

From: Samuel Bampton [REDACTED]
Sent: Friday, April 19, 2024 10:27 AM
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>; Hannah Wallis [REDACTED]
Subject: RE: S62A/2024/0032 Land to the west of Mill Lane, Hatfield Heath

Dear Leanne,

I write following the Inspectors interim comments:

Heritage:

My colleague Hannah, has sent through plans addressing these comments, however, if additional information is still required it is considered that this can be secured by condition as was proposed with the previous application, see condition 8 listed in the officers report attached. As noted in the supporting planning statement UTT/22/1261/FUL, was recommended for approval by UDC officers but overturned by the committee. The heritage benefits for both schemes are the same and weight should be given accordingly.

It should also be noted that UDC have recently approved UTT/23/1688/FUL, which relates to the northern part of the POW Camp 116, which is in different ownership to the application site. This approved permission proposes the demolition of all but one of the prisoners accommodation and it should be noted that the Conservation Officers comments in relation to that application assumed the application on the southern part of the site would be approved, which is included at condition 6 of the decision notice:

*“The Heritage Strategy should include the following details:
o Takes into account current proposals for development of the southern part of the former camp (UTT/22/1261/FUL) and mitigation measures being proposed in that case (including the retention, re-use and adaptation of buildings).”*

The approval of UTT/23/1688/FUL is therefore material to the determination of this application as it has significantly changed both the heritage and green belt context by replacing all but one of the existing prisoners’ buildings with large modern commercial buildings that are up to 50% taller, and more bulky than the existing, which has changed the transition from the Green Belt into the village. Enclosing the remaining POW 116 Camp between the village and the commercial site.

Highways:

It is noted that Highways have issued a holding objection because unfortunately some of the information previously provided to them was not uploaded with this application. This information has now been resubmitted to ECC directly and to the case officer. ECCs previous response to the proposals for the site relating to UTT/22/1261/FUL is attached to this email, confirming they had no objection subject to conditions, which the applicant is agreeable to. We believe that given the proposals have not changed in this regard that ECC can withdraw their objection in due course.

Conditions:

21 A lighting strategy has been provided with the application, so we don’t consider this condition is required.

23 In order to conserve the non designated heritage assets it is not practical for the units proposed to be restored and converted to achieve M4 (2), due to requirements to increase door sizes, level thresholds etc. As demonstrated by the plans sent through by my colleague Hannah, we can achieve M4 (1) on all the conversion units and M4 (2) on the new build. We therefore request that the condition is amended to reflect this.

Planning Obligations:

The only obligations requested by the LPA relate to monitoring, their legal fees and a financial contribution in relation to affordable housing. The applicant is prepared to consider an appropriate contribution but given the site is non designated heritage assets, as recognised by the previous inspector, it is likely that this will be complicated to agree and is likely to be limited given the costs associated with their restoration. It is therefore considered to be more appropriate that the section 106 is secured via a Grampian condition, so that these negotiations with the Council can be undertaken only if the Inspector is minded to grant approval avoiding substantial upfront cost for the applicant and council that would further compromised the viability of the scheme.

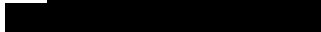
I trust this is all clear and if the Inspector has any further questions we will be happy to address these at the hearing.

Kind regards
Samuel Bampton



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