



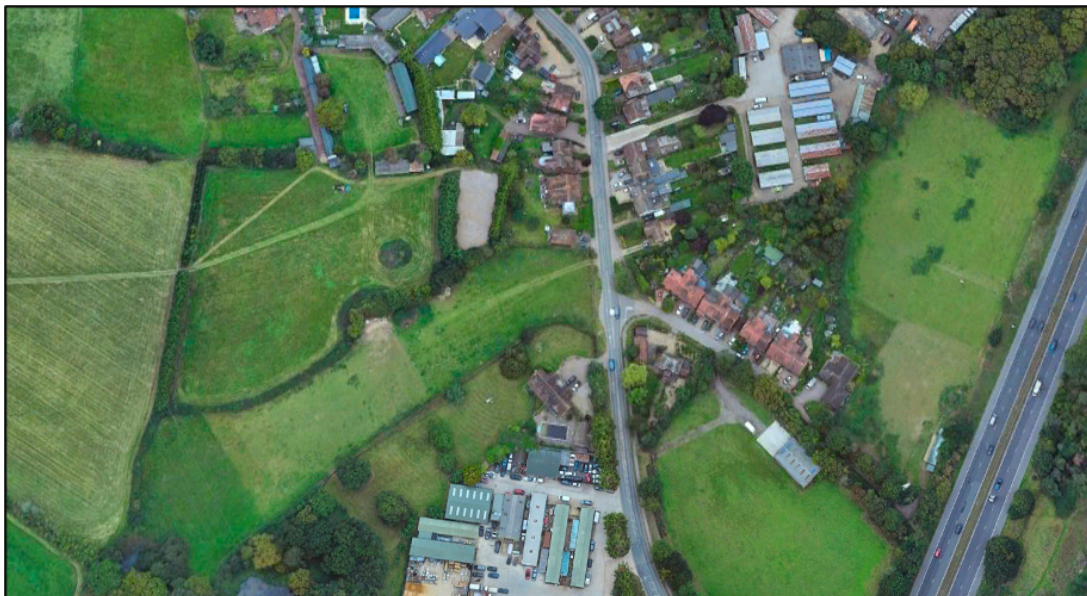
PLANNING & HERITAGE STATEMENT

Land Between Shangri-La and Todds Corner, Stevenage Road, Todds

Green, SG1 2JE

Job Ref: 24/100

Date: April 2025



Prepared by Tom Donovan BA (Hons), MA, MRTPI on behalf of

PETER GEORGE TOWN PLANNING



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Appendix 1: Written Response Pre-Application Ref. 24/02602/PRE

Appendix 2: Delegated Report Application Ref. 19/01925/FP

Appendix 3: Delegated Report Application Ref. 22/00311/FP

Appendix 4: Delegated Report Application Ref. 24/00196/OP

Appendix 5: Committee Report Application Ref. ref. 21/00971/FPM

Appendix 6: Appeal Decision Letter and Site Plan Appeal ref. APP/C1570/W/19/3241822

Appendix 7: Appeal Decision Letter and Site Plan Appeal ref. APP/R0660/W/18/3201548

Appendix 8: North Herts Council Five-Year Housing Land Supply Update (May 2024)



Section 1: Introduction & Background

- 1.1 Peter George Town Planning has been instructed by Mr Watts to prepare and make a planning application for the erection of a pair of detached dwellings on land between Shangri-La and Todds Corner, Stevenage Road, Todds Green.
- 1.2 The purpose of this statement is to set out the proposals, provide an analysis against relevant national and local planning policy and ultimately make the case as to why planning permission should be granted.

Background

- 1.3 A pre-application submission (ref. 24/02602/PRE) was made to the Council prior to the submission of this application. The response (attached as **Appendix 1**) was largely positive concluding that a scheme along the lines of that submitted would be considered acceptable in Green Belt policy terms, and that the proposals were otherwise likely to be acceptable subject to consultation with relevant consultees.



Section 2: Analysis of the Site and Surroundings

- 2.1 The application site is an undeveloped site situated within the heart of Todds Green, a small settlement situated at the edge of the Stevenage. Todds Green lies partly within North Hertfordshire and partly within Stevenage Borough. The site, together with other properties located to the west side of Stevenage Road lie within North Herts. The entire settlement is washed over by Green Belt, albeit it has a defined settlement core.



Figure 1 - Figure 1 - The Application Site

- 2.2 A shed and small stable are situated to the rear of the application red line boundary, with land falling within the red and blue lines being used as a horse paddock. The eastern (front) boundary of the site is demarcated by a post-and-rail fence and a small number of modest shrubs. The southern and northern boundaries of the site are largely defined by hedgerows



interspersed with some trees. The site has an existing vehicular access to its north-eastern corner.

- 2.3 The site lies between Todds Corner and Shangri-La, both reasonably large, detached dwellings built in an Edwardian style (Todds Corner of that period, Shangri-La a later development built in that style). Todds Corner has a detached double garage to its south side adjacent to the boundary. Shangri-La is set at a slight angle to the road, but its front elevation presents to the road.
- 2.4 The site is not within, nor does it lie within close proximity of a conservation area. The nearest listed building is the grade II listed ‘Thatched Cottage’ which is situated to the east of the site on the eastern side of Stevenage Road. The site does not lie within any defined archaeological areas.
- 2.5 The site is in Flood Zone 1 and is therefore considered to be at a low risk of flooding from fluvial sources. The site is not identified as being at any risk of surface water flooding.



Wider Context

- 2.6 In terms of the wider context, the site lies amongst existing residential properties within Todds Green. Todds Green is a small settlement to the north-west of Stevenage, a short distance to the west of the A1M. Residential properties line the road to both sides of Stevenage Road from Old Chantry Lane to Thatched Cottage on the northern side of the road, and to Shangri-La Farm to the south side, with few gaps in built form. Shangri-La Farm comprises a former farmyard complex turned industrial area which contains a host of industrial and business uses. It lies a short distance to the south of the site with Shangri-La house in between.
- 2.7 Todds Green has seen a great deal of recent development which has significantly increased its size. This includes the Franklin Park development of 135 dwellings to the south of Shangri-La Farm, a development of 17 houses at Courtlands Riding School, with a further 5 dwellings recently granted planning permission on land to the south of Chantry Farm.



Section 3: The Development Proposal

3.1 The proposed development can be described as follows:

“Erection of a pair of detached dwellings with access, private gardens, landscaping and area for biodiversity net gain.”

3.2 The proposals involve the erection of two detached dwellings between Todds Corner and Shangri-La. They would be situated on a consistent building line with existing properties fronting Stevenage Road and have been designed in order to have a character and scale in keeping with the ‘mock-Tudor’ Edwardian character that prevails. Indeed, it would appear that Todds Corner is among one of the earlier buildings in Todds Green and is referenced in the architectural approach.



Figure 2 - Indicative Street Scene

3.3 The proposed dwellings would be served by the existing vehicular access (proposed to be widened) with parking provided for at least three cars for



each dwelling. A gated access route would be retained to the paddock land to the rear; this would be situated between the proposed dwellings. Cycle storage for three bicycles is to be provided within each of the dwellings.

- 3.4 A bin store is proposed for each property, with a shared bin collection point identified to the front of the site. The proposed layout includes generous space for private gardens to each of the dwellings, with an area set aside for biodiversity net gain.
- 3.5 As detailed in the Sustainability & Energy Statement, the proposed development would be constructed with high energy and water efficiency standards. Indeed, the proposed development would achieve a 30% reduction in CO₂ emissions and a 35% reduction in energy demand above the requirements set in Building Regulations part L 2021. This is by incorporating a high level of thermal fabric performance and renewable heating & energy generation systems.



Section 4: Relevant Planning Policy

National Planning Policy Framework

- 4.1 The Government policies on different aspects of planning are set out in the National Planning Policy Framework 2024 (the Framework).
- 4.2 The relevant sections of the Framework are as follows:
- Section 2: Achieving sustainable development
 - Section 5: Delivering a sufficient supply of homes
 - Section 9: Promoting sustainable transport
 - Section 12: Achieving well-designed places
 - Section 13: Protecting Green Belt land
 - Section 14: Meeting the challenge of climate change, flooding and coastal change
 - Section 15: Conserving and enhancing the natural environment
 - Section 16: Conserving and enhancing the historic environment

Development Plan

- 4.3 Section 38(6) of the Planning Compulsory Purchase Act 2004 states that:

“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations dictate otherwise.”



4.4 The development plan context for the planning application is provided by:

- **North Hertfordshire Local Plan 2011-2031 (adopted November 2022)**

4.5 The following policies are considered relevant to the consideration of this application:

Strategic Policies

- Policy SP1: Sustainable Development in North Hertfordshire
- Policy SP2: Settlement Hierarchy and Spatial Distribution
- Policy SP5: Countryside and Green Belt
- Policy SP6: Sustainable Transport
- Policy SP9: Design & Sustainability
- Policy SP10: Healthy Communities
- Policy SP12: Green Infrastructure, Landscape and Biodiversity
- Policy SP13: Historic Environment

Development Management Policies

- Policy T1: Assessment of Transport Matters
- Policy T2: Parking
- Policy D1: Sustainable Design
- Policy D3: Protecting Living Conditions
- Policy NE2: Landscape
- Policy NE4: Biodiversity and Geological Sites
- Policy HE1: Designated Heritage Assets



Supplementary Planning Documents

- Vehicle Parking at New Development SPD September 2011
- Design SPD July 2011



Section 5: Planning Analysis

Key Issues

- 5.1 The key issue in the determination of any formal planning application is whether the proposed development would be inappropriate development in the Green Belt and, if so, whether this, and any other harm, would be outweighed by other considerations (i.e. very special circumstances).
- 5.2 These, and other material considerations are discussed in the following paragraphs.

Principle: Green Belt

Policy Background

- 5.3 Section 13 of the Framework contains policies pertinent to development within the Green Belt. Local Plan (LP) Policy SP5 largely defers to the provisions of the Framework.
- 5.4 Paragraph 154 of the Framework advises that, unless certain exceptions apply, the construction of new buildings should be regarded as inappropriate development in the Green Belt. Paragraph 155 of the



Framework introduces the concept of ‘grey belt’ setting out the circumstances by which development of such land may not be inappropriate development.

Whether Inappropriate: Limited Infilling in a Village

- 5.5 Paragraph 154 of the Framework states that: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. One exception to this is **e) limited infilling in a village**.
- 5.6 There are two components to the consideration of this matter: the first component is whether Todds Green qualifies as a village in this context; the second aspect, assuming that the first component is answered in the affirmative, is whether the proposed development would represent limited infilling.

Whether in a Village

- 5.7 Firstly, there is no definition of a ‘village’ in the Framework, or the LP. However, it is generally accepted that a hamlet or small cluster of dwellings could meet this definition. Indeed, the *Cambridge Dictionary* defines a village as “a group of houses and other buildings that is smaller than a town, usually in the countryside”.



5.8 Todds Green is a growing settlement comprised of 20th century housing set in a broadly linear form around Stevenage Road, with significant new housing to the south (135 homes, known as Franklin Park), and other new housing granted to the east side of Old Chantry Lane at Courtlands Riding School and to the south of Chantry Farm. Todds Green moreover includes a reasonably large industrial/ employment area at its southern end and a similar operation to the east side of Stevenage Road (Shangri-La Farm). Accordingly, given its size and characteristics, we consider that it qualifies as a ‘village’ insofar that it relates to the application of paragraph 154e of the Framework.

5.9 It is moreover important to note that in the determination of recent applications by both North Hertfordshire District and Stevenage Borough Councils. the issue of whether Todds Green could be considered a ‘village’ in connection with this exception has been discussed.

5.10 In respect to application ref. 19/01925/FP for the erection of a dwelling between Little Orchard and The Coach House, Stevenage Road, it was stated by the planning officer in his report (attached as **Appendix 2**) that: ***“I consider that Todds Green can be considered a village rather than a hamlet given the amount of dwellings and employment land / property located***



within it. The dwellings are concentrated within a small and almost continuously built up area along Stevenage Road and the application site, although towards the western end of the village is surrounded on almost all of its boundaries by residential development.”

5.11 This view was restated in the determination of application 22/00311/FP which was for a new iteration of the 2019 scheme (delegated report attached as **Appendix 3**).

5.12 In addition, Stevenage Borough Council have recently granted outline planning permission for five houses on a site to the south of Chantry Farm (ref. 24/00196/OP), immediately to the rear of properties to the north side of Stevenage Road. In relation to the issue of limited infilling, it was stated in the planning officers report (attached as **Appendix 4**) that: *“It was also considered to fall within the village of Todd’s Green, such that paragraph 154(e) also applied. Further to this, it also has to be acknowledged that the village itself has also been substantively extended to the south by the Franklin Park development, which is a residential development of 135 homes. Therefore, it too should be considered to fall within the village and with only five dwelling proposed, it would fall within the definition of “limited infilling”.*



5.13 This was further to a consent granted for 17 houses at the site of the former Courtlands Riding School to the east side of Old Chantry Lane (application ref. 21/00971/FPM). Whilst granted primarily on the basis that it involved the redevelopment of previously developed land; it was set out in the committee report (attached as **Appendix 5**) that “... *it can be argued that the site falls within the "defined village of Todds Green" which is washed over by Green Belt. The supporting text to this policy states that there are exceptions to building in the Green Belt, which includes limited infilling in villages...*”.

5.14 Accordingly, it does not therefore appear to be in dispute that Todds Green is a village for the purposes of the consideration of the proposal against paragraph 149e. We should now consider the second component of the exception which is whether the proposal would be limited infilling.

Whether Limited Infilling

5.15 The term ‘infilling’ is also not defined within the Framework or the LP. However, a commonly held and widely used definition of ‘infilling’ is to fill a gap between buildings in an otherwise built-up frontage, often with a single dwelling.



- 5.16 However, whilst this proposal is for two dwellings, it is well established that limited infilling does not necessarily restrict development to one dwelling and that, where circumstances allow, development of even five (or more) dwellings could represent limited infilling. Indeed, case law (Wood vs Secretary of State for Communities and Local Government [2014] EHC 683 (Admin)) establishes that the physical circumstances of a site and its relationship to a settlement are relevant in considering whether a site should be deemed infill.
- 5.17 The site is an undeveloped parcel of land situated between Shangri-La and Todds Corner; both fairly substantial detached, two-storey dwellings fronting Stevenage Road. Todds Corner has a large, detached double garage situated to the south of the house adjacent to the boundary with the site.
- 5.18 The proposal is for two dwellings of a broadly similar size and scale to the immediately adjacent dwellings and is proposed to be positioned in a manner consistent with the layout of these properties as they address Stevenage Road. Accordingly, there would be a clear sense of the proposed dwellings plugging a gap within what is an otherwise built-up frontage along this part of Stevenage Road.



5.19 Regarding the number of dwellings, as touched on above, case law exists confirming that, to constitute limited infilling, it is possible for the development to involve more than one dwelling. Indeed, there are a number of examples of allowed appeals where Inspectors have permitted schemes under this exception. These include:

Land Between Green Corners and Silver Birch dwellings, Latchmore Bank, Little Hallingbury (Appeal ref. APP/C1570/W/19/3241822) (Appeal Decision Letter and Site Plan attached as **Appendix 6**)

5.20 The key takeaway from this appeal decision was the inspector's conclusion that the term 'limited' does not restrict development to one dwelling. In this case, five dwellings were proposed, and the inspector considered that such ***"is neither a large nor unlimited number such that it can be reasonably interpreted as limited"***.

Land adjoining Coppice Road, Higher Poynton, Stockport (Appeal ref. APP/R0660/W/18/3201548) (Appeal Decision Letter and Site Plan attached as **Appendix 7**)

5.21 This appeal decision confirms that limited infilling could involve the erection of two dwellings and is therefore not limited to one. Secondly, consideration was given by the inspector to the characteristics of the site



and the degree to which the proposed development would relate to and align with this prevailing character and urban grain. That the size of the gap between the existing dwellings was ‘notable’, this did not stop the Inspector from concluding that the proposals represented limited infilling.

- 5.22 There is moreover a case already mentioned and recently approved by Stevenage Borough Council for five detached dwellings at Land to South of Chantry Farm, Old Chantry Lane, Todds Green (ref. 24/00196/OP). As mentioned above, this was approved on the basis that it was considered that the erection of five dwellings would be a sufficiently limited number of dwellings to accord with the exception.

Summary

- 5.23 In light of the above, it is the applicant’s view that the proposed development would represent limited infilling in a village in compliance with the exception at paragraph 154(e) of the Framework. Accordingly, the proposals would not be inappropriate development in the Green Belt and, as a result, there is no need to consider its impact on the openness.



Whether Inappropriate: Grey Belt

5.24 Paragraph 155 of the Framework states that, the development of homes in the Green Belt on ‘grey belt’ land should also not be regarded as inappropriate development subject to compliance with a specific set of criteria.

5.25 ‘Grey belt’ is defined in the glossary to the Framework as follows:

“For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.”

5.26 The question is therefore whether the site **strongly contributes** to functions a, b or d of the Green Belt purposes. An assessment of this in respect to each component is set out below.



Contribution to Purpose A

- 5.27 The Planning Practice Guidance (PPG) has recently been updated, and this makes it clear that purpose A of the Green Belt relates to the sprawl of large built-up areas confirming that a village. should not be considered a large built-up area. Accordingly, given that the site lies within the village/hamlet of Todds Green the site makes **no contribution to purpose A** of the Green Belt purposes.

Contribution to Purpose B

- 5.28 The PPG confirms that purpose B is only relevant where it involves the coalescence of towns. Accordingly, given that Todds Green is a village/hamlet, the site makes no contribution to preventing neighbouring towns merging. Moreover, the site is situated within the centre of the village and plays no role in preventing the coalescence of neighbouring settlements in any event. Accordingly, the site makes **no contribution to purpose B** of the Green Belt purposes.

Contribution to Purpose D

- 5.29 The PPG clarifies that purpose D is intended to relate solely to the preservation of the setting of historic towns, not villages. Accordingly,



given that Todds Green is a village/hamlet and not a town, the site makes **no contribution to purpose D** of the Green Belt purposes.

'Grey Belt' Summary

- 5.30 For the reasons discussed above, it is considered that the site meets the definition of 'grey belt' as it does not contribute strongly to functions a, b or d of the Green Belt purposes.

Compliance with Paragraph 155

- 5.31 It is now necessary to consider Paragraph 155 of the Framework which states that:

“The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;***
- b. There is a demonstrable unmet need for the type of development proposed;***
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and***



d. Where applicable the development proposed meets the ‘Golden Rules’ requirements set out in paragraphs 156-157 below.”

5.32 Each point is addressed below.

a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

5.33 In terms of the first part of this criterion, the application site meets the definition of grey belt land for the reasons discussed above.

5.34 Regarding the second part of this criterion, the PPG provides guidance regarding the consideration of the impact of releasing or developing grey belt sites on the remaining Green Belt in the plan area to be assessed. This states that:

“In reaching this judgement, authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.”



- 5.35 The site comprises a relatively small parcel of land between existing houses within the heart of the village. Given the degree to which it is surrounded by existing built development and its relative degree of containment, its contribution to the openness or purposes of the Green Belt is minor.
- 5.36 The site is moreover a very small component part of the District's Green Belt which covers approximately 38% of its entire administrative area. Accordingly, its development would have no impact on the ability remaining Green Belt across the area of the Plan from serving its functions as intended.
- 5.37 Accordingly, if developed as proposed, the impact on the strategic Green Belt within the district would be negligible. In those terms, the proposed would not fundamentally undermine the purposes of the remaining Green Belt across the area of the Plan and would not affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.



b. There is a demonstrable unmet need for the type of development proposed;

5.38 The Council's Five-Year Housing Land Supply Update (May 2024) (attached as **Appendix 8**) sets out that the Council are currently only able to demonstrate a 3.9-year supply of land for housing. Accordingly, there is a demonstrable unmet need for new housing development.

c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and

5.39 The proposed development is located in a central location within the village, with local services accessible by foot, bicycle and public transport options. The site is therefore in a sustainable location with respect to paragraphs 110 and 115 of the Framework.

d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

5.40 Not applicable: Development is not major development.

Summary

5.41 As discussed above, it is considered that the proposed development meets the definition of grey belt land and is moreover in full accordance with the



requirements of Paragraph 155 of the revised Framework. Accordingly, it should **not be regarded as inappropriate development** in the Green Belt.

Green Belt Summary

5.42 As discussed in the foregoing, it is considered that the proposed development would not be inappropriate development in the Green Belt on two accounts: firstly, that it would be limited infilling in a village, and secondly, that it would involve the development of grey belt land in compliance with Paragraph 155. Accordingly, as the proposed development would not be inappropriate development, there is no need to consider matters of openness.

5.43 It is therefore concluded that the proposed development would be compliant with LP Policy SP5 and Section 13 of the Framework.

Design and Appearance

5.44 The proposed dwellings would have a high-quality design strongly influenced by the mock Tudor Edwardian style found in the immediate vicinity, with their size and scale also being broadly consistent with dwellings to the north. They are moreover proposed to be positioned in a



consistent pattern with other existing dwellings fronting Stevenage Road.

To this end, the proposed development would have a design, character and appearance that would be in keeping with the character of this part of the settlement.

- 5.45 The dwellings themselves would have a very generous internal arrangement with five well-sized bedrooms across the first and second floors, with the primary living accommodation situated at ground floor level. All of the main habitable rooms would have suitable access to natural light and ventilation. Additionally, a dedicated storage area is provided in the loft space.
- 5.46 In terms of amenity, each of the dwellings would have generous private gardens to the rear. These would be of a sufficient size to ensure a good standard of amenity. The proposed dwellings have moreover been designed to ensure privacy from each other, and privacy from the neighbouring properties.
- 5.47 In all, the proposed development has been very carefully designed in order to ensure a positive relationship with existing dwellings within the village, to ensure a high-quality finish and provide an excellent standard of



residential accommodation. To that end, it would be compliant with LP Policies SP9 and D1, and Section 12 of the Framework.

Impact on the Setting of ‘Thatched Cottage’

- 5.48 The statutory duty under Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 (the Act) sets out, with regard to applications for planning permission affecting a listed building or its setting, regard should be had to the desirability of preserving the setting or any features of special architectural or historic interest which it possesses.
- 5.49 Thatched Cottage is situated directly opposite Shangri-La (the property to the south of the site) so it’s relationship with the application site is not a direct one. Indeed, it is separated from the site by Stevenage Road with existing outbuildings in the grounds of Thatched Cottage limiting views towards the cottage from the site. In any case, the historic significance of Thatched Cottage is largely as a consequence of its architectural value, and we consider it to have a limited setting, largely comprising its immediate curtilage.



5.50 Accordingly, we do not consider that the proposed development would have any impact upon the setting or significance of the grade II listed Thatched Cottage.

Impact on Neighbouring Properties

5.51 The proposed dwellings would be situated between existing dwellings, Todds Corner and Shangri-La. However, the proposed dwellings would be situated a sufficient distance from the boundaries with each of these dwellings and designed in such a way that they would not cause any harm to the living conditions of either property.

Highways Considerations

5.52 It is proposed to utilise the existing vehicular access that serves the site, albeit it is proposed to be widened slightly. It is considered that this would be appropriate from a highway safety standpoint as it would allow sufficient visibility in each direction, whilst sufficient space exists within the site to allow vehicles to enter, turn and leave in forward gear.

5.53 The development has been designed in order to retain access to the retained paddock land to the rear of the development site. As such, consideration has been given to the dimensions and layout of the front



parking area to ensure that a delivery-van sized vehicle is able to safely access the paddock through the site access and frontage. This is discussed within the Transport Note and associated drawings.

5.54 In terms of parking, at least three spaces are proposed in connection with each dwelling. This would ensure compliance with the Council's Parking Standards SPD. Each dwelling would have an EV-charging point, with secure cycle storage provided within each dwelling.

5.55 Bin collections can easily occur along with other properties along Stevenage Road. Bin storage details and a collection point are identified on the proposed block plan.

Other Matters

Ecology

5.56 The application is supported by an Ecological Impact Assessment (EcIA). This concludes that the site has negligible potential for bats, badgers and any other European or UK protected species.

5.57 The site falls within the Amber Impact Risk Zone for Great Crested Newts. As a result, the applicant intends to join the district-level licencing.



BNG

- 5.58 The small sites metric has been used in this case due to the scale of development. This has identified that the proposed development would result in an 11.03% gain in habitat units, and a 97.4% gain in hedgerow units.

Trees

- 5.59 A small number of trees lie towards the site boundaries, but the proposed development is unlikely to have any influence on these. An arboricultural assessment has been carried out and is submitted with the application. This demonstrates that existing trees would not be impacted by development.

Flood Risk

- 5.60 The site is wholly within Flood Zone 1 and is not understood to be at risk of flooding from fluvial or pluvial sources.

Land Contamination

- 5.61 Given its character and historic use, the site is not understood likely be contaminated. A condition requiring investigations to be carried out could be applied if necessary.



Archaeology

- 5.62 The site does not lie within a designated archaeological area. Accordingly, it is not expected that the development of the site would have any archaeological implications.

Climate Change

- 5.63 The proposed development would be constructed with high energy and water efficiency standards. Indeed, the proposed development would achieve a 30% reduction in CO₂ emissions and a 35% reduction in energy demand above the requirements set in Building Regulations part L 2021. This is by incorporating a high level of thermal fabric performance and renewable heating & energy generation systems.

Other Matters

- 5.64 There are no other matters relevant to a determination on the application.



Section 6: Summary & Conclusions

- 6.1 This statement supports an application for planning permission for the erection of a pair of detached dwellings at Land Between Shangri-La and Todds Corner, Stevenage Road, Todds Green.
- 6.2 As discussed in the foregoing, the proposed development would not be inappropriate development in the Green Belt on the basis that it would a) constitute limited infilling in a village, and b) would involve the development of 'grey belt' land in compliance with paragraph 155 of the Framework.
- 6.3 Other matters material to the consideration of this application have been considered and discussed in the foregoing and it is considered that the proposed development would represent a suitable form of development for the site and would be fully compliant with relevant national and local planning policy.
- 6.4 In light of the above, it is respectfully requested that planning permission be granted.