

From: [Simmonds, Louise](#)
To: [Ben Glover](#)
Cc: [Shaun Greaves](#); [Sam Dicocco](#); [Kirkham, Alice](#)
Subject: RE: *EXTERNAL:BK3 - Masterplan Compliance Update
Date: 04 July 2025 11:47:33



Morning Ben

Thank you for coming back to me and for providing the final wording of condition 3, 20 and the new condition. We have no objections to any of these.

In relation to your query regarding the Applicant contact email, please use: louise.simmonds@barrattredrow.co.uk.

We note your comments on the likely Committee timescales, which is unfortunate. Regrettably, this and the continued lack of engagement on the S106 Deed of Variation from the Council's legal team (noting that we requested instruction back on 9 April), leaves us with little confidence that the application/DoV will be dealt with in a timely manner. Accordingly, Redrow must seek to protect its position, and we feel we have no option other than to move forwards with an appeal. This will likely be submitted before the end of next week.

Please be advised that we will be submitting a fresh S73 application at the same time as the appeal. We sincerely hope that this can be dealt with expediently and that progress of the DoV can continue apace given the need for this as part of both the appeal and any future S73 application.

As previously stated, we have not reached our decision to appeal lightly and hope that this matter can be resolved promptly.

Regards

Louise Simmonds
Senior Planning Manager



From: Ben Glover
Sent: 03 July 2025 14:51
To: Simmonds, Louise
Cc: Shaun Greaves; Sam Dicocco; Kirkham, Alice **Subject:** RE: *EXTERNAL:BK3 - Masterplan Compliance Update

THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

Hi Louise,

Below are draft versions of an amended Condition 3 and the new masterplan compliance condition:

Condition 3:

The development hereby permitted shall be carried out wholly in accordance with the Location Plan (Plan No. 1797/30/110), Proposed Access – Royston Road (Plan No. 163462/006 Rev A), Proposed Access – Cambridge Road (Plan No. 163462-007 Rev A), and the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

Masterplan Compliance Condition:

Concurrent with the submission of the first Reserved Matters application, and any subsequent Reserved Matter applications, a Masterplan Compliance Statement shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan Compliance Statement shall provide detailed explanation of how the proposal accords with the Masterplan Summary Report approved under application reference No. 18/01502/OP and dated March 2022, and plan numbers 1797/30/101 Rev E - Land Use Plan; 1797/30/103 Rev E - Access and Movement; 1797/30/104 Rev A - Urban Design Parameter Plan; and 1797/30/105 Rev A - Landscape Parameter Plan; 163462-002 Rev A – Alternative Royston Road Crossing Improvements (Option 2); 163462-003 Rev B – Cambridge Road Potential Gateway Feature and Foot/Cycleway Extension; 163462-008 – Indicative Pedestrian Improvements Plan; 1797/30/100 Rev G – Illustrative Masterplan; 1797/30/104 Rev A – Urban Design Parameter Plan. Where the proposal does not accord with a specific principle or parameter within the approved Masterplan, the Masterplan Compliance Statement must provide clear and robust justification for each departure.

Reason: To ensure that the development as envisaged by the outline application is satisfactorily implemented in accordance with Policy SP9 of the North Hertfordshire Local Plan

The LLFA have come back to us and raised no objection to the variation of condition 20, which will be worded as follows:

Condition 20:

Notwithstanding the surface water drainage strategy set out within the approved Flood Risk Assessment (Ardent Consulting, reference 163461-02a dated June 2018), prior to commencement of development a detailed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall include:

1. Implementation of the appropriate drainage strategy based on infiltration into using appropriate above ground SuDS measures; and
2. Provision of storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.

The surface water drainage scheme shall be fully implemented prior to full site occupation and in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants

In response to the other points raised in your email.

- I have asked our TSO team to amend the applicant's name as requested. Do you have an updated email address we can use, or shall we continue to use Michael's email?
- Having chased, I am waiting on a response from Legal with regards to the DOV.

I appreciate your willingness to hold off on appealing the application. Unfortunately, the committee deadline for the 17th of July committee has passed, and there is no legal mechanism to secure the planning obligations. I will attempt to get the application to the 24th of July committee, with a resolution subject to agreement to a legal mechanism to secure the planning obligations, but please note that I am dealing with another application that is on the agenda for that committee and my time is limited before the deadline next week. There is a higher chance of the application going to the 7th of August committee meeting.

Kind regards,
Ben



Ben Glover
Senior Planning Officer
Major Projects



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