

Planning Committee 3rd September - Update

26/01373/S73 – Site of Former Greenside, London Road, Langley, Herts

Update – National Planning Policy Framework (August 2026)

Since preparation of the report, the revised National Planning Policy Framework (August 2026) has been published and is a material consideration in the determination of the application.

The Green Belt policy referred to in the report has been superseded. The relevant provisions are now Policies GB6 and GB7. Policy GB7(1)(e) confirms that redevelopment of previously developed land is not inappropriate development where it would not cause substantial harm to the openness of the Green Belt.

The assessment and conclusions within the report remain applicable. Having regard to the previously developed nature of the site, the extant permission, the former built footprint and the limited scale, height and siting of the proposed carports, the amendments would not cause substantial harm to the openness of the Green Belt. The proposal therefore accords with Policy GB7(1)(e) and does not constitute inappropriate development.

The revised NPPF has also been considered in respect of design and transport matters and does not alter the conclusions reached in the report.

The publication of the August 2026 NPPF therefore does not alter the officer assessment or recommendation to grant conditional planning permission.

HCC Public Rights of Way – The officer report noted no consultation response had been received on the amended plan. The consultation period has expired on 18 August 2026 and no response has been received. This does not change the officer recommendation.