

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:
Savills

Applicant:
David & Sally Tait

PARTICULARS OF DEVELOPMENT

Application: 25/00886/FP

Proposal: Erection of 14 dwellings and associated infrastructure.
(Amended plans received 22/12/25 and 13/05/26).

Location: Reed House, Jacksons Lane, Reed, Royston, Hertfordshire,
SG8 8AB

Plan Nos: S1017-PL01.P.2 S1017-PL10.P1.2 S1017-PL22.P5 S1017-
PL25.P3 S1017-PL30.P2 S1017-PL35.P1 S1017-PL36.P1
S1017-PL37.P1 S1017-PL38.P2 S1017-PL39.P2 S1017-
PL40.P1 S1017-PL41.P2 S1017-PL42.P2 S1017-PL43.P2
S1017-PL44.P2 S1017-PL45.P2 S1017-PL46.P2 S1017-
PL26.P2 KMC25088_TR01 KMC25088_TR02 4703-1revA-
A0SHEET1 4703-1revA-A0SHEET2 2901-LLA-ZZ-ZZ-DR-L-
0001 P02 S1017-PL23.P3

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 20 June 2025.

1. The site is not an allocated housing site within the adopted North Hertfordshire Local Plan and the area where the houses are proposed is outside of the category 'A' settlement boundary of Reed within the Rural Area beyond the Green Belt. The proposed development would detract from the open and rural character of the site and this, together with its inappropriate scale and urbanising effect, would have an adverse effect upon the character and appearance of the

surrounding area. Therefore, the development would conflict with policies SP1, SP2, SP5, SP9, CGB1 and D1 of the North Hertfordshire Local Plan 2011 - 2031 and Section 12 of the National Planning Policy Framework.

2. The key character of Reed Conservation Area (RCA) is its openness and is identified as making a great contribution to the significance of RCA at 6.8 of the submitted Heritage Statement. There is no suburban quality to the area, instead houses and farms are mostly scattered along the various country lanes with space between properties. The village is highly rural with a strong countryside setting. The development of 14 dwellings would appear significantly denser than the neighbouring plots on Jackson's Lane which comprise detached and semi-detached houses on large plots, generally with substantial spacing between. The application site does not form part of the agricultural setting to the RCA, however, this garden area is 'open space' adjacent to the RCA which acts as a buffer between the RCA and the arable farmland to the north of The Joint. The lack of built form on this hinterland behind Reed House reinforces the linear built form along Jackson's Lane and Crow Lane, thus maintaining the character and appearance of the RCA. By reason of layout and density together with the 'green', driveways, access road and other features, the development would create an overtly suburban environment alien to this undeveloped site detracting from the setting and impairing the significance of the RCA. The development would not be sympathetic to local character and history, including the surrounding built environment (para 135c) or would make a positive contribution to local character and distinctiveness (para 210). The proposal fails to satisfy the aims of paragraph 135c) and Section 16 of the NPPF and the aims of Policy HE1 of the North Hertfordshire Local Plan 2011-2031. The degree of harm is considered moderate on the less than substantial harm continuum and any perceived public benefits are such that these are not considered to outweigh the heritage harm.
3. In the absence of a completed S106 Legal Agreement or Unilateral Undertaking the proposal fails to mitigate its direct impacts and does not satisfy the requirements of Policy SP7 of the North Hertfordshire Local Plan 2011 to 2031. Therefore, the applicant has failed to demonstrate that the proposed development would not lead to an unacceptable burden on existing local infrastructure, contrary to the objectives of the National Planning Policy Framework and the Local Plan.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through early engagement with the applicant at the pre-application stage. This positive advice has however been ignored and therefore the Council remains of the view that the proposal is unacceptable. Since the Council attempted to find solutions, the requirements of the Framework (paragraph 38) have been met and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 9 June 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>.

NOTES

- 1 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.