

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02021/FP	Installation of non-turf cricket pitch.	The Hoo Codicote Road Whitwell Hertfordshire

Submitted Plan Nos

8724- 100 8724- 301C

1.0 Policies

D3	Protecting living conditions
D1	Sustainable design
T1	Assessment of transport matters
T2	Parking
HE1	Designated heritage assets
SECN5	Meeting the challenge of Climate Change
SECN14	Achieving well-designed places
SECN20	Conserving+enhancing historic environmnt

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 **Site and Neighbour Consultation** – None received

3.2 **St Pauls Walden Parish Council** – None received

3.3 **The Gardens Trust** – No objection

3.4 **Wheathampstead Parish Council** – Support

3.5 **National Farmers Union** – Support

3.6 **Hertfordshire Sport and Physical Activity Partnership – Support**

3.7 **Hertfordshire Cricket Ltd – Support**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site accommodates a cricket field in Hoo Park. The application site lies within the Green Belt and a Registered Park and Garden.

4.2 **Proposal**

4.2.1 Installation of non-turf cricket pitch.

4.3 **Key Issues**

4.3.1 The key issues for consideration are as follows:

- The acceptability of the principle of development in the Green Belt and the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Principle - Green Belt

4.3.2 The site is within the Green Belt as allocated within the Local Plan. Policy GB6 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Policy GB7 of the NPPF advises on the categories of development deemed not inappropriate in the Green Belt. Exception f. iv.) advises *“The provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments”*.

4.3.3 The proposal affects an existing cricket pitch and would not cause substantial harm to openness. The development would not constitute inappropriate development in the Green Belt.

4.3.4 Policy GB2 of the NPPF states the five purposes of the Green Belt. In my opinion, the development does not contradict with any of the five purposes. Given the above, the

proposal is not inappropriate development in accordance with Section 13 of the NPPF and is therefore compliant with Policy SP5 of the Local Plan.

Design and Appearance and Heritage Impact:

- 4.3.5 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context. This is broadly consistent with Section 14 of the National Planning Policy Framework.
- 4.3.6 The proposed addition of the non-turf cricket pitch, given the material specified in the supporting document "8724 - Material Specification", would not unduly affect the visual nature of the location. The addition is to an existing cricket pitch. The Gardens Trust have not objected to the addition regarding harm to the Registered Park and Garden.
- 4.3.7 In my view, the proposal is considered to be acceptable in design terms and would, therefore, not cause harm to the character and appearance locality or cause harm to a designated heritage asset. The proposal is considered to comply with Policies D1 and HE1 of the NHLP and Sections 14 and 20 of the NPPF.

Impact on Neighbouring Properties:

- 4.3.8 A core planning principle set out in the NPPF is to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. This principle is reflected in the provisions of Policy D3 of the NHLP.
- 4.3.9 Regarding neighbour amenity, a few dwellings exist to the north east, but would not be unduly affected by the development. Therefore, it is considered that the proposed development would not result in an unacceptable level of harm to amenity, as to be objectionable, in terms of overdominance, shading or loss of privacy.
- 4.3.10 This development is therefore considered to be in accordance with Policy D3 of the NHLP and Section 14 of the NPPF.

Highways and Parking:

- 4.3.11 The development would not affect on-site parking.

Environmental Implications

- 4.3.12 The proposed development is not large enough in scale to cause significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain:

4.3.13 This is a form of development which is exempt from BNG Legislation, defined under article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 due it falling under the scope of the 'de minimis' exemption.

4.4 **Conclusion**

4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **GRANTED**.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 October 2026	