

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



THERFIELD
HEATH
& GREENS

Date : Friday, 24 July 2026

By Email only to anne.mcdonald@north-herts.gov.uk
AND planning.control@north-herts.gov.uk
And uploaded to Appeal database

Dear Anne MacDonald

Original Planning Ref **25/02547/FP**
New Inquiry Appeal **6011 739**
Residential development of 36 dwellings (Land to the South And East Of Senuna Park Station Road Ashwell).

The Conservators of Therfield Heath and Greens have been made aware of the Appeal made by the developer in respect of the refusal to grant planning permission in planning application 25/02547/FP.

1. We **do not** have any comments in respect of the merits of the appeal.
2. We **do have comments** in respect of the wording of the Universal Undertaking dated 19 June 2026 which has finally been uploaded onto the Planning Portal this week. We wish the full wording of our request, or a suitably agreed alternative, to be used.

Wording for our monetary request

On 13 April 2026 the Conservators of Therfield Heath and Greens sent in a request for s106 monies in respect of planning application 25/02547/FP. That request was 2 short paragraphs which I set out below in their entirety (as per the 13 April letter).

*“The developer commits to pay £680 (**plus indexation**) per dwelling in this development, for the “Signage and Web initiative (Greens)” via a s106. Payment to be made in full when development commences.*

If the development is delayed, or this initiative does not proceed, or too much time passes such that payment can no longer be linked to the initiative, then the same amount of S106 will go into the unallocated “Management Measures” fund to be assigned to another initiative via the NHC / NE process and / or to continue to fund the Warden roles as described in the strategy document.

The second paragraph is missing entirely from the signed Universal Undertaking and as such North Hertfordshire Council’s negotiating team have failed to give full effect to the request which the Conservators of Therfield Heath and Greens made.

This matter has already been delayed; is now in a planning appeal and the timing of the build (commencement) remains uncertain.

We are grateful that you have put the payment obligation to be prior to commencement as these funds are very badly needed.

2.3 To pay the Habitat Contribution to the Council prior to the commencement of the Development; and

However given the risk of further delay it is therefore highly important that valuable s106 funds have both a purpose and fall back. North Hertfordshire Council's negotiating team has given us only one which is shown below from the signed Universal Undertaking.

"Habitat Contribution"	means the sum of £24,480 (twenty four thousand four hundred and eighty pounds) towards the signage and web initiative referred to in the Therfield Heath SSSI Mitigation Strategy, Therfield Heath Nature Reserve, Baldock Road, Royston;
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The suggestion of the Conservators of Therfield Heath and Greens was that there be a second more general use for the funding being to 'top up' the general management measures is a valid alternative. The signage and website project has also been raised as a potential project in other s106 requests and the Conservators of Therfield Heath and Greens await seeing which planning project comes into being first. However the funds are not needed twice.

The alternative is an equal and valid project as the Therfield Heath SSSI mitigation strategy made clear at 5.2.2

*"The provision of wardening on the Heath has been identified as **a key measure** by Natural England, the Conservators and workshop participants. **Wardens are a feature of mitigation programmes** in other areas of the country such as the Thames Basin Heaths and the protected coastal environments of Suffolk. In these and other examples, wardens form a small mobile team who spend most of their time on site talking to visitors, influencing behaviour and helping to increase peoples'*

Amendment we wish from this Planning Appeal in the Universal Undertaking

Currently	Amended/Preferred version
<i>means the sum of £24,480 (twenty four thousand four hundred and eight pounds) towards the signage and web initiative referred to in the Therfield Heath SSSI Mitigation Strategy, Therfield Heath Nature Reserve Baldock Road, Royston;</i>	<i>means the sum of £24,480 (twenty four thousand four hundred and eight pounds) towards the signage and web initiative referred to in the Therfield Heath SSSI Mitigation Strategy, <u>or the same funding to be paid into the "Management Measures" fund to be assigned to another initiative or to continue to fund the</u></i>

	<i>Warden roles at Therfield Heath Nature Reserve Baldock Road, Royston;</i> <u>(underline shows the minor change requested)</u>
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Conclusion

We are grateful that the Therfield Heath SSSI mitigation strategy is being correctly implemented as a material planning consideration. We are appreciative of the correct level of contribution.

However, the Conservators of Therfield Heath and Greens wish the Universal Undertaking to be amended in the manner shown, or in some other suitable manner to procure the same or a materially similar result.

I wish this letter to be placed forthwith onto the public planning portal for this appeal

Your sincerely,



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