

Our ref: GILSTONV7

Your ref:

Date: 14 March 2023

RE: Planning Application 3/19/2124/OUT - Land off Church Lane, North of the A414, Hunsdon and Eastwick, Hertfordshire (a.k.a. Gilston Village 7, or V7)

PROPOSAL: Outline planning application for development including demolition of existing structures, refurbishment and change of use of existing Grade II Listed Brickhouse Farm Barn and structures and erection of a residential led mixed use development comprising: up to 1,500 residential market and affordable homes; a mixed use local village centre; retail, business, commercial and community uses; primary school, early years and nursery facilities; leisure and sports facilities including a football hub; provision for up to 8 no. pitches for Gypsies & Travellers; open spaces, ecological areas, woodlands and public realm; pedestrian, cycle and vehicular accesses and network within the site; associated drainage, utilities, energy and waste facilities and infrastructure; works to and realignment of the existing highway; other supporting works, facilities and infrastructure; together with associated temporary enabling works or structures. With all matters reserved apart from detailed works to the A414 Church Lane junction (phased development).

Dear Ms Harvey,

1. Thank you for providing details on the s106 Heads of Terms, on 7 March, and for subsequently confirming further proposals on those terms, and related planning conditions, in emails sent by East Herts District Council (EHDC) officers dated 10 March and 14 March.
2. Having considered these, we are now content that these provide a robust basis for the process of ensuring comprehensive development is adhered to if the application is agreed; that sufficient commitments are secured for Gilston-wide infrastructure; and that an acceptable sustainable transport connections will be provided at appropriate milestones of development. We are therefore now content that the points of objection contained in our letter of 7 March (numbered 7,8,9) have been addressed and we hereby withdraw our objection.

3. Should there be a resolution to grant, the final legal agreements will need to provide the relevant safeguards to assure the principle of comprehensive development, and proportionate mitigations to the impact of development, under different scenarios of how phased development across villages and separate planning permissions may be built out - which must be considered in a scheme of this scale. We want to see the best possible outcomes from development secured and we look forward to working closely with EHDC and HGGT partners to finalise the s106 agreements, with adequate opportunities to provide timely input on this and subsequent planning decisions.

Your sincerely

Mark Doran
Director, Sustainable Growth