

**IN THE MATTER OF AN APPLICATION FOR PLANNING PERMISSION FOR LAND SOUTH OF HEATH
LANE, CODICOTE, HERTFORDSHIRE**

ADVICE

1. I am asked to advise on an application to develop land in the Green Belt for 167 dwellings and associated works that is due to go to the Council's Planning Control Committee in November 2020.
2. There is no prohibition on the granting of planning permission for residential development in the green belt ahead of adoption of the Local Plan provided members are satisfied that the very special circumstances test, which is contained in paragraph 144 of the NPPF, is met.
3. I have read the officers' report to committee and can confirm that in my view this provides a sound basis for granting a planning permission were members minded to agree with the recommendation in the report that the very special circumstances test is met in this case, namely, that the harm to the green belt together with the other harm caused by the proposal is clearly outweighed by the benefits of the proposal which in the main comprise qualitative and quantitative improvements to primary school education in Codicote and the provision of market and affordable housing in circumstances where there is a chronic shortage of both in the District.

**SUZANNE ORNSBY QC
FRANCIS TAYLOR BUILDING
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29 OCTOBER 2020**