# Gilston Area Monitoring

# Table 1: Planning Process Milestones Village 7 – 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.

|  |  |
| --- | --- |
| Peach/ orange 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 Village 7

| **Stage/description** | **Date Information Submitted** | **Date decisions issued/ process completed** | **Additional information** |
| --- | --- | --- | --- |
| **Village 7** | | | |
| **Outline** |  |  |  |
| Issuing of V7 outline permission and completion of S106 agreement |  | 09.01.2025 | 3/19/2124/OUT |
| **Masterplanning and design code processes – Village 7** | | | |
| Submission/ determination of **SLMP** - discharge of V7 outline condition 10 (D1) | 03.04.2025 |  | X/25/0225/CND |
| Submission/ determination of **SLMP design code** - discharge of V7 outline condition 11 (D2) | 03.04.2025 |  | X/25/0225/CND |
| Submission/ determination of **Scope of Masterplans** – part discharge of V7 outline condition 14 (D5) (SLMP) | 13.02.2025 | Partial discharge 18.07.2025 | X/25/0097/CND |
| Submission/ determination of **Scope of Masterplans** – part discharge of V7 outline condition 14 (D5) (Village 7 Masterplan) | 13.02.2025 | Partial discharge 18.07.2025 | X/25/0094/CND |
| Submission/ determination of **Village 7 masterplan** - discharge of V7 outline condition 13 (D4) | 11.02.2025 |  | X/25/0089/CND |
| Submission/ determination of **Village 7 design code** - discharge of V7 outline condition 15 (D6) | 11.02.2025 |  | X/25/0089/CND |
| **Discharge of outline conditions linked to SLMP and VMP – Village 7** | | | |
| Submission/ determination of **Strategic SUDs Strategy for Village 7** -discharge of V7 outline condition 16 (E1) - to be submitted and approved prior to or in parallel with V7 SLMP | 04.06.2025 |  | X/25/0333/CND |
| Submission/determination of **Village 7 SUDS Strategy** - discharge of outline condition 17 (E2) - to be submitted and approved prior to or in parallel with V7MP | 04.06.2025 |  | X/25/0333/CND |
| **Supplementary FRA for Village 7** - discharge of TW outline condition 43 (M1) - to be submitted and approvedprior to or in parallel with Village 7 SLMP | 04.06.2025 |  | X/25/0334/CND |
| **Buffers to Existing Waterways** – discharge of outline condition 12 (D3) – to be submitted and approved prior to commencement | 04.06.2025 |  | X/25/0335/CND |
| **Village 7 Ecological Strategy** - discharge of TW outline condition 48 (P2) - to be submitted and approved prior to or in parallel with VMP for Village 7 | 11.02.2025 |  | X/25/0088/CND |
| **Village Access and Movement Statement and Parking Strategy for Village 7** -discharge of TW outline condition 54 (T5) - to be submitted and approved prior to or inparallel with VMP for Village 7 | 10.02.2025 |  | X/25/0087/CND |
| **Strategic Green Space** - discharge of TW outline condition 32 (H4) - to be submitted and approvedprior to or in parallel with Village 7 SLMP | 04.06.2025 |  | X/25/0335/CND |
| **Discharge of outline conditions linked to construction – Village 7** | | | |
| **Operational Off-Site Drainage Works** – discharge of V7 outline condition 21 (E6) – to be submitted and approved prior to construction save preliminary works |  |  |  |
| **CTEMP for Village 7** - discharge of outline condition G1- to be submitted prior to commencement of development other than preliminary works |  |  |  |
| **SUDS CEMP for Village 7** - discharge of outline condition 28 (G2) - to be submitted and approved prior to any preliminary works taking place | 09.06.2025 |  | X/25/0348/CND |
| **Contamination Investigation and Remediation** – discharge/ part discharge of outline condition 34 (I1) - to be submitted and approved prior to development as specified | 15.05.2025 |  | X/25/0292/CND |
| **A414/ Church Lane Junction – A414 Speed Limit Review** – discharge of outline condition 61 (T15) – to be submitted and approved prior to development excluding preliminary works |  |  |  |
| **A414/ Church Lane Junction – Road Safety Audit** - discharge of outline condition 62 (T16) – to be submitted and approved prior to development excluding preliminary works |  |  |  |
| **Excavations Below Chalk Groundwater Table** – outline condition 63 (W1) details to be provided as specified |  |  |  |
| **Water Turbidity** - discharge/ part discharge of outline condition 64 (W2) - to be submitted and approved prior to excavation as specified | 27.03.2025 |  | Submitted for whole village X/25/0207/CND |
| **Unexpected Pollution** - discharge/ part discharge of outline condition 65 (W3) - to be submitted and approved as specified |  |  |  |
| **Discharge of outline conditions linked to Reserved Matters Applications – Village 7** | | | |
| **Phasing Plan** - discharge of V7 outline condition 8 (C2) - to be submitted and approved prior to or in parallel with first RM | 17.04.2025 |  | Submitted for whole village X/25/0256/CND |
| **Schedule of Residential Accommodation** - part discharge of outline condition 9 (C2) – to be submitted and approved with each RMA phase |  |  |  |
| **SUDS Details** – part discharge of outline condition 18 (E3) – to be submitted and approved with each RMA phase |  |  |  |
| **SUDS Verification Report** - part discharge of outline condition 19 (E4) – to be submitted and approved for each RMA phase prior to use |  |  |  |
| **Piling/ Deep Foundations** – part discharge of outline condition 22 (E7) – to be submitted and approved for each RMA as necessary |  |  |  |
| **Borehole Investigation** – part discharge of outline condition 23 (E8) - to be submitted and approved for each RMA as necessary | 27.03.2025 |  | Submitted for whole village X/25/0207/CND |
| **Archaeological Written Scheme of Investigation** - part discharge of outline condition 25 (F1) - to be submitted and approved for each RMA | 15.05.2025 |  | Submitted for whole village X/25/0293/CND |
| **Site and Post Investigation -** part discharge of outline condition 26 (F2) - to be submitted and approved for each RMA |  |  |  |
| **Landscape Scheme** - part discharge of outline condition 31 (H3) - to be submitted and approved for each RMA |  |  |  |
| **Contamination Monitoring and Maintenance Plan** – discharge/ part discharge of outline condition 36 (I3) - to be submitted and approved for each RMA | 15.05.2025 |  | Submitted for whole village X/25/0292/CND |
| **Unsuspected Contamination -** part discharge of outline condition 37 (I4) - to be provided with each RMA where relevant |  |  |  |
| **Phase Waste Management Plan** - part discharge of outline condition 38 (L1) - to be submitted and approved for each RMA |  |  |  |
| **Noise Assessment** -part discharge of outline condition 39 (L2) - to be submitted and approved for each RMA |  |  |  |
| **Lighting** - part discharge of outline condition 40 (L3) - to be submitted and approved for each RMA |  |  |  |
| **Water Framework Directive** - part discharge of outline condition 41 (L4) - to be submitted and approved for each RMA where relevant | 27.03.2025 |  | Submitted for whole village X/25/0208/CND |
| **Noise Bund Noise Impact** - part discharge of outline condition 42 (L5) - to be submitted and approved prior to commencement save preliminary works | 04.06.2025 |  | Submitted for whole Village X/25/0336/CND |
| **Energy Statement** - part discharge of outline condition 44 (N1) - to be submitted and approved for each RMA |  |  |  |
| **Community use Agreement** - part discharge of outline condition 46 (O1) - to be submitted and approved for each RMA |  |  |  |
| **Protected Species Surveys/ Ecological Appraisal** - part discharge of outline condition 47 (P1) - to be submitted and approved for each relevant RMA |  |  |  |
| **Framework Travel Plan for Village 7** - discharge of TW outline condition 50 (T1) - to be submitted and approved at same time as submission as first RMA |  |  |  |
| **Car Parking Statement** - part discharge of outline condition 51 (T2) - to be submitted with each RMA |  |  |  |
| **Travel Plan Statement** - part discharge of outline condition 52 (T3) - to be submitted with each RMA |  |  |  |
| **School Travel Plan** - part discharge of outline condition 53 (T4) - to be submitted with relevant RMA and approved |  |  |  |
| **On Site Waste Storage for Flats with Communal Bins** - part discharge of outline condition 66 (Y1) - to be submitted and approved for each relevant RMA |  |  |  |
| **On Site Waste Storage for Houses with Individual Bins** - part discharge of outline condition 67 (Y2) - to be submitted and approved for each relevant RMA |  |  |  |
| **Refuse Collection Circulation** Route - part discharge of outline condition 68 (Y3) - to be submitted and approved for each RMA |  |  |  |
| **Reserved Matters - Village 7** | | | |
| **RMA 1a** - Reserved Matters Application (Pursuant to 3/19/2124/OUT - Gilston Village 7) for Access, Layout, Scale, Appearance and Landscaping for Part of Village 7 (Known as Phase 1a), Including: Primary Roads (Part of the Strategic Transport Corridor (STC) from the A414 to the Eastern Boundary of Village 7 and the Route from the STC to Church Lane, towards Hunsdon); an Engineered Earthwork Bund for Noise Mitigation; Buildings and Infrastructure to Provide a Community Heating System for Village 7; Electricity Substation Building(s); And Associated Operational and Engineering Works (Including Sustainable Urban Drainage Features (SUDS Features) and Bus Only Access Gate). | 11.04.2025 |  | 3/25/0690/REM |
| **Condition 18** (SuDS Details), **30** (Existing trees, Hedgerows and Woodlands), **31** (Landscape Scheme) and **40** (Lighting) for **RMA1a** | 11.04.2025 |  | X/25/0248/CND |
| **RMA1b** - Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for part of Gilston Village 7 (known as Phase 1b) for 276 residential units (Class C3); public realm; and associated operational and engineering works (including highways, Sustainable Urban Drainage Features (SUDS) and Play Space), following grant of outline planning 3/19/2124/OUT (Gilston - Village 7). | 20.05.2025 |  | 3/25/0876/REM |
| **Condition 18** (SuDS Details), **30** (Existing trees, Hedgerows and Woodlands), **31** (Landscape Scheme) and **40** (Lighting) for **RMA1b** | 09.06.2025 |  | X/25/0349/CND |
| **Conditions Prior to Occupation – Village 7** | | | |
| **V1-6 Foul Water Disposal/ Sewerage** – part discharge of outline condition 21 – confirmation to be provided prior to occupation of phases |  |  |  |
| **Wastewater Network** – part discharge of outline condition 24 (E9) - to be submitted and approved for each RMA as necessary prior to occupation |  |  |  |
| **Land Contamination Verification Report** part discharge of outline condition 35 (I2) - to be submitted and approved prior to occupation of each RMAwhere required |  |  |  |
| **Electric Vehicles at Residential Dwellings** - part discharge of outline condition 36 (I3) – prior to occupation |  |  |  |
| **Rye Meads SSSI** - part discharge of outline condition 49 (P3) – prior to occupation |  |  |  |
| **Hunsdon Lock Link** - discharge of outline condition 55 (T8) - to be submitted and approved prior to occupation |  |  |  |
| **V1-V7 Sustainable Transport Corridor** - discharge of outline condition 56 (T9) - to be submitted and approved prior to occupation |  |  |  |
| **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 |  |  |  |