

The Gilston Area Community Forum

Welcome to the
Gilston Area Community Forum

12th May 2026



Agenda – Chair Cllr Vicky Glover-Ward

18:30 – 19:00

- Drop-in sessions

19:00 – 19:10

- Welcome & Introductions

19:10 – 19:20

- Update from East Herts

19:20 – 20:15

- Updates from developers

20:15 – 20:25

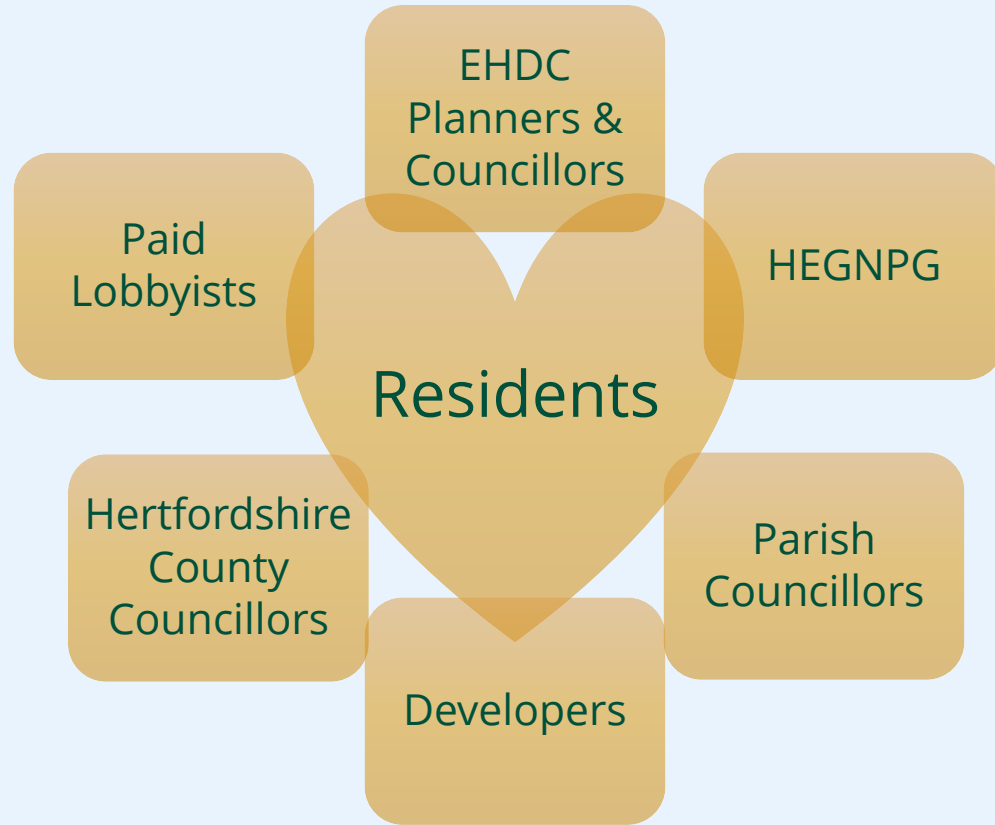
- Q & A

20:25 – 20:30

- Close & informal discussions



Who's Who?



How We'll Work Together

- All participants to act in a fair and responsible manner
- Treat all people with respect
- Listen to others
- Allow equal opportunity and time to share views
- Not use inflammatory language or aggressive behaviour
- Focus on comments on the topic for discussion
- Questions at the end of the presentation

We will be taking pictures and filming to publish on the Council's website. If you do not wish to be filmed or photographed, please let one of the team know, and likewise, if you would like to contribute, also let us know.

Community Forum Information

- Dates are all on the website
- A tracker showing all answers to the questions from the last CF can be downloaded from the website
- <https://www.eastherts.gov.uk/planning-and-building/gilston-area-community-forum>



Construction works A414/ Eastwick Road

- PfP hosted event to be organised in summer
- Queries relating to construction works on the A414 / Eastwick Road
- Contact:
construction@gilston.info
- For general Highway queries contact cschighways@hertfordshire.gov.uk
- <https://www.gilstonparkestate.com/faqs/central-stort-crossing-north/>



EHDC Updates

Crossings Conditions

Crossings technical condition discharges relating to:

- Levels
- Lighting
- Water framework directive
- Piling and boreholes
- Ped/cycle bridge design brief
- Noise attenuation
- Contamination investigation and monitoring
- Archaeology
- Construction Environmental Management Plans

EHDC Updates

Outline Scheme Masterplans

- Strategic Landscape Masterplan approved (February)
- Village 7 Masterplan approved (March)
- Village 1 Masterplan submitted (March)
- V5 & 6 Masterplans:
 - Technical Working Group x2 (TWG3 Thursday)
 - Community Working Group x 2 (CWG 3 June)
 - Public exhibition drop in session
 - Submission Draft in July, final August

EHDC Updates

Outline Scheme Conditions

- SLMP Related Conditions:
 - Infrastructure Delivery Plan
 - Strategic Greenspace Scheme
 - LVIA Compliance
 - Sustainable Urban Drainage Strategy
 - Supplementary Flood Risk Assessment
 - Ecology Strategy
 - Energy & Sustainability Strategy
- Village Conditions:
 - Archaeology
 - Village 6 Curled Hook Moss

EHDC Updates

Outline Scheme

S106 Obligations

- Site Wide Local Labour, Skills and Business Action Plan approved following Commercial Delivery and Employment Review Group appraisal
- School Site Plans (Village 1 & Village 7)

EHDC Updates

Village 7 Reserved Matters Applications

- **Phase 1a**

- Internal highway infrastructure
- Landscaping
- Community Heat Hub
- Conditions relating to Waste storage, detailed drainage, landscaping and lighting

- **Phase 1b**

- First residential parcel 276 homes including play space, public realm, highways and surface water attenuation features
- Conditions relating to Waste storage, detailed drainage, landscaping and lighting

EHDC Updates

Village 7 Conditions

- Boreholes
- Archaeology
- Contamination investigation & monitoring
- Waste management plans
- Noise bund design
- Water framework directive
- Water turbidity
- Supplementary & village flood risk assessment
- Ecology strategy
- Existing trees and hedgerows & landscaping
- Village access, movement & parking
- A414 / Church Lane speed limit review
- Junction road safety audit
- Village Framework Travel Plan

2026 at a glance

Planning
Conditions for
Crossings

Village 7
Reserved
Matters
Applications

Discharge of
Village 7
related
conditions

Discharge of
Village 1
Masterplan
and related
conditions

Village 1
Reserved
Matters
Applications

Crossings

Roadworks start in May – CSC
North & ESC west

Construction Access to V1 and
V7

2026 at a glance

Education
Review Group
(ERG)

Transport
Review Group
(TRG)

Commercial
Delivery and
Employment
Review Group
(CDERG)

Community
Management
Trust Outline
Business Plan

Villages 5 & 6
Masterplans
preparation
Dec 25 – Sept
26

Village 2
Masterplan
preparation
starts late
2026


Monitoring

S106 obligations

Annual Report

Taylor Wimpey

Close and Informal Discussions



What themes or issues would you like to discuss in future sessions?

Thank you

Next Steps:

- Comments Tracker
- Actions taken
- Agenda prepared

- Next Forum: Autumn 2026 date to be confirmed

- Contact us:
community.forum@eastherts.gov.uk

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