

## Hannah Albans

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**Subject:** FW: H258.9 Buntingford West - Major Pre-app Advice

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**From:** Karen Page [redacted]  
**Sent:** 21 January 2022 11:13  
**To:** Hannah Albans <[redacted]>  
**Cc:** Nasrin Sayyed [redacted]; Neil Osborn [redacted]  
Bedford Filing [redacted]; Jon Goodall [redacted]  
**Subject:** RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

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Dear Hannah,

Apologies for the delayed response to your email.

I understand that you wish to continue to progress with pre-application discussions despite my previous advice provided on 4<sup>th</sup> November.

As already advised, we would consider this site to be a departure from the Council's development strategy as set out in policy DPS2. It's likely you will have seen that the 2021 Housing Delivery Test (HDT) results were published last Friday and that East Herts is meeting (and exceeding) its targets. On this basis there is no overriding justification at present to support a departure from the development strategy and our in-principle concerns about the site remain. It's worth noting that the proposals would also be contrary to policy HD1 of the Buntingford Neighbourhood Plan, as the development would not be small scale infilling, a rural exception site or needed in a countryside location.

The scale of development proposed would also trigger District Plan Policy DES1 'Masterplanning' which requires the preparation of a masterplan for all significant development proposals prior to the submission of a planning application. They must be produced by the developer in collaboration with the Council and key public stakeholders and require significant officer time and resources to progress. Paragraph 15 of the NPPF states that the planning system should be genuinely plan-led and therefore it is reasonable for the Council to decline engaging and progressing development proposals (such as this) that represent a departure from the development strategy. This would not be appropriate use of Council resources nor would it be in the best interests of your client as customer.

As previously advised we remain of the view that it would be premature to progress proposals for this site at present. The Council will be looking to review its District Plan and we would welcome the opportunity have further discussions in respect to this site within that context. Unfortunately we have still not settled on a programme for this but it's looking unlikely that the review will commence this year.

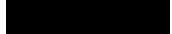
I am sorry I have not been able to offer an more positive response to your email but hope this serves to further explain our position.

Yours sincerely

Karen Page



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



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**From:** Hannah Albans

**Sent:** 01 December 2021 12:19

**To:** [Karen.Page](#)

**Cc:** Nasrin Sayyed >; Neil Osborn

Bedford Filing ; Jon Goodall

**Subject:** RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

**Importance:** High

Dear Karen,

Further to correspondence below, please can you provide me with a timescale for a review of the District Plan?

In addition, whilst we note that the Council have in-principle concerns with the proposal in respect of the site's location outside of the urban area, the fact that the Council are unwilling to engage in pre-application discussions is in our view contrary to the provisions of paragraph 40 of the NPPF which states that local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage and they should encourage take-up of any pre-application services they offer. Whilst we understand that there may be in-principle concerns with the proposal, we would still be keen to engage with the Council on the technical elements of the proposal and seek to resolve any technical issues or matters that may arise in advance of any formal application submission.

On this basis, I would be grateful if you could provide me with a bespoke pre-application fee for this service.

I look forward to hearing from you,

Kind Regards,

Hannah

**Hannah Albans BA (Hons) MA MRTPI**

Associate Director

**DLP Planning Limited**

4 Abbey Court

Fraser Road

Priory Business Park

Bedford

MK44 3WH


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email:



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**From:** Hannah Albans  
**Sent:** 09 November 2021 14:25  
**To:** [Karen.Page](#) <[redacted]>  
**Cc:** Nasrin Sayyed <[redacted]>; Neil Osborn <[redacted]>  
Bedford Filing <[redacted]>; Jon Goodall <[redacted]>  
**Subject:** RE: RE: Buntingford West - Major Pre-app Advice (Our ref. H258.9)

Dear Karen,

Many thanks for your e-mail to my colleague Nasrin below, the contents of which are noted. Are you able to provide me with a timetable for a review of the District Plan and also advise when you will be publishing your latest five-year land supply position? We also assume that as part of this you will be publishing the Authority Monitoring Report to April 2021?

It is the intention that the Client will promote this site through the Plan review.

I look forward to hearing from you,

Kind Regards,

Hannah

**Hannah Albans BA (Hons) MA MRTPI**  
Associate Director  
**DLP Planning Limited**

4 Abbey Court  
Fraser Road  
Priory Business Park  
Bedford


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**From:** Karen Page [redacted]  
**Sent:** 04 November 2021 17:31  
**To:** Nasrin Sayyed [redacted]  
**Cc:** Neil Osborn [redacted]; Hannah Albans [redacted]  
Bedford Filing [redacted]  
**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 [REDACTED]  
**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

Telephone [REDACTED]

Mobile [REDACTED]

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  
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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  
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:** 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

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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 5<sup>th</sup> 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

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

Telephone: [REDACTED]  
Mobile: [REDACTED]  
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