

## The Conservators of Therfield Heath and Greens

The Therfield Regulation Trust  
c/o Royston Golf Club, Baldock Rd, Royston, SG8 5BG  
Registered Charity No. 277881  
Chair: Clive Hall



Date: Friday, 27 June 2025

**By email only**

**To Planning Control**

[planning.control@north-herts.gov.uk](mailto:planning.control@north-herts.gov.uk)

And Vicky.Woods@north-herts.gov.uk

Dear Sirs

**Planning Application : 25/01362/FPH**

**Address : The Homestead, Rooks Nest Lane, Therfield, Royston, Hertfordshire, SG8 9RA**

Thank you for your consultation letter dated 4 June regarding the above with a deadline date for responses of today, 27 June 2025.

I am the Clerk to the Conservators of Therfield Heath and Clerk to the Trustees of the Therfield Regulation Trust and this letter is written on behalf of all Conservators and Trustees.

Whilst we are neutral on the extension/infill etc as listed within the application we must write to make sure that there will be sufficient controls and monitoring to ensure that the registered Common Land in this area is accessible (throughout the build) and remains unenclosed grassland at the end of the build.

### **Common Land in title HD417716**

We are the legal owners of all the Common Land in title HD417716 a copy of which we enclose for ease of reference. In relation to our own Common Land we need to ensure that our byelaws are respected and that there is no use of the Common Land other than for Common Land purposes. We request the following condition.

#### **Requested Planning Condition:**

*No materials, debris, pollutants, vehicles or machinery associated with this development site shall be stored or used within or leached into the Common Land at this development site.*

Adding, and following, this planning condition will ensure that there is no breach of our byelaws which operate across all of our Common Land holding including this land. It is particularly important with respect to trade vans and loading/off loading etc which must be done on within the site and not on the Common Land.

### **Other Common Land within CL114**

The relevant area of common land registered with Hertfordshire County Council as the Commons Registration Authority (namely that registered as CL114) is as shown on the attached map.

Although we are not the owners of the strip of Common Land immediately in front of the Homestead – and the smaller parcel beyond the bridge - we wish to ensure that it is likewise covered by the above Planning Condition as it is Common Land also.

We appreciate that the plan supplied has clearly excluded this land from the site (see site plan) but again when you add the condition you will be aware that the grassland there must also remain available Common Land during and after the build (and if not, the relevant s38 application may be needed).

Please can you consider this letter and make the relevant planning conditions to ensure protection of the Common Land.

If I can assist you further please let me know.

Your sincerely,

A black rectangular box redacting the signature of Carol Fossick.

Carol Fossick  
Clerk to the Conservators of Therfield Heath  
Clerk to the Trustees of the Therfield Regulation Trust

Encl:

1. HMLR title plan for our Common Land at Chapel Green
2. Hertfordshire County Council map of Common Land CL114
3. Site plan which has correctly excluded the Common Land from the build site