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NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Sworders
The Gatehouse
Hadham Hall
Little Hadham
Ware
SG11 2EB

Applicant:

Rosemary Campbell

PARTICULARS OF DEVELOPMENT

Application: 25/03120/OP

Proposal: Erection of one self-build dwelling (all matters reserved except means of access) and demolition of existing detached barn.

Location: Land At Fear End, Fears Green, Sandon, Buntingford, Hertfordshire, SG9 0QY

Refused Plan Nos: 225122-PL-001-D 225122-PL-002-C

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 16 December 2025.

1. The proposed development, by virtue of its remote location in a rural setting would result in harm to the character of the countryside in the Rural Area beyond the Green Belt and would fail to comply with Policies SP1, SP5 and CGB1 of the Local Plan 2011-2031 and Sections 2, 5, 12 and 15 of the NPPF (2024).

2. The proposed development, by virtue of its remote and rural setting and distance from essential local services and facilities would be deemed as unsustainable both socially and environmentally. The limited benefit of the delivery of the proposal is not considered to significantly or demonstrably outweigh these adverse concerns and is contrary to Policies SP1, SP5, SP6, CGB1 and T1 of the Local Plan 2011-2031 and Sections 2, 5, 9, 12 and 15 of the NPPF (2024).
3. The proposed development fails to demonstrate that the means of access would provide safe, inclusive, and accessible routes for all users, including those with disabilities and reduced mobility. The submitted plans do not adequately address pedestrian cycle connectivity, and therefore do not comply with Paragraphs 8(b), 96, and 117 of the National Planning Policy Framework (NPPF) (as amended February 2025), which require developments to create well-designed places with accessible services and to meet the needs of all transport users.

Furthermore, the proposal conflicts with North Hertfordshire Local Plan Policy SP6 (Sustainable Transport), which mandates accessible and integrated transport infrastructure, including rights of way and cycling routes, and seeks to deliver accessibility improvements and promote safe, sustainable travel. It also fails to comply with the Council's Inclusive Design SPD, which requires developments to ensure safe, inclusive, and accessible environments for all users.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves

Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 10 February 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.