

PLANNING STATEMENT

**PERMISSION IN PRINCIPLE
FOR BETWEEN 7 AND 9
DWELLINGS (USE CLASS C3)**

AT

**Land at Hay Farm
Police Row
Therfield
Hertfordshire**



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1.0 INTRODUCTION

- 1.1 This Planning Statement has been submitted on behalf of John King (hereafter referred to as the 'Applicant') in support of a Permission in Principle Application for between 7 and 9 residential dwellings (Use Class C3) at Land at Hay Farm, Police Row, Therfield, Hertfordshire.
- 1.2 The application site is located on pastureland immediately to the East of Therfield. The site is bounded by residential development to the South and West off Police Row. Beyond the site to the North is further pastureland. The site is located to the east side of Police Row. The red line site area measures 0.42 hectares.
- 1.3 The site and additional land was submitted under the NHDC Expressions of Interest consultation, held in Autumn 2025.

2.0 PLANNING HISTORY

- 2.1 Listed below are two applications which should be considered in relation to the subject site.
- 2.2 20/02204/FP - Erection of one 4 bedroom dwelling and detached double car port following demolition of existing garage /store barn and attached stable block including all associated ancillary and landscaping works. Conditional permission granted and is in close proximity, just to the west of the application site.
- 2.3 22/03300/FP - Erection of one 4 bedroom dwelling and detached garage following demolition of existing barn including all associated ancillary and landscaping works. Also granted conditional permission and also located near to the subject site, just to the south

3.0 PROPOSED DEVELOPMENT

- 3.1 This application is submitted as an application for Permission in Principle for 7 to 9 residential dwellings (Use Class C3) with associated access, parking and amenity space.



- 3.2 Therfield is a Category A village, as identified under the North Hertfordshire Local Plan 2011 - 2031 and so is considered a sustainable location.
- 3.3 An indicative Site Layout Plan is submitted alongside this application which shows how 9 dwellings could be accommodated on the site. It should be noted that as this is a Permission in Principle application, the Local Authority can only consider the proposed development with respect to whether the site is suitable for the specified amount of housing-led development in principle.
- 3.4 The proposed development would be accessed via the existing driveway off Police Row, which is also under the ownership of the applicant (and forms part of the same Land Title as the application site) and is shown as part of the wider blue-edged land on the submitted plans

4.0 PERMISSION IN PRINCIPLE

- 4.1 This application is made under the provisions of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, which came into force on 1st June 2018. This amends the Town and Country Planning (Permission in Principle) Order 2017 to allow Local Planning Authorities to grant permission in principle on receipt of a valid application for non-major housing- led development.
- 4.2 The PPG adds that *“A decision on whether to grant permission in principle to a site following a valid application or by entering it on Part 2 of a brownfield land register must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance, which indicate otherwise”* (Paragraph: 011 Reference ID: 58-011-20180615).
- 4.3 The PPG also details that *“The scope **of permission in principle is limited to location, land use and amount of development.** Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent.”* (Paragraph 012 reference ID: 58-12-



20180615) [Emphasis Added].

- 4.4 We do not consider that technical matters (such as, but not limited to, highways, heritage, drainage, ecology, archaeology, design, landscaping etc.) are issues that are relevant to the in-principle matters. The planning in principle stage is followed by the technical details stage, and a planning consent does not exist for the site until the technical details consent is given.
- 4.5 The remainder of this statement addresses the considerations of relevance in determination of this application in light of local and national planning policy.



5.0 PLANNING POLICY CONTEXT

- 5.1 National planning policy is contained within the National Planning Policy Framework (NPPF) 2012 (adopted December 2024)
- 5.2 The NPPF identifies at paragraph 7 that: *“the purpose of the planning system is to contribute to the achievement of sustainable development”* and identifies three overarching objectives, which are economic, social and environmental.
- 5.3 Government seeks to encourage local planning authorities (LPA) to be positive in their decision making, stipulating at paragraph 39 that they: *“... should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and **permission in principle**, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*
- 5.4 Also of key relevance on this instance is Paragraph 83 of the NPPF, which under ‘rural housing’, states that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby”*
- 5.5 Local planning policy is contained within the North Hertfordshire Local Plan 2011 to 2033 (Adopted November 2022).

6.0 CONSIDERATIONS

- 6.1 As detailed above the scope of permission in principle is limited to location, land use and amount of development.

LOCATION



6.2 As detailed above, the application site is situated adjacent to an area of residential development, with housing immediately to the west and to the south of the site and a farmyard encloses the site to the east. The proposals would form a logical and discrete development on the edge of the Category A village of Therfield. The application considers therefore that the development of 7 – 9 dwellings would be appropriate in this instance.

6.3 To the west of the site lies the Therfield Conservation Area, as well as a Grade II Listed Building. However, the application site is physically and visually separated from these heritage assets by intervening modern development and substantial boundary landscaping along the western edge. As a result, there is no intervisibility or meaningful functional relationship between the site and the designated heritage assets. Accordingly, the proposed development would not give rise to any adverse impact on their setting. Greater consideration of this aspect will be provided at the Technical Details stage.

LAND USE

6.4 The proposed residential land use is appropriate in this instance, with the site surrounded by residential development. It will add to the Council's five year supply shortfall and will do so promptly. The proposal is fully in accordance with Paragraph 61 of the NPPF which states *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community."*



- 6.5 It is noted that Policy SP1(D)(i) outlines that *“The new homes will be delivered by... permitting development proposals within the defined settlement boundaries where they comply with all other relevant Policies of the Local Plan”*. Whilst this site is located just outside of the settlement boundary of Therfield, the site is adjacent to the village boundary and is set within a sustainable location, within walking distance of the various services and facilities within Therfield.
- 6.6 Paragraph 11(d) sets out that a presumption should be made in favour of sustainable development where the local policies most relevant for determining the application are out of-date, including situations where the Local Authority cannot demonstrate a 5 year supply of deliverable housing.
- 6.7 In the case of North Hertfordshire, its November 2025 Five-Year Housing Land Supply Update states a deliverable housing supply of 2.6 – 3.3 years, which is a significant shortfall. Accordingly, the presumption in favour of sustainable development and the tilted balance in favour of sustainable development should be applied in this instance.
- 6.8 This development will make a meaningful contribution towards this shortfall in a sustainable location, and therefore considerable weight should still be given to the desirability of delivering housing which can contribute to this shortfall. The mix of unit sizes and bedroom numbers can be controlled at Technical Details Stage.
- 6.9 The proposed residential use is considered to be compatible with the adjacent residential uses and will be designed to sit comfortably with the scale and form of adjacent buildings.

AMOUNT OF DEVELOPMENT



- 6.10 This matter relates to the number of dwellings proposed. In this case a range of 7 - 9 dwellings is specified on a site of 0.42 hectares. This equates to a low density of just 16 to 21 dwellings per hectare (based on the 7 to 9 dwellings being proposed), which is considered to be appropriate given the surrounding pattern and layout of development. The density should therefore be deemed appropriate in terms of the pattern of surrounding development, which would allow the proposed dwellings to sit in row alongside each other in a similar manner to the surrounding built form.
- 6.11 The application includes an Indicative Site Plan which shows how 9 dwellings could be accommodated on the site. As shown on the Indicative Site Plan, 9 dwellings could be laid out so as to provide suitable separation between dwellings, access and a turning head, parking provision, private amenity spaces and soft landscaping.
- 6.12 The size of each dwelling and the number of bedrooms proposed is a matter for the Technical Details stage.

7.0 CONCLUSIONS

- 7.1 This application seeks Permission in Principle for between 7 and 9 residential dwellings (Use Class C3) at land at Hay Farm, Police Row, Therfield, Hertfordshire. An Indicative Site Plan is submitted with this application which shows how 9 dwellings could be accommodated on site.
- 7.2 The Council cannot demonstrate an up to date five-year supply of deliverable housing sites and therefore the presumption in favour of sustainable development applies. The site is located immediately on the edge of the Category A village of Therfield, within a discrete and well enclosed location with residential development on two sides and a farmyard on a third side. The site is therefore in a sustainable location
- 7.3 Accordingly, the Local Authority is hereby requested to grant Permission in Principle.