

Hemingfords Action Group Update Report at 23rd October 2022

We appreciate it is some time since we distributed an update report. We have prepared the following which incorporates a summary of the substantial progress we have made. We do not believe there is anything to be gained by holding a further public meeting currently but rest assured we will keep you informed of any further significant developments

Our primary concern this year has been to maintain a very comprehensive watching brief regarding the use of the Golf Club, Range and Astro Turf site and to monitor all associated developments

There is nothing to indicate that the original plan proposed by Mick George Limited ('MGL') to create the largest Waste and Recycling Centre in Eastern England has progressed beyond the initial intent outlined at presentations given to the Hemingfords by MGL in 2017. The professional advice we commissioned together with our own endeavours on your behalf have made it abundantly clear to all concerned that those proposals (and submissions by MGL and their advisors in support) failed to comply with land designations and planning considerations – including those relating to highways.

We thought it would be appropriate to briefly recap what has been achieved

ASTRO-TURF SITE – Withdrawn Planning Application Reference FMW/072/19

We raised comprehensive objections to the application made by MGL to hugely extend activities and the application was subsequently withdrawn. We are recently advised by CCC that since the withdrawal *'they are not aware of any new planning applications being received for this site or any pre-application requests being made'*

We continue to be concerned that the planning conditions laid down in the original year 2000 grant (for very small scale activities) are not being complied with and are very grateful for the effort invested by HAPC in pursuing Environment Agency in this regard. There has been some tidying up - a consequence being that the historic height limitations are being further exceeded

We secured changes to the new Waste and Minerals Plan so that attempts to expand existing sites such as this are significantly constrained.

HEMINGFORD GOLF CLUB

The site is not included in the list of sites included in the new Waste and Minerals Plan. It is very rare for a new site to be added until the next plan is created some 10-12 years hence

We have submitted the opinion we obtained from James Pereira KC that the site was 'Greenfield' to both HDC and CCC. HDC confirmed at a meeting we had with senior officers that 'they would never allow development on a Greenfield site' and they respected learned counsels opinion.

HEMINGFORD ABBOTS GOLF RANGE, SHOP & CONFERENCE CENTRE

This is leased by American Golf from the owner (Trust relating to Mick George family). The Range and shop are successful but we now established initial the term of the lease as 10 years from August 2020 (ie until August 2030) with options to renew

HEMINGFORD GOLF CLUB CAR PARK

The Car Park remains empty but the road boundary has been moved inwards to create a wider access to the Astro Turf Site. No planning permission has been sought. The previous Club House is being used residentially without a change to Planning having been submitted by MGL

OTHER MATTERS

The plans we commissioned for the Golf Range and Club to be developed as a major recreational facility remain relevant but have not been progressed

We continue to believe this is a matter for the future

WEB SITE

At this stage we will maintain our website but do not intend to spend funds on any major changes

COMMUNICATION

We will hold a Public Meeting in the event of any significant development but will send update reports such as this at six monthly intervals.

We update HA and HG Parish Councils at their respective meetings and we would like to thank them and our District and County Council representatives for all their help and support. Similarly we are grateful to Messrs Circuit Solutions who own the buildings they occupy on the complex.

Very best wishes to you all

Iain Muspratt ,Chair – for The Hemingfords Action Group