

**From:** [Sam Dicocco](#)  
**To:** [Simmonds, Louise](#)  
**Cc:** [Chloe Howkins](#); [Sohanna Srinivasan](#)  
**Subject:** \*EXTERNAL:RE: 24/01994/S73 - Barkway  
**Date:** 24 April 2025 15:54:32  
**Attachments:** [image001.png](#)  
[image008.png](#)  
[image009.png](#)

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CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!  
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Hi Louise,

My apologies, I was the only team leader in DM over easter, so have been slammed.

I will instruct our legal services team now and get started on this. I will have to consider the matters raised below, but will start the process and liaise with our legal team in this regard.

Apologies again for the delay. I will endeavour to keep you informed of any updates.



**Sam Dicocco**

**BSc(Hons) MSc MRTPI**

Principal Planning Officer  
(Major Sites)

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

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**From:** Simmonds, Louise  
**Sent:** 24 April 2025 15:37  
**To:** Sam Dicocco  
**Cc:** Chloe Howkins; Sohanna Srinivasan  
**Subject:** Re: 24/01994/S73 - Barkway  
**Importance:** High

Hi Sam

Are you able to come back to me further to my email of 9 April please?

Thank you

**Louise Simmonds**

Senior Planning Manager



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**From:** Simmonds, Louise

**Sent:** Wednesday, April 09, 2025 12:01

**To:** Sam Dicocco

**Cc:** Chloe Howkins; Sohanna Srinivasan

**Subject:** 24/01994/S73 - Barkway

Good morning Sam

Once again, thank you for your time yesterday to run through the outstanding matters following our Workshop earlier this month. We found it a really positive and useful meeting and look forward to working with you, Ben and Sohanna to build on the momentum gained and see this scheme over the line. I've not copied Ben in for now as I don't want to add to the mountain of emails he will no doubt come back to.

In regard to the S73 application, I have been through the S106 and can't see any reference to it applying to any subsequent S73 applications which is unfortunate. As such, as you advised, we will need to undertake a Deed of Variation. Would you be agreeable to the DoV simply inserting a clause that allows it to apply to any subsequent S73 applications as I think that would seem the most sensible way forward and would futureproof any further changes (not that we foresee them, but I'd rather not miss this opportunity to prevent the need for future DoVs)? My suggestion would be to include some wording along the lines of the below and under heading 18 'Miscellaneous' unless you feel somewhere else would be more appropriate?

*'In the event that the Council shall at any time hereafter grant a planning permission pursuant to an application made under section 73 of the Act in respect of the conditions relating to the Planning Permission or shall approve an application by the Owner for a non material amendment relating to the Planning Permission (and for no other purposes whatsoever) references in this Agreement to the Application and the Development shall be deemed to include any such subsequent planning applications and planning permissions granted as aforesaid and the Agreement shall henceforth take effect and be read and constructed accordingly'*

I would be grateful if you could instruct your lawyer to progress the DoV now, as suggested, and we can begin the process which I hope shouldn't take too long. Our representative will be as follows:

Karen Lee (Legal Director)

Redrow Homes

Redrow House, Kinsall Green, Wilnecote, Tamworth, Staffordshire, B77 5PX

Email: \*\*\*REDACTED\*\*\*

Phone: \*\*\*REDACTED\*\*\*

Please don't hesitate to come back to me should you have any queries or concerns.

Kind regards

**Louise Simmonds**

Senior Planning Manager

Redrow Homes Limited

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