

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

ESSENTIAL REFERENCE PAPER 'D'

Schedule of Gilston Area Planning Process

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