

[REDACTED]

Please see Action Sheet

Kind Regards



[REDACTED]

Dear Simon,

I write with an update on the outstanding matters.

Sequential Test / FRA update

Attached is a revised site specific FRA from Ramboll which now incorporates a sequential site appraisal (the Sequential Test) that is based on the geographical area of search agreed between parties, and appropriate guidance. You will see that this is passed. Further, as previously concluded by Ramboll it remains evident the site is in any event also acceptable from a present and future flood risk perspective.

Highways

We have been endeavouring to keep you up to date on negotiations with the LHA. For your records please see attached documents (departures from standard information) supplied to the LHA at the beginning of this week by Highgate Transportation. We are given to understand that all of WSCC's points have been met and that they are now in a position to confirm 'no objection' to the scheme. You will of course wish to prompt them and verify this if you haven't already heard back from them.

'S106'

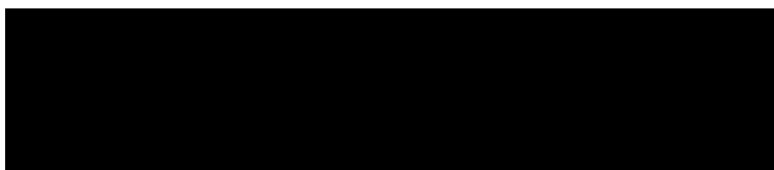
Further to our discussion earlier this week please note that a Unilateral Undertaking has now been finalised by James Smith at JS Planning Law through discussions with ADC and WSCC and that this was today being circulated for engrossment. This should be with you tomorrow and I will keep you updated.

On another point entirely if you aren't already aware the 2019 Housing Delivery Test results rather 'snuck out' from MHCLG today. You can see these here; <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

We have already set out in the Planning Statement (including at section 6.2.1 and elsewhere) our views in respect of the housing supply position in ADC. The 2019 results are material to the determination of this application as it shows a marked deterioration from the 2018 measurements (which have fallen from 91% in 2018 to 68% today) and result in the automatic application of a "buffer" to be applied to the supply position. We believe therefore there is increasing urgency for the Council to expedite permissions on acceptable and sustainable sites like this one.

Taking all of the above into account I trust we have delivered on the actions agreed last week in our discussion and that this puts you in a position to finalise your report so that this application may be included onto the March planning committee agenda. If you need to discuss any of the above (and I would appreciate a quick catchup on the phone tomorrow anyway so that I can update my client) I will be available throughout most of the day tomorrow on my mobile.

Kind regards,



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