

Appendix A: Planning Process Milestones – January 2026

These tables comprises part of the wider Gilston Area Monitoring Framework. More information on each submission can be viewed on the [East Herts Planning Application Portal](#) using each reference number below.

Table 1: Planning Process Milestones Villages 1-6 – Annual Update – January 2026

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

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	June 2019-Dec 2022	09.01.2025	3/19/1045/OUT
Non-material Amendment to include Implementation Works Phase V1	14.10.25	04.11.25	3/25/1615/NMA
Certificate of Lawful Development to confirm completion of Implementation Works	12.12.25	Estimated Jan 26	3/25/1933/CLEO
Masterplanning and design code processes V1-6			
Submission/ determination of SLMP - discharge of V1-6 outline condition 6	31.03.2025 12.12.2025	Estimated Jan 26	X/25/0215/CND
Submission/ determination of SLMP design code - discharge of V1-6 outline condition 8	31.03.2025 12.12.2025	Estimated Jan 26	X/25/0215/CND

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
Submission/ determination of Strategic Landscape Infrastructure and Delivery Plan - discharge of V1-6 outline condition 9	07.04.2025 11.12.2025	Estimated Jan 26	X/25/0236/CND
Submission/ determination of Village 1 Masterplan – part discharge of V1-6 outline condition 31			Expected January 2026
Submission/ determination of Village 1 Design Code and Regulatory Plan - part discharge of V1-6 outline condition 34			Expected January 2026
Submission/ determination of Village 1 Infrastructure Delivery Plan – part discharge of V1-6 outline condition 33			Expected January 2026
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			

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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	Estimated Jan 26	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	Estimated Jan 26	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 15.12.2025	Estimated Jan 26	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 15.12.2025	Estimated Jan 26	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 15.12.2025	Estimated Jan 26	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	Estimated Jan 26	X/25/0228/CND

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
V1-6 Management and Maintenance of Streets - part discharge of outline condition 35 - to be submitted and approved prior to approval of each VMP			V1MP Expected January 2026
V1-6 Village SUDS Strategy - part discharge of outline condition 36 - to be submitted and approved prior to approval of each VMP			V1MP Expected January 2026
V1-6 Village Ecology Strategy - part discharge of outline condition 38 - to be submitted and approved prior to or in parallel with VMP			V1MP Expected January 2026
V1-6 Village Energy and Sustainability Strategy - part discharge of outline condition 39 -to be submitted and approved prior to or in parallel with VMP			V1MP Expected January 2026
V1-6 Parking Strategy - part discharge of outline condition 40 - to be submitted and approved prior to or in parallel with VMP			V1MP Expected January 2026
Village 5 Sports Facilities – discharge of outline condition 41 – with V5MP			V5MP Expected September 2026
Village Noise Management Scheme – part discharge of outline condition 50 – with V1MP and V6MP			V6MP Expected September 2026
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	V5 17.10.2025 V6 24.11.2025	01.12.2025 05.01.2026	X/25/0575/CND X/25/0626/CND
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 Imp 04.10.2025	04.11.2025	X/25/0558/CND
V1-6 Site Waste Management Plan – discharge/ part discharge of outline condition 20 – prior to commencement of each phase			

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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	15.12.2025	Estimated Jan 26	X/25/0649/CND
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			

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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			

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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			

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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			

Table 2: Planning Process Milestones Village 7 – Annual Update – January 2026

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

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	July 2019-Jan 2023	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	Estimated Jan 26	X/25/0225/CND
Submission/ determination of SLMP design code - discharge of V7 outline condition 11 (D2)	03.04.2025	Estimated Jan 26	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	Estimated Feb 26	X/25/0089/CND
Submission/ determination of Village 7 design code - discharge of V7 outline condition 15 (D6)	11.02.2025	Estimated Feb 26	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 19.12.2025	Estimated Jan 26	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 19.12.2025	Estimated Jan 26	X/25/0333/CND
Supplementary FRA for Village 7 - discharge of TW outline condition 43 (M1) - to be submitted and approved prior to or in parallel with Village 7 SLMP	04.06.2025	Estimated Jan 26	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	Estimated Feb 26	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 05.01.2026	Estimated Feb 26	X/25/0088/CND

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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 in parallel with VMP for Village 7	10.02.2025 05.01.2026	Estimated Feb 26	X/25/0087/CND
Strategic Green Space - discharge of TW outline condition 32 (H4) - to be submitted and approved prior to or in parallel with Village 7 SLMP	04.06.2025	Estimated Jan 26	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 27 (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	Estimated Mar 26	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	Estimated Mar 26	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	16.10.2025	Estimated Mar 26	X/25/0567/CND
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	Estimated Mar 26	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			
V7 & V1 Phasing Plan – part discharge of condition 4 (A4) – to be submitted and approved prior to development (save Preliminary Works)	07.11.2025	Estimated Mar 26	X/25/0612/CND

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
Phasing Plan - discharge of V7 outline condition 8 (C2) - to be submitted and approved prior to or in parallel with first RMA	17.04.2025	Estimated Mar 26	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	Estimated Mar 26	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	Estimated Mar 26	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	Estimated Mar 26	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	16.10.2025	Estimated Mar 26	Submitted for whole village X/25/0566/CND

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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			See below for RMA 1A and RMA 1B
Water Framework Directive - part discharge of outline condition 41 (L4) - to be submitted and approved for each RMA where relevant	27.03.2025	Estimated Mar 26	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	Estimated Mar 26	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	26.09.2025	Estimated Mar 26	X/25/0537/CND
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			See below for RMA 1B
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			

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
Refuse Collection Circulation Route - part discharge of outline condition 68 (Y3) - to be submitted and approved for each RMA			See below for RMA 1A
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	Estimated Mar 26	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	Estimated Mar 26	X/25/0248/CND
Condition 68 (Refuse Collection Circulation Route) for RMA1A	04.12.2025	Estimated Mar 26	X/25/0641/CND Phase 1A
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	Estimated Mar 26	3/25/0876/REM
Condition 18 (SuDS Details), 30 (Existing trees, Hedgerows and Woodlands), 31 (Landscape Scheme) and 40 (Lighting) for RMA 1B	09.06.2025	Estimated Mar 26	X/25/0349/CND
Condition 66 (On Site Waste Storage for Flats with Communal Bins) for RMA 1B	26.09.2025	Estimated Mar 26	X/25/0538/CND Phase 1B
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			

Stage/description	Date Information Submitted	Date decisions issued/ process completed	Additional information
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 RMA where 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			