

AGENDA

Appeal Ref: APP/X1925/W/25/3362553
Hearing Date: 8 July 2025
Appeal by: Mr Bruce Parker
Proposed: Erection of a detached farm workers dwelling
At: Land at New Pound Farm, East Side of Old Hale Way, Hitchin SG4 0SA

Planning policies

Policy SP5 of the North Hertfordshire Local Plan 2011-2031

National Planning Policy Framework

Plans

P01
P02
P03A

1. Introduction

2. Main Issues

- Whether the appeal site is grey belt land and whether or not the proposal would be inappropriate development in the Green Belt having regard to the National Planning Policy Framework and any relevant development plan policies;
- The effect of the proposal on the openness of the Green Belt and the purposes of including land within it;
- Whether or not an essential need for a rural worker's dwelling at the appeal site has been demonstrated; and
- Whether or not any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the development.

3. Other Matters

4. Conditions (without prejudice)

5. Costs

6. Site visit arrangements

7. Closing