Therfield Parish Council

Local Plan Consultation

Purpose



- The Parish Council has called the meeting: to inform residents about NHDC's Local Plan update and coordinate community evidence for the parish's official response.
- Clarify that the Parish Council **does not** decide which sites get built; decisions are made at the district level by NHDC.

Background



- **No Planning Status:** Sites put forward by landowners and developers are purely candidate submissions. Inclusion on the North Herts "Call for Sites" long list is **not** an allocation, does **not** signify council backing, and does **not** grant planning permission.
- **National System Context:** North Hertfordshire District Council (NHDC) is producing this plan under the government's reformed 30-month plan-making system, which relies on three distinct "Gateway" reviews before formal adoption.
- **Site Assessment Standard:** NHDC will assess each nominated parcel against statutory criteria:
  - **Suitability:** Policy constraints (e.g., Therfield's Conservation Area, heritage assets, landscape character, rural road network, chalk grassland/SSSI proximity).
  - **Availability:** Free of legal encumbrances and genuinely deliverable by landowners.
  - **Achievability / Viability:** Economic deliverability, physical site access, and utility capacity.

Stage / Milestone	Date / Period	What Happens
Notice of Intention & Scoping	April – June 2026	Council formally initiated plan-making and early engagement.
Gateway 1 Self-Assessment	9 October 2026	Council confirmed foundational evidence and legal compliance.
Current Consultation Stage	13 October – 24 November 2026 (5 PM)	Public & parish feedback on the Content & Evidence Document and candidate Call for Sites.
Gateway 2 Assessment	5 April 2027	Planning Inspectorate provides interim independent advice on progress.
Proposed Draft Plan Consultation	26 October 2027 – 4 January 2028	Formal consultation on the actual preferred sites and draft policies.
Gateway 3 & Submission	March – May 2028	Final pre-submission review (Gateway 3) and submission to the Secretary of State (31 May 2028).
Independent Examination	Summer – Autumn 2028	Public hearings before an appointed Planning Inspector; recommendations expected by 30 November 2028.
Formal Adoption	January 2029	The new Local Plan replaces existing planning policies across North Herts.

Consultation – for each site

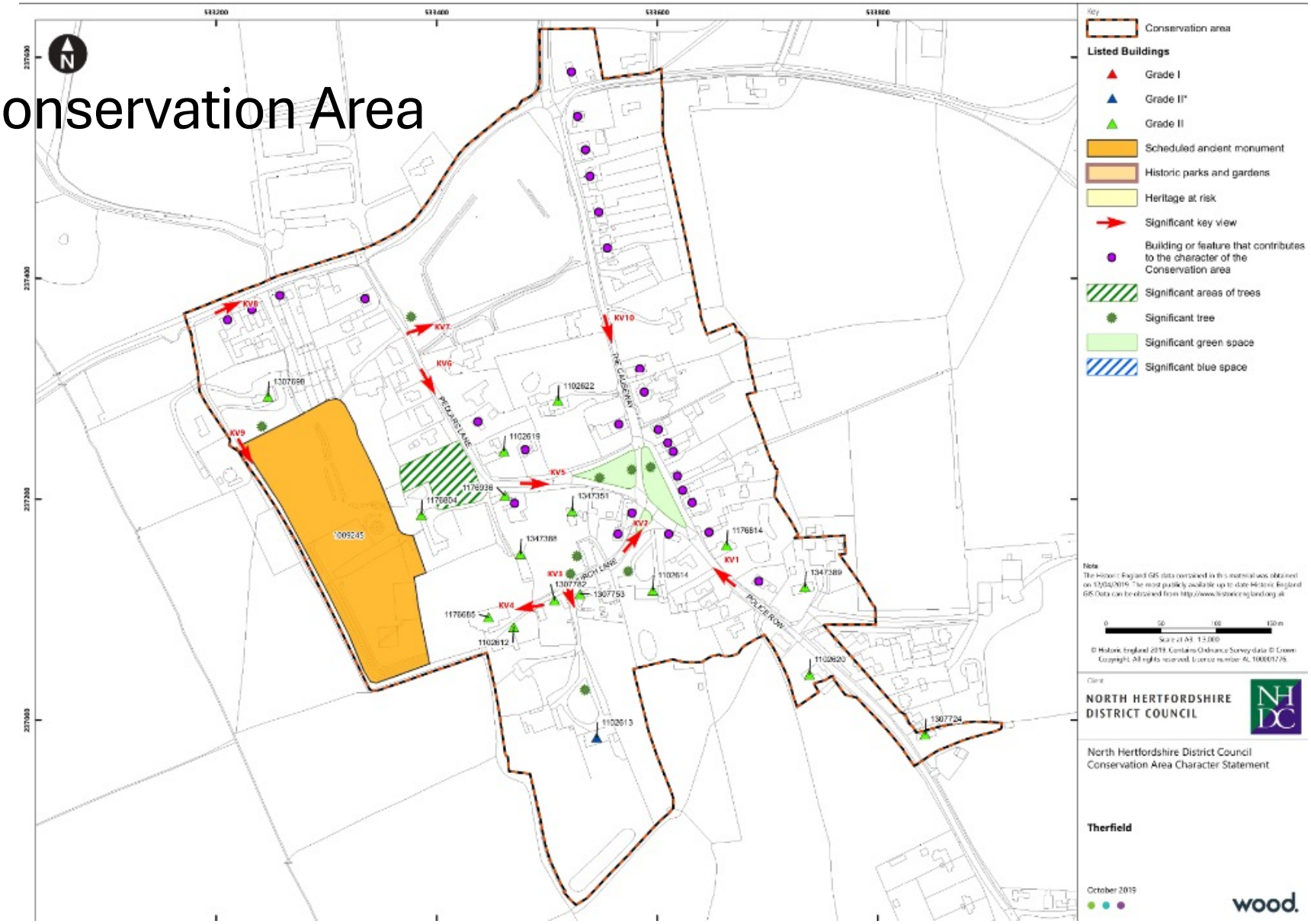
Response Required

- Support
- Do not support for:
  - Biodiversity
  - Flooding
  - Heritage
  - Highways
  - Infrastructure
  - Cumulative Impact
- Open comments

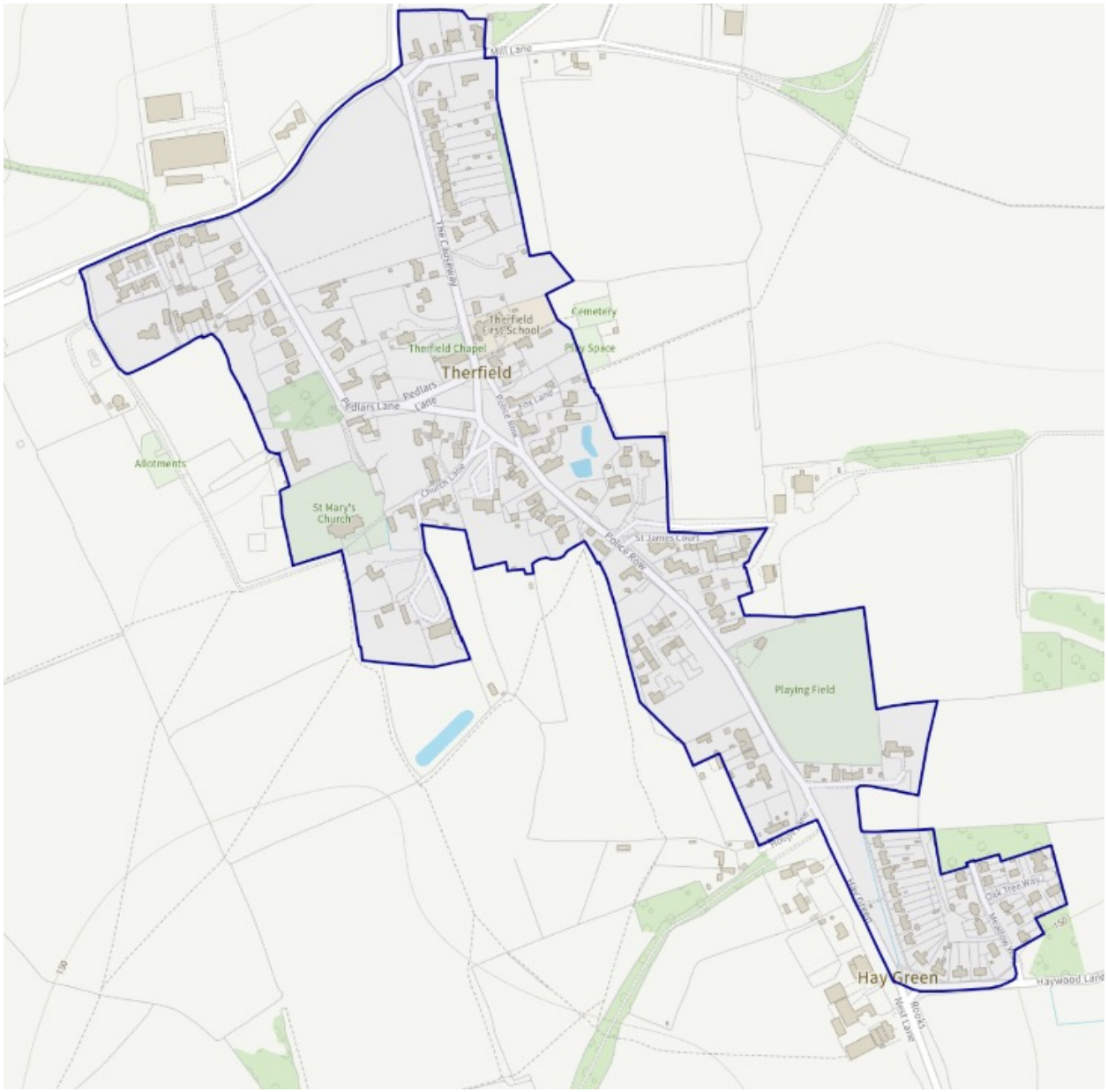
Other useful info

- 75000 potential homes are in the current consultation process across N.Herts
- They need to confirm 5000 potential homes
- (figures from Steve Jarvis)
- We may want to decide which is the least bad option to support

Therfield Conservation Area



Settlement Boundary

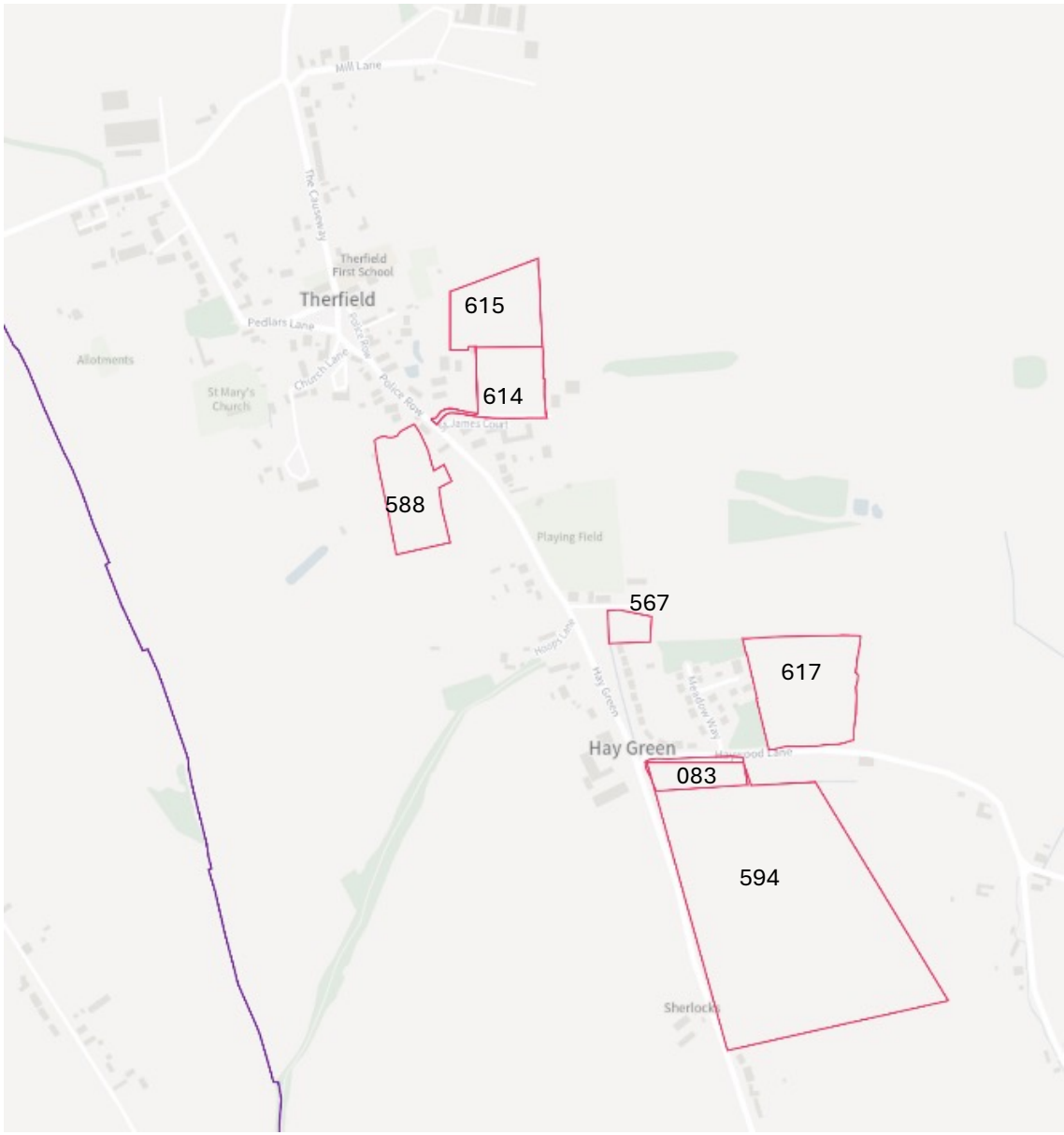


Evidence Checklist

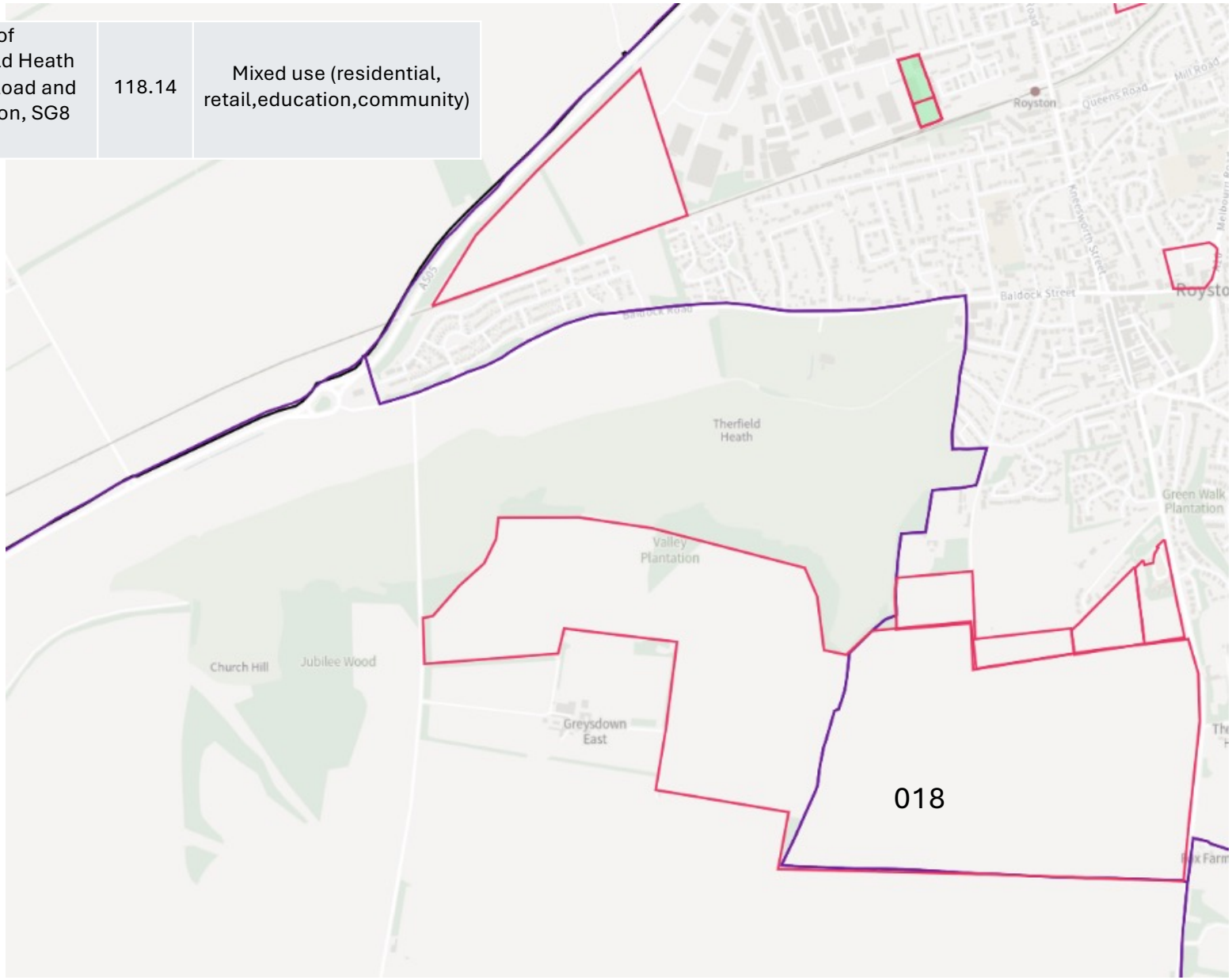
Effective objections to candidate sites must be based on **material planning considerations**, not emotional opposition. Advise them to focus on:

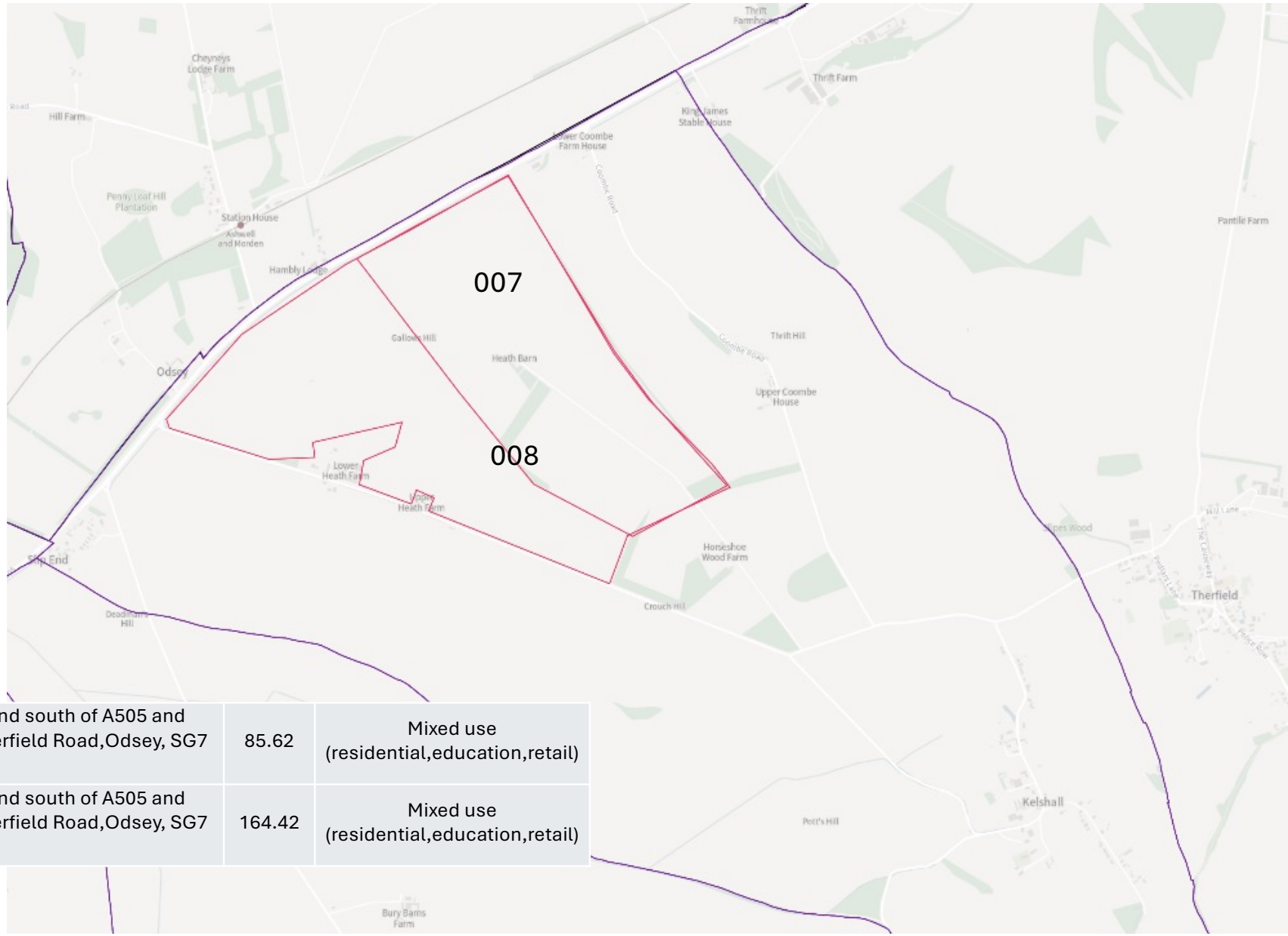
- **Highways & Safety:** Narrow country lanes, single-track access, blind bends, and poor connectivity to arterial routes (A505 / A10).
- **Landscape & Heritage:** Impacts on Therfield Heath SSSI/nature reserves, designated Conservation Areas, listed buildings, and open ridgeline views.
- **Infrastructure Deficits:** Lack of public transport, school capacity, drainage/sewage capacity, and distance to basic services.

Parish	ID	Location	Area (ha)	Planned Use
Therfield	48567	48567 - Land east of Hay Green, Therfield, SG8 9QJ	0.26	Residential
Therfield	48588	48588 - Land west of Police Row, Therfield, SG8 9QE	1.31	Residential
Therfield	48594	48594 - Land east of Rooks Nest Lane, Therfield, SG8 9QX	10.29	Residential
Therfield	48614	48614 - Land to the east of Hay Farm, Police Row, Therfield, SG8 9QE	1.00	Residential
Therfield	48615	48615 - Land to the east of Hay Farm, Police Row,Therfield, SG8 9QE	2.33	Residential
Therfield	48617	48617 - Land north of Haywood Lane and Rooks Nest Lane, Therfield, SG8 9QR	2.23	Residential
Therfield	49083	49083 - Land at the junction of Haywood Lane and Rooks Nest Lane, Therfield, SG8 9QN	0.59	Residential



Royston	49018	49018 - Land south west of Royston, south of Therfield Heath (land between Therfield Road and A10 London Road), Royston, SG8 9DP	118.14	Mixed use (residential, retail,education,community)





Kelshall	49007	49007 - Land south of A505 and east of Therfield Road,Odsey, SG7 6SE	85.62	Mixed use (residential,education,retail)
Kelshall	49008	49008 - Land south of A505 and east of Therfield Road,Odsey, SG7 6SE	164.42	Mixed use (residential,education,retail)