

Appeal 6009720

# Questionnaire

|                          |                                                                          |
|--------------------------|--------------------------------------------------------------------------|
| Appeal type              | Planning                                                                 |
| Appeal procedure         | Written                                                                  |
| Appeal site              | Land Adjacent To 1 Ninesprings Cottage, Wymondley Road, Hitchin, SG4 9QL |
| Agent contact details    | Tom Donovan<br>tom@petergeorgetownplanning.com<br>07704 011351           |
| Local planning authority | North Hertfordshire                                                      |
| Application number       | 26/00361/PIP                                                             |

## Constraints, designations and other issues

|                                                  |                     |
|--------------------------------------------------|---------------------|
| Is a planning appeal the correct type of appeal? | Yes                 |
| Changes a listed building                        | No                  |
| Affects a listed building                        | No                  |
| Affects a scheduled monument                     | No                  |
| Conservation area                                | No                  |
| Protected species                                | No                  |
| Green belt                                       | Yes                 |
| Is the site in a national landscape?             | No                  |
| Designated sites                                 | No                  |
| Tree Preservation Order                          | No                  |
| Gypsy or Traveller                               | No                  |
| Public right of way                              | No                  |
| Total site area                                  | 2300 m <sup>2</sup> |

## Environmental impact assessment

|                                    |       |
|------------------------------------|-------|
| <b>Schedule type</b>               | Other |
| <b>Issued screening opinion</b>    | No    |
| <b>Received scoping opinion</b>    | No    |
| <b>Did Environmental statement</b> | No    |

## Notifying relevant parties

|                                                                              |                                                                                                                                             |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>List of neighbours' addresses that you notified about the application</b> | statcons.png - awaiting review<br>neighbour1.png - awaiting review                                                                          |
| <b>Type of Notification</b>                                                  | A site notice<br>Letter/email to interested parties                                                                                         |
| <b>Site notice</b>                                                           | site notice 1.pdf - awaiting review                                                                                                         |
| <b>Letter sent to neighbours</b>                                             | statcons.png - awaiting review                                                                                                              |
| <b>Appeal notification letter</b>                                            | 2600361PIP Copy of appeal consultation letter.pdf - awaiting review<br>2600361PIP<br>List_of_those_notified_of_appeal.pdf - awaiting review |

## Consultation responses and representations

|                                                            |                                                                                                                                               |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Statutory consultees</b>                                | Yes<br>Wymondley Parish Council<br>Herts Highways<br>Environmental health - Noise, contamination and air quality<br>Herts waste and recycling |
| <b>Responses or standing advice</b>                        | Yes                                                                                                                                           |
| <b>Uploaded consultation responses and standing advice</b> | Highways.pdf - awaiting review<br>waste.png - awaiting review<br>EH comments.pdf - awaiting review<br>Parish Council.pdf - awaiting review    |

|                                                    |                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Representations from other parties</b>          | Yes                                                                                                                                                                                                                                                                             |
| <b>Uploaded representations from other parties</b> | neighbour 1 Ninesprings Cottage.pdf - awaiting review<br>neighbour 2 ninesprings cottage.pdf - awaiting review<br>neighbour Springs Cottage.png - awaiting review<br>neighbour 170 wymondley road.png - awaiting review<br>neighbour 12 st Michaaels Road.png - awaiting review |

## Planning officer's report and supplementary documents

|                                                  |                                                                                                                                                              |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Planning officer's report</b>                 | Officer Del report.pdf - awaiting review                                                                                                                     |
| <b>Policies from statutory development plan</b>  | SP2.pdf - awaiting review<br>LocalPlan adoption .png - awaiting review<br>Local Plan 2011-2031 Front Page.pdf - awaiting review<br>SP5.pdf - awaiting review |
| <b>Emerging plan</b>                             | No                                                                                                                                                           |
| <b>Supplementary planning documents</b>          | Yes                                                                                                                                                          |
| <b>Uploaded supplementary planning documents</b> | SPD Vehicle Parking at New Development.pdf - awaiting review                                                                                                 |
| <b>Community infrastructure levy</b>             | No                                                                                                                                                           |

## Site access

|                                                                            |    |
|----------------------------------------------------------------------------|----|
| <b>Will the inspector need access to the appellant's land or property?</b> | No |
| <b>Will the inspector need to enter a neighbour's land or property?</b>    | No |
| <b>Potential safety risks</b>                                              | No |

# Appeal process

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appeal procedure                   | Written representations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Appeals near the site              | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Are there any proposed conditions? | <p>Yes</p> <p>No development approved by this permission shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:</p> <p><input type="checkbox"/> A Preliminary Risk Assessment report documenting the ground conditions of the site with regard to potential contamination;</p> <p><input type="checkbox"/> A Generic Quantitative Risk Assessment (where shown to be necessary by the Preliminary Risk Assessment);</p> <p><input type="checkbox"/> A Detailed Quantitative Risk Assessment (where shown to be necessary by the General Quantitative Risk Assessment)</p> <p><input type="checkbox"/> A Remedial Options Appraisal and Remediation Strategy (where shown to be necessary by the Detailed Quantitative Risk Assessment).</p> <p>All such work shall be undertaken in accordance with Land Contamination Risk Management (Environment Agency, 2023) or other appropriate guidance issued by the regulatory authorities. The work shall be sufficient to ensure that measures will be taken to mitigate any risks to human health and the wider environment.</p> <p>Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs</p> |

187(f), 196  
and 197 of the National  
Planning Policy Framework  
(December 2024).  
Prior to any permitted dwelling  
being occupied a validation  
report shall be submitted and  
approved in writing by the  
Local Planning Authority to  
demonstrate the effectiveness  
of any  
agreed Remediation Strategy.  
Any such validation shall  
include responses to any  
unexpected contamination  
discovered during works.  
Reason: To prevent  
unacceptable risk to Human  
Health and Controlled Waters  
and to  
prevent pollution of the  
Environment in accordance  
with the aims and Paragraphs  
187(f), 196  
and 197 of the National  
Planning Policy Framework  
(December 2024).

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