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COPIES FOR FILE AND HERTFORDSHIRE COUNTY COUNCIL ONLY.

TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref No. 4/1029/96

Fairclough Homes Ltd  
Fairclough House  
Church Street  
Ware  
HERTS

Ian Barnett  
59 Ditchfield Road  
Hoddesdon  
Herts  
EN11 9HS

DEVELOPMENT ADDRESS AND DESCRIPTION

=====  
(Rear of) 186-264 Belswains Lane, Hemel Hempstead, Herts

ERECTION OF 4 NO.1 BEDROOM FLATS, 6 NO. 2 BEDROOM HOUSES, 3 NO 3 BEDROOM HOUSES,  
2 NO. 4 BEDROOM HOUSES TOGETHER WITH ASSOCIATED PARKING PURSUANT TO PLANNING  
PERMISSION 4/1077/940L

This application for *the approval of details or reserved matters* dated 09.08.1996  
and received on 12.08.1996 was WITHDRAWN on 31.10.1996.

Director of Planning

# Fairclough Homes

Hertfordshire Region  
Fairclough Homes Limited  
Fairclough House, Church Street, Ware, Hertfordshire SG12 9EF  
Telephone: (01920) 463090, Fax: (01920) 460202

*Our Ref: AMFIPO*

*30th October 1996*

**Paul Newton Esq  
Dacorum Borough Council  
Civic Centre  
Marlows  
Hemel Hempstead  
Herts  
HP1 1HH**

*Dear Mr Newton*

**Re: Social Housing Land - Belswains Lane, Hemel Hempstead**

*This land was purchased by Fairclough Homes from Charela Holdings Ltd in March 1996 at £3,200,000.*

*The contamination and social housing provisions of the existing S106 agreement were taken into account in our offer.*

*Each of the 4.53 privately developable acres was thus valued at £706,402.*

*In accordance with the S106 agreement, an acre of developable land has been offered to Jephson Housing Association at 60% of open market value ie: £424,000.*

*The Housing Association, through their agent Paul Jolley, asked us to reduce the land figure by £9000 to £415,000 to accord with their District Valuers valuation, and this we did.*

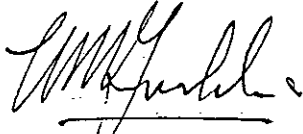
*Formal offers from Fairclough Homes to the Housing Association have been made on various basis since April 1996, but to no avail.*

*We have been asked by Hightown Housing Association why the mix and numbers of social housing units was reduced from 21 to 15 and I confirm, once more, that this was not a Fairclough decision and enclose a copy of Jephson's agents letter of 28th March 1996 which explains the position.*

*You will also note that we were specifically requested not to entertain approaches from alternative housing associations, as this was "causing annoyance" to Jephson and your Council, and that Jephson had the allocation for this site.*

*In light of the Associations inability to proceed and uncertainty as to their own requirement, I am today withdrawing the social housing planning application that they asked us earlier to make.*

*Yours faithfully*

A handwritten signature in dark ink, appearing to read 'A. M. Franklin', written over a horizontal line.

**Andrew M. Franklin**  
**Regional Land Director**

CC. *Simon Browne*  
*Ian Weinberg*



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