

Therfield Parish Council



Parish Clerk Sarah Wylie
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Chairman Andy Osbourne

Monday 10th December 2024.
By email.

Planning Consultation 24/02606/FP at Land West Of Tuthill House Kelshall Tops Therfield Hertfordshire

Dear Sirs,

This site has already been rejected for development on multiple occasions and the unsuitability and unsustainability of development on this site has been recognised by both Planning officers and Committee alike.

It was also rejected by the Planning Inspectorate on 24th February this year.

The site was considered for, but rejected from inclusion as a development site in the Local Plan. It is outside the development limits of the village in a sensitive position at the top of a ridge and its development would result in ribbon development of the village along Kelshall Road within the 60mph derestricted area.

This application for development in the Rural Area beyond the Green Belt now falls to be determined squarely in accordance with Policy CGB1. The proposed scheme does not satisfy any of the criteria for development specified in that policy and should not therefore be permitted. This greenfield site is obviously still not on the Local Plan and to ignore the Plan's clear terms and approve a development which is contrary to its new policies and which will actually cause harm would be clearly irresponsible and potentially unlawful.

These proposals do not properly take into account the terms of and surrounding circumstances relating to the existing s106 Agreement, which precludes this development, and the legal limitations on its variation. We continue to object to any purported release or waiver of these covenants, or any action having functionally the same effect.

This is not Previously Developed Land (a brownfield site). Previous Planning officers have been very careful not to characterise this land as a brownfield site, because it is not.

Due to all of these factors remaining the same as all of the previous submissions, the Parish Council strongly opposes this latest application and urges NHDC to continue to refuse it.

Yours sincerely,

Andy Osbourne
Chair
Therfield Parish Council