

Emails referenced in attached documents:

Extract from email from Officers to McPartland Planning Limited, 19th November 2021 16:38 requesting a change in the description

I believe the application is valid, but I just wanted to check the following with you before I processed the application.

1. Did you want the description to be exactly as on the application form? We suggest leaving out the “Key workers and military personnel”, as below. Please advise which description you prefer.

Outline application (access sought) for demolition of existing buildings, and the building of up to 330 discounted affordable homes, the creation of open space and the construction of new accesses

Extract from email from Officers to McPartland Planning Limited, 1st Feb 2022 18:27
Outline of a Section 06 Agreement with a different housing mix than proposed

The body of a first draft of s106 Instructions that would be sent to our solicitors is below. We are still awaiting Highways comments, expected this week, which would also feed into this importantly. You will see I’ve suggested that a Registered Provider should be on board to deliver the affordable housing (or for it to be First Homes). I think it would be useful to discuss whether there is any agreeable way forward re: the type of affordable housing. Perhaps we can discuss this and other matters on Thursday at a time to suit.

Affordable Housing

- Provisions to secure 100% Affordable Housing in perpetuity
- 25% of total units to be ‘First Homes’ as defined by the Government, see <https://www.gov.uk/guidance/first-homes>. From this website, please note: “The government has published [template planning obligations](#) for this purpose, which the local planning authority can use as a basis for agreements prepared locally.”
- 75% of total units to be provided by a Registered Provider (details tbc), comprising:
 - * 48.75% affordable rent (65% of the 75%)
 - * 26.25% shared ownership (35% of the 75%)

All Affordable Housing including First Homes to be provided in accordance with a schedule which has been submitted to and approved in writing by the Local Planning Authority prior to commencement of development. This is to ensure satisfactory distribution of types of affordable housing across the site. The schedule shall set out size and type and location of all units, and phasing proposals for all units.

Extract from email from Officers to McPartland Planning Limited 4th February 2022, 19:42
Terminating the S106 discussions as it might imply “this type of housing” – i.e. Key Worker Housing – would be “acceptable”

Thank you ..., I have passed on the Questions for HCC Growth & Infrastructure Unit to them. In relation to the points on Affordable Housing, having discussed this internally it may not be appropriate for the Council to enter into a s106 agreement to secure this type of housing, as it may lead to the conclusion that there is acceptance that securing this type of housing is necessary to make the development acceptable in planning terms, noting that provision of the type of housing proposed is the main other consideration put forward as Very Special Circumstances.

Email from Officers to McPartland Planning Limited 8th March 2022, 19:52

Confirming that the Council wouldn't delay the decision until work requested by Herts County Council (dismissed as "peripheral matters") was completed and consulted upon

We discussed this today including your points below, and given the fundamental objection on GB grounds we wouldn't be holding off from Committee to allow for the other more peripheral matters to be responded to further before determining – if the fundamental issue could be addressed it may be different. We also noted our published approach to such matters – which can be found online, 4th bullet point on No. 4 on this web page: <https://www.stalbans.gov.uk/what-happens-your-application>

Email from Planning Officers to McPartland Planning Limited 10th March 2022, 08:12

Claiming that the Site has been directly compared with other sites such as Oaklands Lane, Bullens Green Lane, and Harpenden Road

Yes the fundamental concern is the proposal for up to 330 houses on this relatively open Green Belt site, which performs better in terms of the purposes of the Green Belt than other sites where housing has been approved. There would be more set out in the report but this is yet to be finalised, and after it's drafted it would be reviewed and changed before being published and shareable.