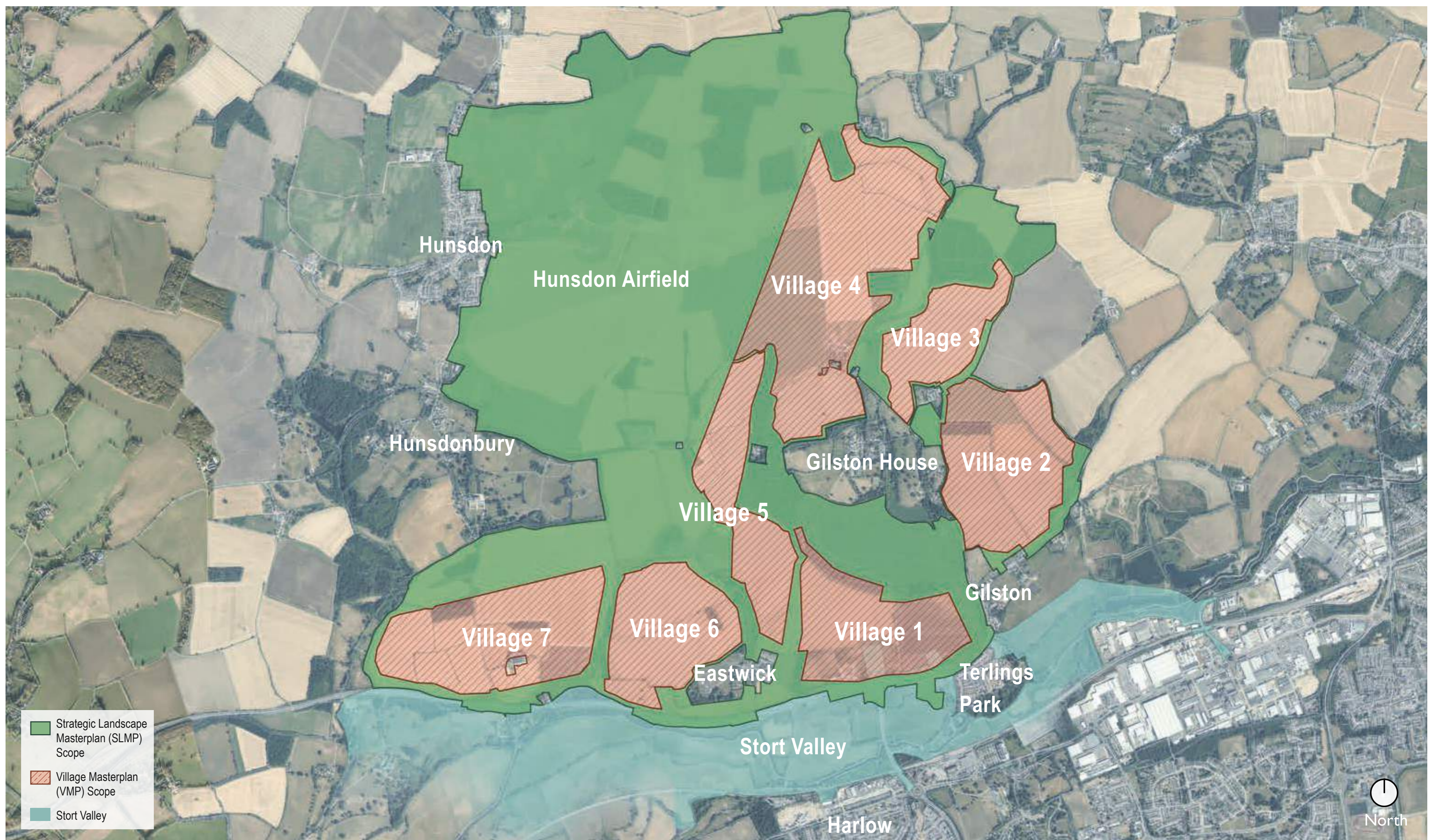


Background & Planning Context



Plan showing where the SLMP will cover and where the Village Masterplans will cover

The Strategic Landscape Masterplan (SLMP) and the Village 1 Masterplan (V1MP) expand upon the principles established in the relevant Outline Planning Application and key planning policy and guidance documents including:

- East Herts District Plan (2018)
- Gilston Area Neighbourhood Plan (2021)
- Gilston Area Charter SPD (2020)
- Gilston Area Concept Framework (2018)
- Gilston Area Community Engagement Strategy (2020)
- Garden Town Vision and Design Guide (2018)
- HGGT Sustainability Guidance & Checklist (2021)

The SLMP and Design Code covers the strategic landscape associated with the Gilston Area, covering both Places for People's and Taylor Wimpey's land.

The V1MP and Design Code establishes a spatial strategy for the key components that will comprise the village, such as the village centre, access points and key routes, residential development plots, recreation and open spaces, and key supporting infrastructure such as education and health facilities.

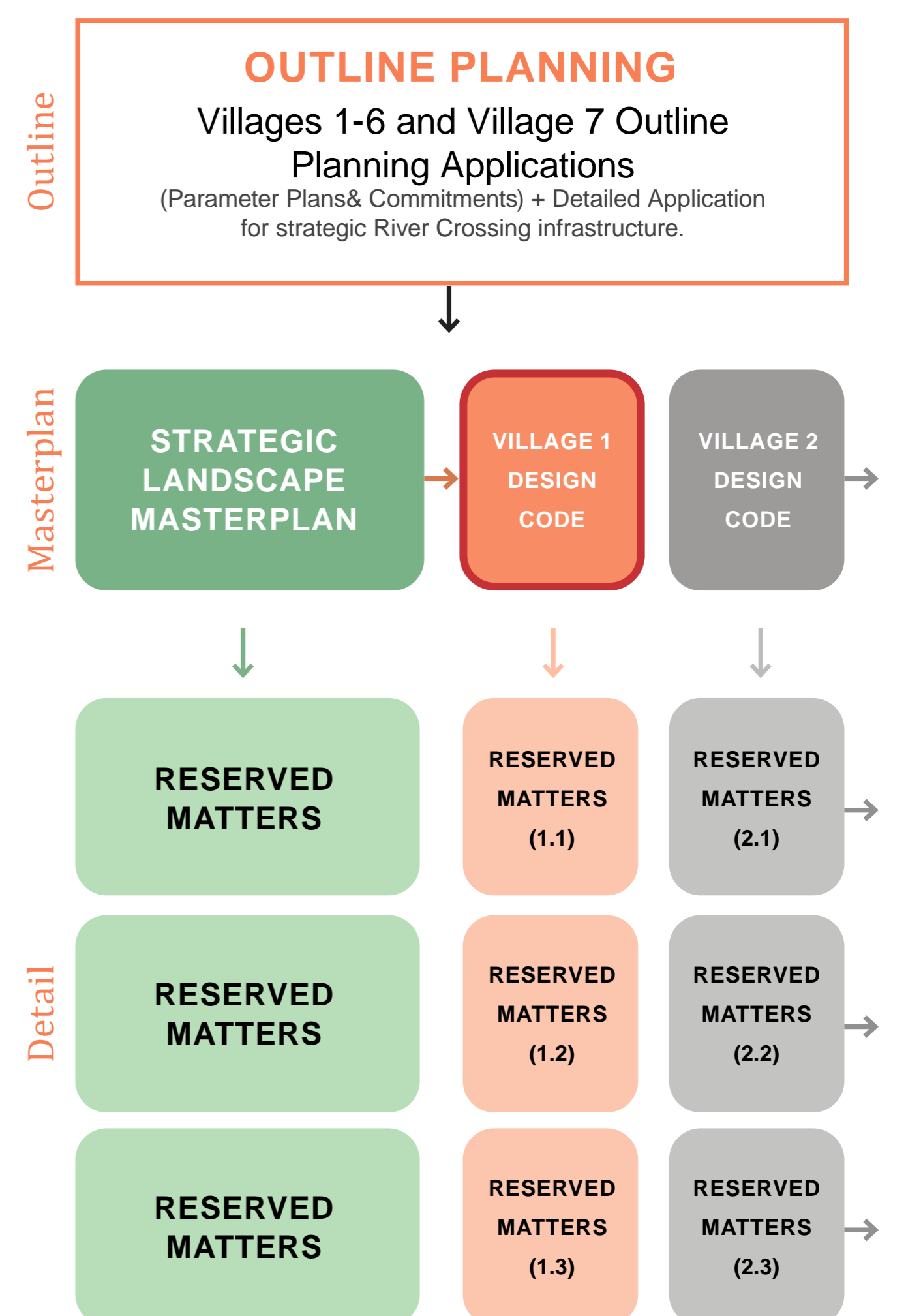
Village 1 Design Code Extents

The V1MP Design Code and Regulatory Plan covers the developable area of Village 1 identified on Parameter Plans approved under the Outline Planning Permission. The developable area boundary represents the transition from the V1MP to the SLMP. The SLMP does not set details for the developable area, but it may set principles that are applicable. It is important that decisions within the V1MP boundary have regard to the interface with the strategic landscape beyond.

Status of the Village 1 Design Code

The Village 1 Design Code is required to be consistent with and provide an enhanced level of detail to the documents and plans approved under the Outline Planning Permission, including the Development Specification, Parameter Plans, Strategic Design Guide and Placemaking Strategy. While the Design Code is specific to Gilston Park Village 1, it draws upon national and local best practice urban design guidance, East Herts District Council's (EHDC) local design guidance, and the Gilston Area Neighbourhood Plan.

All Reserved Matters Applications in Village 1 will be required to accord with the approved V1MP Design Code and Regulatory Plan and must be accompanied by a completed Compliance Checklist to demonstrate compliance.



Summary Timeline

