ESSENTIAL REFERENCE PAPER 'D'

Schedule of Gilston Area Planning Process

Stage:	Vision Documents These documents set out a Vision or Principles for the Garden Town or the Gilston Area	Illustrative Documents These documents illustrate how the Garden Town or Gilston Area might look and feel based upon the Vision and Principles	Delivery Documents These documents provide Plans, Policies or Strategies that will be followed in order to deliver the Garden Town or Gilston Area in accordance with the Vision and Principles	Informed by:	Engagement:	Process of Approval:	Current Status (12 June 2018):
		Spatial Vision es for the whole Garden Town)		District Plans	To Be Confirmed (TBC)	TBC	Draft in preparation
Harlow & Gilston Garden Town			Garden Town Transport Strategy (will set a strategy for transport across the whole garden town)	County Transport Plans; District Plans & Spatial Vision	ТВС	TBC	Draft in preparation
			Garden Town Infrastructure Delivery Plan (IDP) (will set a programme for delivering development across the whole Garden Town)	District Plans			Draft in preparation
	(Sets a Vision for East Hertfordshire)	East Herts District Plan	(Policy GA1 sets out specific deliverables for the Gilston Area Allocation. Other Plan policies set out Development Management Policies)	District Plan Evidence	District Plan Consultations & Examination Hearings	Adoption by Council	Awaiting Inspector's Report
District Plan & Gilston Area Allocation Documents	(Sets out the Village concept for the Gilston Are	mework (& Officer Report) ea and illustrates how development might look lelivered)		District Plan & Garden Town	Stakeholder Consultation	Agree as material planning consideration by Executive and Council	Report & recommendations going to Executive
			Gilston Area Development Charter (Sets out specific Principles)	District Plan & Garden Town & Concept Framework	Stakeholder Consultation	Adoption by Council as Supplemental Planning Document	Brief being prepared

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		Parameter Plans & Parameter Text (Set out the broad envelope of acceptable developable areas subject to detailed design)	District Plan & Garden Town & Concept Framework	Application Consultation	Approval by Development Management Committee	Pre-application
	Design & Access Statement (illustrates how the Parameter Plans & Parameter Text meet the Vision and Principles and Policies for the Garden Town and Gilston Area)			Application Consultation		Pre-application
Outline Planning Application(s)		Development Specification (Sets out accompanying strategies and statements to support the Parameter Plans & Parameter Text)	District Plan & Garden Town & Concept Framework & Development Charter	Application Consultation	Approval by Development Management Committee	Pre-application
		Environmental Statement (Assesses the Environmental Impact of the proposed Development)	Assessment of proposals & their cumulative impacts	Application Consultation	Approval by Development Management Committee	Pre-application
		Section 106 Agreement (Sets out the financial and obligations and actions necessary to deliver the Gilston Area development and its associated infrastructure and mitigate its impacts)	Assessment of infrastructure & mitigation requirements		Signed by County & District Council & Applicants	Pre-application
River Stort Crossings/ Enhancement Application(s) (To be submitted		Detailed Design of Crossings	East Herts & Harlow District Plans & Garden Town Transport Strategy	1	Approval from East Herts and Harlow Councils	Pre-application
alongside Outline applications and share Design & Access Statement and Environmental Statement)		(Detailed drawings and specification of new/enhanced River Crossings)				

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Schedule of Gilston Area Planning Process

Village Masterplans (to be submitted individually for each Village)	Compliance Statement (Statement demonstrating that each Village Masterplan and Design Code is in compliance with the District Plan; the Garden Town and Gilston Area Vision and Principles; the Concept Framework and Development Charter; and the Outline Parameters)	Village Masterplan (Individual Masterplan for each Village) Village Design Code (Design Coding for each Village setting out design principles to be followed in order to deliver design quality and distinctive character)	Concept Framework	Stakeholder Engagement	Approval by Executive & Council/ Development Management Committee	After preparation of Outline Planning Application(s)
Strategic Planning Conditions		Strategic Condition Statements (Statements addressing Strategic condition matters e.g. Landscape Strategy; Construction Environmental Management Plan etc.)		Stakeholder Engagement		
Reserved Matters Applications for Housing and Infrastructure	Design & Access Statement and Compliance Statement (illustrates how the detailed design are in accordance with the Village Masterplan and Design Code and all other material considerations)	Detailed Drawings (Individual Drawings showing buildings, roads and open spaces)	IVillage Masterplan &	Reserved Matters Application Consultation	Approval by the Council	After preparation of Village Masterplans & Design Code
		Condition Submissions (Details addressing other planning conditions to be addressed prior to commencement or occupation)	As relevant		Approval by the Council	After approval of Outline Planning Application