

Appeal 6000934

Appeal details

Appeal type	Planning
Appeal procedure	Hearing
Appeal site	Pulmer Water Caravan Site, St Albans Road, Codicote, SG4 8SP
Agent contact details	PHILIP BROWN

Application number	25/00979/FP
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Before you start

Which local planning authority (LPA) do you want to appeal against?	North Hertfordshire
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Full planning
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What date did you submit your application?	9 Apr 2025
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	10 Jul 2025
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Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Larry Connors
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Contact details	PHILIP BROWN Philip Brown Associates Limited
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Phone number	
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Site address	Pulmer Water Caravan Site St Albans Road Codicote SG4 8SP
What is the area of the appeal site?	3500 m ²
Is the site in a green belt	Yes
Site fully owned	Yes
Will an inspector need to access the land or property?	Yes The site is behind an authorised caravan site in relation to St Albans Road and cannot be seen from any public vantage point.
Agricultural holding	No
Site health and safety issues	No
Application reference	25/00979/FP
Was your application about any of the following?	Minor traveller and caravan pitches
Enter the description of development	Use of land for residential caravan site for 8 gypsy families including hardstanding and existing lights (development already carried out).
Did the local planning authority change the description of development?	No
Preferred procedure	hearing There are issues on need, supply and the appropriateness of this development in the Green Belt. These issues are in dispute and, best examined by means of an oral hearing. This will also allow proper consideration of personal circumstances.
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	PULMORE WATER - APPLICATION FORM 1.pdf (/published-document/3449553c-589a-4ec6-9055-c7d30da5bf10)
Plans, drawings and supporting documents	PULMORE WATER - LOCATION PLAN 1.pdf (/published-document/a680b66b-fa9b-4279-bd24-1bee4d49ea43)

[PULMORE WATER - SITE LAYOUT PLAN.pdf \(/published-document/874651bd-b9db-45c7-a37c-eb79a0e64ece\)](#)

Separate ownership certificate in application	No
Design and access statement in application	D and A - PULMORE WATER.docx (/published-document/ecbf6780-ac98-4354-9852-e55ba9424f4d)
Decision letter	PULMORE WATER - DECISION NOTICE 1.pdf (/published-document/1f41807b-c2c3-466d-a01e-a9f9f2e01930)
Appeal statement	PULMORE WATER - APPENDIX PBA 5 - APPEAL DECISION - HENLEY ROAD, NORTON LINDSEY.pdf (/published-document/cfc0d3fa-bad0-4f1d-b826-1f629c521792) PULMORE WATER - APPENDIX PBA 3 - APPEAL DECISION - SMALLWOOD.pdf (/published-document/5bd9f47d-49d9-41d9-ad8c-4087c74e4989) STATEMENT OF CASE - PULMORE WATER.docx (/published-document/1c51f9c0-ea6f-4dbc-aa40-5b917d677833) PULMORE WATER - APPENDIX PBA 2 - APPEAL DECISION - SHAWBURY.pdf (/published-document/d11b372d-fda0-43a2-8e8f-5d47873ba6ad) GTAA - NORTH HERTFORDSHIRE - JUNE 2024.pdf (/published-document/db591008-da0d-464b-b27b-d23f4a057a96) PULMORE WATER - APPENDIX PBA 4 - APPEAL DECISION - WILLOWS PARK - SLAPTON.pdf (/published-document/d162cf95-5b85-4005-a4ad-f5303a353c98)
New plans or drawings	No
Planning obligation	No
New supporting documents	No
Draft statement of common ground	STATEMENT OF COMMON GROUND - PULMORE WATER.docx (/published-document/e807fa0e-2c64-46bf-9765-768ded340370)