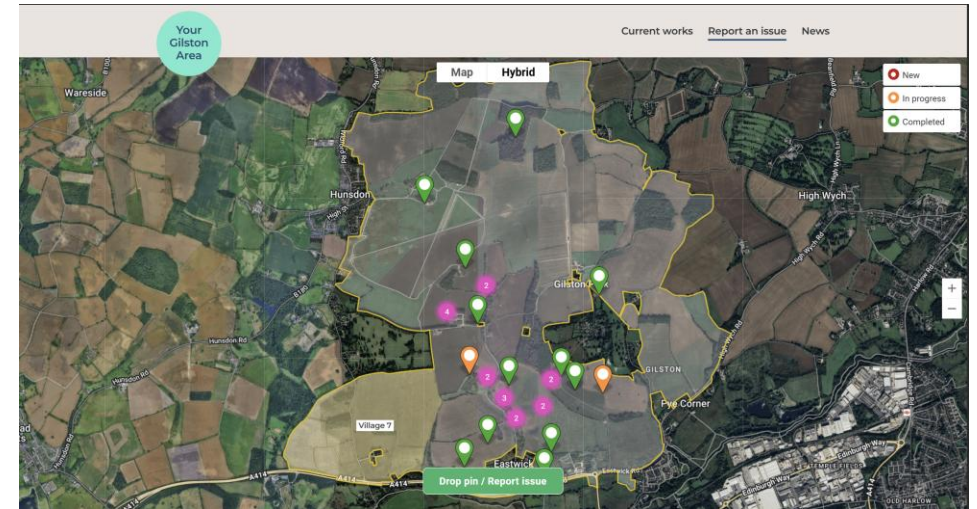
Stakeholder Liaison Group meetings.

Community Forums.

First occupation in Village 1 – late 2029/early 2030.

# 5. Estate management

- Recent issues reported to the gilston.info website have included:
  - Fallen trees
  - Overgrown footpaths
  - Fly tipping
  - Ditches requiring clearance
  - Overgrown weeds
- There was a request for an ability to upload photographs when submitting a pin. The website design team are looking into this build, and this will be rolled out in early 2026.
- With 2026 likely to be a busier year, we will reinstate a monthly summary email to stakeholders, summarising the pins on the website and other estate management/planning matters.



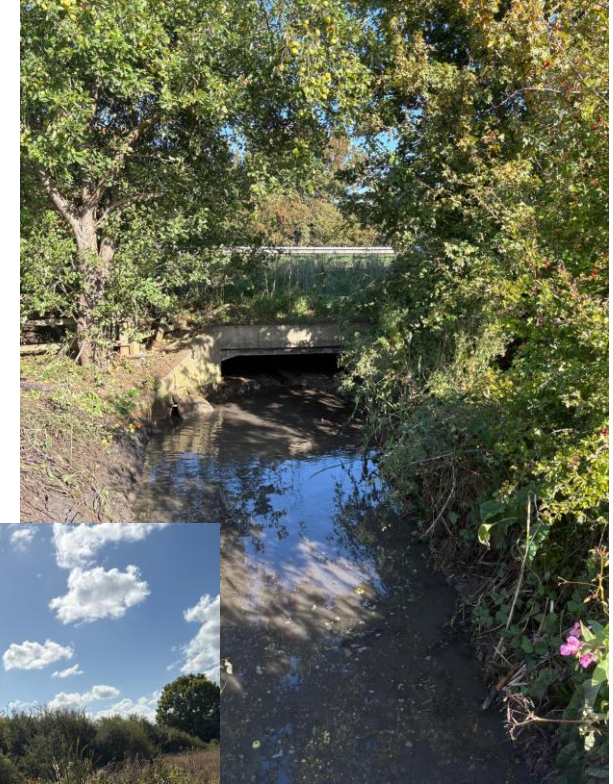
## 5. Estate management

- The ongoing National Grid works have been progressing, focussing on Circuit 1 of the 4ZM line, with a second phase due in 2026 focussing on Circuit 2.
- A section of the hedgerow along Eastwick Hall Lane has been removed to enable essential maintenance on power cables and allow access for low-loader equipment to a pylon.
- The National Grid has assured us that the hedgerow will be fully reinstated once the project is complete.
- Due to concerns raised about the open nature of the land following the hedgerow removal, the National Grid team installed post and rail fencing whilst access is required.



## 5. Estate management

- Clearance of vegetation from the River Stort flood defence outfall has been completed.
- A digger removed the silt within the channel and retained all bankside and marginal vegetation.
- Due to the presence of water voles, works took place in late September and avoided their burrows.
- Work was completed in one day to minimise disruption.



## 5. Estate management

### Public Rights of Way (PRoW) update

- Following this year's harvest, the tenant farmers made the PRoWs firm and level and followed up with marking out the routes and spraying to prevent crop growth.
- Recent weather has led to a need for additional work on the routes, including them being remarked and resprayed.
- Tenant farmers are liaising directly with the Hertfordshire County Council officer.
- As mentioned at an earlier meeting, other options are currently being explored, including removing the PRoW land from cultivation. A feasibility study is being undertaken on this.



## 6. 2026 meeting dates

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- Tuesday 24<sup>th</sup> March - 12.30pm - 2.30pm
- Tuesday 23<sup>rd</sup> June - 12.30pm - 2.30pm
- Tuesday 15<sup>th</sup> September - 12.30pm - 2.30pm
- Wednesday 2<sup>nd</sup> December - 12.30pm - 2.30pm

Venues to be confirmed.

## 7. Any other business

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- Upcoming rent review.
- Engagement with local charities.
- AOB.

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

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

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