

Agenda Item 25/046 (a) – Email received on 4th June 2025 from North Herts Council Planning Department.

Hi Danielle

I hope you are well.

You may know that Members resolved to grant planning permission for this development earlier in the year. We have begun to work on drafting a Section 106 with the developer. There are two additional issues which we did not previously discuss which we would like the parish council's consideration on. These are set out below.

Allotments

As part of the development, the developer will lay out 0.6ha of allotment space adjacent to the northern boundary south of the cricket club pitch. This will be to the National Allotment Society Standards as set out in the publication "21ST CENTURY ALLOTMENTS IN NEW DEVELOPMENTS - Practical, design-led and policy-based guidance for planners and developers who are looking to include allotments in new developments" - <https://thenas.org.uk/uploads/NAS%20Development%20Brochure%202023%20LR.pdf>). As you know, the application site falls within Graveley parish and it is normal practice to offer these facilities to parish council in the first instance. I would be grateful to understand whether this is something which the parish council would be interested in taking on the responsibility for?

Sports facilities

The site will generate need for new sports facilities both indoor and outdoor. The developer has committed to providing financial contributions for these and now the district council is exploring where this need can be best met. The starting point for this is Graveley village. I understand that there is likely to be a range of sports clubs and activities already in the village and the parish council may be only providing spaces (indoor and outdoor) for clubs to operate from. It would be useful to know in the first instance the specific local sports clubs active in the village, what spaces they use and whether you are aware of any shortfall in provision of space (pitches, courts) or facilities (changing etc) for these. If you would like to know more general information about what the developer has agreed to, you can read the officer report presented to Members – page 61 onwards deals with 'Sports and play facility impacts' (see link here - <https://democracy.north-herts.gov.uk/ieListDocuments.aspx?CId=151&MIId=3590&Ver=4>)

If you would like clarification on any matters or have any questions, please get in touch.