

Hannah Albans

From: Karen Page [REDACTED]
Sent: 04 November 2021 17:31
To: Nasrin Sayyed
Cc: Neil Osborn; Hannah Albans; Bedford Filing
Subject: RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

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Dear Nasrin,

Firstly apologies that I have not been able to respond to you sooner. As I'm sure you'll appreciate this isn't a straightforward pre-application proposal given the scale of development being proposed and the planning history of the site.

In terms of planning history, you'll be aware that the Council has previously refused a major application proposing redevelopment of the site for housing and office use (ref 3/17/1811/OUT). The application was refused on the grounds that it would not constitute sustainable development, would encroach into the rural area beyond the Buntingford settlement boundary and also failed to provide for sufficient supporting infrastructure.

The scale and nature of the development proposed in the above case is similar to that being proposed in this pre-application. The decision taken to refuse application ref 3/17/1811/OUT was however prior to the adoption of our District Plan (2018) and so we wanted an opportunity to establish whether we would still have any fundamental in-principle concerns with a similar development proposal before committing to any detailed pre-application discussions with you.

In order to establish the principle of development we firstly need to understand whether this unallocated site would represent a departure from the development strategy. The strategy of the District Plan is to deliver sustainable development in accordance with Policy DPS2. Given that the site is located outside of the urban area of Buntingford it is clear that we would consider this site to be a departure from the development strategy as set out in DPS2.

There are occasions where a departure from the development strategy could be acceptable, for example, when the policies which are most important for determining the application are out of date. For applications involving the provision of housing, this includes situations where the local planning authority cannot demonstrate a five year land supply; or where the Housing Delivery Test indicates that the delivery of housing is substantially below the housing requirement over the previous three years. We note your review of the Council's 2019 five year land supply position. The Council is however in the process of updating and publishing its latest position which indicates that we are able to continue to demonstrate a robust supply of deliverable sites to meet our housing needs – this update will be published shortly and you will note that many of the points you have made have been addressed. Likewise, the latest Housing Delivery Test results demonstrate that the Council has indeed been meeting its needs for the previous 3 years also.

Given that the Council considers it is successfully implementing its adopted development strategy, the Council's view is that the best opportunity to promote this site would appear to be through a review of the District Plan. A site of this scale would certainly benefit from being included within the plan-making process so that the Council can take a holistic approach to its delivery and in particular the supporting infrastructure.

In view of the above, we currently consider that it would be premature for the Council to enter into any discussions about the potential to redevelop the site. However, as noted above the Council is due to start working on reviewing its District Plan over forthcoming months and would welcome the opportunity have further discussions in respect to this site within that context.

I would be happy to discuss this with you further.

Kind regards

Karen Page



Karen Page
Service Manager –
Development Management
and Enforcement
East Herts District Council

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From: Nasrin Sayyed [REDACTED]
Sent: 04 November 2021 09:53
To: Karen Page
Cc: Neil Osborn; Hannah Albans; Bedford Filing
Subject: [External] RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

Good morning Karen,

Just following from your email below, are you now please able to confirm what the pre-application fee would be ?

I look forward to hearing from you.

Kind regards

Nasrin Sayyed BSc(Hons) MSc MRTPI
Planner
DLP Planning Ltd

Unit 107, Clerkenwell Workshops
27-31 Clerkenwell Close
Farringdon
London EC1R 0AT

Telephone [REDACTED]

Mobile [REDACTED]

Email: [REDACTED]



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From: Nasrin Sayyed
Sent: 01 November 2021 10:53
To: Karen Page <Karen.Page@eastherts.gov.uk>
Cc: Neil Osborn [redacted]; Hannah Albans [redacted]
Bedford Filing [redacted]
Subject: RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

Good morning Karen,

Thank you for coming back to me. I look forward to receiving your response on Wednesday.

Kind regards

Nasrin Sayyed BSc(Hons) MSc MRTPI
Planner
DLP Planning Ltd

Unit 107, Clerkenwell Workshops
27-31 Clerkenwell Close
Farringdon
London EC1R 0AT

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Email: [redacted]



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From: Karen Page [REDACTED]
Sent: 01 November 2021 10:15
To: Nasrin Sayyed [REDACTED]
Cc: Neil Osborn [REDACTED]; Hannah Albans [REDACTED]
Subject: RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

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Dear Nasrin,

I have a meeting with the Head of Planning to discuss the pre-application on Wednesday morning. I will look to respond to you straight after.

Yours sincerely

Karen Page



Karen Page
Service Manager –
Development Management
and Enforcement
East Herts District Council
[REDACTED]

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From: Nasrin Sayyed [REDACTED]
Sent: 29 October 2021 14:17
To: Karen Page
Cc: Neil Osborn; Hannah Albans
Subject: [External] RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

Hi Karen,

I hope you're well.

Just wanted to get an update following your email below as it's almost the end of the month. I would be grateful if you can please confirm whether we can still expect to receive confirmation of the bespoke fee today ?

I look forward to hearing from you.

Kind regards

Nasrin Sayyed BSc(Hons) MSc MRTPI
Planner
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From: Karen Page [REDACTED]
Sent: 20 October 2021 18:05
To: Nasrin Sayyed [REDACTED]
Subject: RE: RE: Buntingford West - Major Pre-app Advice

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Dear Nasrin,

Firstly apologies for the delay in responding to you.

You may have seen on our website that due to a significant increase in the number of planning application submissions which require prioritisation, we are struggling to meet our obligations to allocate resources to manage pre-application enquiries.

Furthermore, due to the scale and complexity of the proposals set out in your pre-application, we require further time to review in more detail how we can best advise and support this process.

We will endeavour to get back to you as soon as possible, I would hope this would be by the end of this month.

Thank you for your patience and understanding.

Yours sincerely

Karen Page



Karen Page
Service Manager –
Development Management
and Enforcement
East Herts District Council
[REDACTED]
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From: Nasrin Sayyed [REDACTED]
Sent: 19 October 2021 10:04
To: Development Management - Planning

Cc: Hannah Albans; Neil Osborn
Subject: [External] RE: Buntingford West - Major Pre-app Advice

Dear Lin,

Thank you for your time on the phone just a moment ago.

We submitted a pre-application request for a major application of up to 400 dwellings on 5th October 2021. Please find attached the documents submitted to support the pre-application.

I would be grateful if you can please come back to me as soon as you can with a bespoke pre-application fee.

I look forward to hearing from you.

Kind regards
Nasrin Sayyed BSc(Hons) MSc MRTPI
Planner
DLP Planning Ltd

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