

From: xxxxxxxxxx

Sent: 11 August 2026 09:40

To: graham lee <graham.lee@ashwell.gov.uk>

Subject: Townsend Meadow, Ashwell (Planning App: 19/00455/FP)

Dear Graham

Further to my previous email dated 05/06/2026 I write with an update regarding case reference 21/00182/1BOC.

Working with Christella Menson, Conservation & Planning Enforcement Team Leader, we have been looking into the options to resolve matters relating to the pedestrian footway that has not been implemented adjacent to the Townsend Meadow development.

External legal advice was sought and advice received states that Clause 3.1.1)ii) of the S278 agreement requires GPS Estates Ltd. To commence works within 3 months of the agreement. Paragraph 9 of Schedule 2 requires the works to be completed within 3 months of commencement, and prior to occupation of any dwellings.

It appears that GPS Estates Ltd. Are in breach of the S278 obligations, and Hertfordshire County Council is entitled to carry out the works in default.

North Herts Planning Enforcement considered serving a Breach of Condition Notice requiring works to be completed; however, one of the legal requirements for such a Notice is to include a timeframe that is realistic and reasonable to achieve. We are unable to prescribe a timeframe due to the process requiring HCC approval of a further S278 agreement and approval of plans. In addition, the location of the pedestrian footway is not within the developer's control. The option of considering an Injunction has also been considered, however, it is understood that the units are already fully occupied which weakens leverage.

As a result, we have followed legal advice and conclude that HCC is best placed to act on this matter. We have now referred this matter back to HCC and our investigation is now closed.

Kind regards

xxxxxx



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