

# Welcome

## Introduction

Thank you for joining us for our Village 1 Masterplan and Design Code consultation. Today's event is an opportunity to learn more about the plans and Design Code currently being developed and to discuss them with members of the technical team before their finalisation and submission to East Herts District Council.

## The Context

The Government designated the Harlow & Gilston Garden Town (HGGT) in January 2017 as a suitable location to accommodate significant growth and facilitate the regeneration of Harlow Town Centre.

Places for People was granted Outline Planning Permission for Gilston Park Estate, which makes up 8,500 homes across the Gilston Area, by East Herts Council in January 2025. Taylor Wimpey is responsible for a further 1,500 homes, which have also just been granted permission, totalling 10,000 homes across the Gilston Area. These outline permissions provide broad parameters for the development – the Village 1 Masterplan and Design Code will add further detail to the proposals for Village 1.

The Gilston Area Concept Framework (2018) and the Gilston Area Charter SPD (July 2020), identify that the Outline Planning Applications are to be followed by the preparation of a Strategic Landscape Masterplan ("SLMP") (for the landscape that binds the villages together) and a Village Masterplan ("VMP") for each village. These Masterplans will inform future Reserved Matters Applications which will set out the detailed design of each space and building.

## The Team



Brooklands Estate, Milton Keynes (PfP)



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## JTP

JTP is an award-winning international placemaking practice of architects and masterplanners with extensive experience of delivering successful projects across the UK and abroad.

We are passionate about good buildings and the spaces in between them.



Edenbrook, Fleet (JTP)



Rugby Radio Station, Rugby (JTP)



Alconbury Weald, Huntingdon (JTP)



Tadpole Garden Village, Swindon (DJA)



Mowbray, Horsham (DJA)



Kilnwood Vale, Horsham (DJA)

## David Jarvis Associates (DJA)

David Jarvis Associates brings over 40 years of experience in delivering inspiring and sustainable landscapes. Specialising in thoughtful design and integration, they have worked on a wide range of projects, from small developments to large-scale communities. Their proven expertise ensures each project enhances its local character, prioritises residents' wellbeing, and delivers long-term value for all stakeholders.

## The Consultation

This event outlines the emerging Village 1 Masterplan and Design Code developed following a series of Community Working Groups and technical workshops. We welcome your feedback today as part of the ongoing engagement process and to help us add further detail to our proposals before they are submitted to East Herts District Council.

## Give Us Feedback:

Website Link: [GilstonParkEstate.com](http://GilstonParkEstate.com)

