# Gilston Area Monitoring

# Table 1: Planning Process Milestones Villages 1-6 – Interim Update tracker July 2025

This table comprises part of the wider Gilston Area Monitoring Framework. To provide updates on an interim basis this table will be updated incrementally with reference numbers and details. More information on each submission can be viewed on the [East Herts Planning Application Portal](https://publicaccess.eastherts.gov.uk/online-applications/) using each reference number below.

The table will be updated as part of the annual GA Monitoring Report preparation and Monitoring Framework review process, with further information added to reflect progress of the development at that time.

|  |  |
| --- | --- |
| Blue cell | Title, stage and type of condition |
| White cell | Submitted not yet discharged |
| Grey cell | Not required or not yet submitted |
| Green cell | Condition discharged |

Table 1 Planning process milestones for Villages 1-6

| **Stage/description** | **Date Information Submitted** | **Date decisions issued/ process completed** | **Additional information** |
| --- | --- | --- | --- |
| **Villages 1-6** | | | |
| **Outline** | | | |
| Issuing of V1-6 outline permission and completion of S106 agreement |  | 09.01.2025 | 3/19/1045/OUT |
| **Masterplanning and design code processes V1-6** | | | |
| Submission/ determination of **SLMP** - discharge of V1-6 outline condition 6 | 31.03.2025 |  | X/25/0215/CND |
| Submission/ determination of **SLMP design code** - discharge of V1-6 outline condition 8 | 31.03.2025 |  | X/25/0215/CND |
| Submission/ determination of **Strategic Landscape Infrastructure and Delivery Plan** - discharge of V1-6 outline condition 9 | 07.04.2025 |  | X/25/0236/CND |
| Submission/ determination of **Village 1 Masterplan** – part discharge of V1-6 outline condition 31 | Expected Aug/ Sept 2025 |  |  |
| Submission/ determination of **Village 1 Design Code and Regulatory Plan** - part discharge of V1-6 outline condition 34 | “ |  |  |
| Submission/ determination of **Village 1 Infrastructure Delivery Plan** – part discharge of V1-6 outline condition 33 | “ |  |  |
| Submission/determination of **Village 2 Masterplan** – part discharge of PFP outline condition 31 |  |  |  |
| Submission/determination of **Village 2 Design Code and Regulatory Plan**-part discharge of V1-6 outline condition 34 |  |  |  |
| Submission/determination of **Village 2 Infrastructure Delivery Plan** -part discharge of V1-6 outline condition 33 |  |  |  |
| Submission/determination of **Village 3 Masterplan** – part discharge of V1-6 outline condition 31 |  |  |  |
| Submission/determination of **Village 3 Design Code and Regulatory Plan**-part discharge of V1-6 outline condition 34 |  |  |  |
| Submission/determination of **Village 3 Infrastructure Delivery Plan** -part discharge of V1-6 outline condition 33 |  |  |  |
| Submission/determination of **Village 4 Masterplan** – part discharge of V1-6 outline condition 31 |  |  |  |
| Submission/determination of **Village 4 Design Code and Regulatory Plan**-part discharge of V1-6 outline condition 34 |  |  |  |
| Submission/determination of **Village 4 Infrastructure Delivery Plan** -part discharge of V1-6 outline condition 33 |  |  |  |
| Submission/determination of **Village 5 Masterplan** – part discharge of V1-6 outline condition 31 |  |  |  |
| Submission/determination of **Village 5 Design Code and Regulatory Plan** - part discharge of V1-6 outline condition 34 |  |  |  |
| Submission/determination of **Village 5 Infrastructure Delivery Plan** - part discharge of V1-6 outline condition 33 |  |  |  |
| Submission/determination of **Village 6 Masterplan** – part discharge of V1-6 outline condition 31 |  |  |  |
| Submission/determination of **Village 6 Design Code and Regulatory Plan** - part discharge of V1-6 outline condition 34 |  |  |  |
| Submission/determination of **Village 6 Infrastructure Delivery Plan** - part discharge of V1-6 outline condition 33 |  |  |  |
| **Discharge of outline conditions linked to SLMP and VMPs V1-6** | | | |
| **V1-6 Strategic Green Space** – discharge of outline condition 10 – to be submitted with the SLMP | 08.04.2025 |  | X/25/0240/CND |
| **V1-6 Strategic Landscape and Visual Appraisal Compliance statement** – discharge of outline condition 11- to be submitted with the SLMP | 04.04.2025 |  | X/25/0229/CND |
| **V1-6 Strategic SUDS Strategy** – discharge of outline condition 12 - to be submitted and approved prior to approval of SLMP | 04.04.2025 |  | X/25/0226/CND |
| **V1-6 Supplementary FRA** - discharge of outline condition 13 - to be submitted and approved prior to approval of SLMP | 04.04.2025 |  | X/25/0227/CND |
| **V1-6 Strategic Landscape Ecology Strategy** - discharge of outline condition 14 - to be submitted and approved prior to or at same time as SLMP | 28.04.2025 |  | X/25/0268/CND |
| **V1-6 Strategic Landscape Energy and Sustainability Strategy** - discharge of outline condition 15 - to be submitted and approved prior to or at same time as SLMP | 04.04.2025 |  | X/25/0228/CND |
| **V1-6 Management and Maintenance of Streets** - part discharge of outline condition35 - to be submitted and approved prior to approval of each VMP |  |  |  |
| **V1-6 Village SUDS Strategy** - part discharge of outline condition36 - to be submitted and approved prior to approval of each VMP |  |  |  |
| **V1-6 Village Ecology Strategy -** part discharge of outline condition 38 - to be submitted and approved prior to or in parallel with VMP |  |  |  |
| **V1-6 Village Energy and Sustainability Strategy** - part discharge of outline condition 39 -to be submitted and approvedprior to or in parallel with VMP |  |  |  |
| **V1-6 Parking Strategy** - part discharge of outline condition 40 - to be submitted and approved prior to or in parallel with VMP |  |  |  |
| **Village 5 Sports Facilities** – discharge of outline condition 41 – with V5MP |  |  |  |
| **Village Noise Management Scheme** – part discharge of outline condition 50 – with V1MP and V6MP |  |  |  |
| **Discharge of outline conditions linked to construction - V1-6** | | | |
| **V1-6 Archaeological Written Scheme of Investigation** – discharge/ part discharge of outline condition 16 - to be submitted and approved prior to development of each phase |  |  |  |
| **Post Investigation Assessment** – discharge/ part discharge of outline condition 18 - to be submitted and approved prior to use of each phase |  |  |  |
| **V1-6 CTEMP** – discharge/ part discharge of outline condition 19 –to be submitted and approved prior to commencement of any development including enabling works |  |  |  |
| **V1-6 Site Waste Management Plan** – discharge/ part discharge of outline condition 20 – prior to commencement of each phase |  |  |  |
| **Construction Landscape and Ecological Management Plan** – part discharge of outline condition 51 - to be provided prior to commencement of works as specified |  |  |  |
| **Details of River Crossing and Underpasses -** part discharge of outline condition 64 - to be submitted and approved prior to commencement in V2, V4 and V6 |  |  |  |
| **Village 6 Curled Hook Moss Ecological Management Plan and Surface Water Drainage Strategy** – discharge of outline condition 66 – to be submitted prior to commencement of works in V6 as specified |  |  |  |
| **Fire Hydrants Scheme** – part discharge of outline condition 67 – to be submitted prior to above ground works for residential dwellings or commercial floorspace |  |  |  |
| **Discharge of outline conditions linked to Reserved Matters Applications** | | | |
| **Energy and Sustainability Statement** – part discharge of outline condition 42 - to be provided with each RMA |  |  |  |
| **Transport, Travel and Access** – part discharge of outline condition 43 - to be provided with each RMA |  |  |  |
| **Buffers to Existing Watercourses** – part discharge of outline condition 44 - to be provided with each RMA where relevant |  |  |  |
| **Existing Trees, Hedgerows and Woodlands** – part discharge of outline condition 45 - to be provided with each RMA where relevant |  |  |  |
| **Landscape Schemes** – part discharge of outline condition 46 - to be provided with each RMA where relevant |  |  |  |
| **Neighbourhood Open Space** – part discharge of outline condition 47 - to be provided with each RMA where relevant |  |  |  |
| **Heritage Design Principles** – part discharge of outline condition 48 - to be provided with each RMA within the Sensitive Development Zone |  |  |  |
| **Operational Landscape and Ecology Management Plan** – part discharge of outline condition 52 - to be provided with each RMA |  |  |  |
| **Operational Landscape and Ecology Management Plan Verification** – part discharge of outline condition 53 - to be provided with each RMA |  |  |  |
| **RMA SuDS Details** – part discharge of outline condition 54 - to be provided with each RMA |  |  |  |
| **RMA SuDS Details Verification** – part discharge of outline condition 55 - to be provided with each RMA |  |  |  |
| **Contamination Investigation and Remediation** – part discharge of outline condition 56 - to be provided with each RMA |  |  |  |
| **Contamination Remediation Verification Report -** part discharge of outline condition 57 - to be provided with each RMA where relevant |  |  |  |
| **Contamination Monitoring and Maintenance Plan -** part discharge of outline condition 58 - to be provided with each RMA where relevant |  |  |  |
| **Unsuspected Contamination -** part discharge of outline condition 59 - to be provided with each RMA where relevant |  |  |  |
| **Infiltration Drainage -** part discharge of outline condition 60 - to be provided with each RMA where relevant |  |  |  |
| **Piling/ Deep Foundations -** part discharge of outline condition 61 - to be provided with each RMA where relevant |  |  |  |
| **Borehole Investigations -** part discharge of outline condition 62 - to be provided with each RMA where relevant |  |  |  |
| **Water Framework Directive Mitigation and Enhancement Strategy -** part discharge of outline condition 63 - to be provided with each RMA where relevant |  |  |  |
| **Reserved Matters Village 1** | | | |
| Further information to be added as the development moves forward/phasing details are submitted |  |  |  |
| **Reserved Matters Village 2** | | | |
| Further information to be added as the development moves forward/phasing details are submitted |  |  |  |
| **Reserved Matters Village 3** | | | |
| Further information to be added as the development moves forward/phasing details are submitted |  |  |  |
| **Reserved Matters Village 4** | | | |
| Further information to be added as the development moves forward/phasing details are submitted |  |  |  |
| **Reserved Matters Village 5** | | | |
| Further information to be added as the development moves forward/phasing details are submitted |  |  |  |
| **Reserved Matters Village 6** | | | |
| Further information to be added as the development moves forward/phasing details are submitted |  |  |  |
| **Conditions Prior to Occupation – V1-6** | | | |
| **V1-6 Foul Water Disposal/ Sewerage** – part discharge of outline condition 21 – confirmation to be provided prior to occupation of phases |  |  |  |
| **V1 Interim Access** – compliance condition 22 - constructed and operational prior to occupation of homes in Village 1 |  |  |  |
| **V1 Interim Access from Eastwick Road** – compliance condition 23 - constructed and operational prior to occupation of homes in Village 1 |  |  |  |
| **Village 1 Access Arrangements Tree Protection** – compliance condition 24 - constructed in accordance with approved Tree Protection Plan |  |  |  |
| **Village 1 Access Arrangements Landscaping** – compliance condition 25 – constructed in accordance with approved drawings |  |  |  |
| **Interim Village 2 Access** – discharge of outline condition 26 - revised junction scheme to be submitted and approved – constructed prior to occupation of homes in Village 2 unless STC is operational between Villages 1 and 2 |  |  |  |
| **Village 2 Interim Access Tree Protection** – compliance condition 27 - constructed in accordance with approved Tree Protection Plan |  |  |  |
| **Village 2 Interim Access Landscaping** – compliance condition 28 – constructed in accordance with approved drawings |  |  |  |
| **STC V1-2** – compliance condition 29 – operational prior to homes in Village 2 |  |  |  |
| **STC V3-6** – compliance condition 30 – operational prior to homes in Villages 3, 4, 5 or 6 as specified |  |  |  |
| **Delivery and Servicing Management Plan** – part discharge of outline condition 65 – to be submitted and approved prior to occupation of non-residential floorspace as relevant |  |  |  |