# TOWN AND COUNTRY PLANNING ACT 1990

# STATEMENT OF CASE

## Erection of Private Road Security Gates and Garden Wall

**Site at:**

**1 Half Acre**

**Hitchin**

**Herts**

**SG5 2XL**

**For:**

**Mrs C Odularu**

**LPA Ref:**

**18/00273/FP**

*Statement prepared by*
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*SJB/rm/18007_SoC*
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1.0 **INTRODUCTION**

1.1 This appeal is concerned with a planning refusal in respect of a proposal by a group of householders to erect a gate across the private road known as Half Acre, being a small cul-de-sac, within which their eleven properties are located. It is not a part of the public highway and was built approximately 20 years ago.

1.2 It long post-dates the adjacent housing, is the last parcel of development on this side of Hitchin and, other than the public footpath, which from memory was extended to the site at the time but does not go beyond, it is otherwise unconnected to the built up area. The residents wish to install gates across the road in order to make it safer and more secure.

1.3 An application was submitted in 2017 (17/02735/1) and was refused under delegated powers as follows:

> *"By reason of its siting and design, the proposed development would result in the creation of a separated community that would result in an adverse effect upon community cohesion within the area. Furthermore, the proposed development would fail to enhance the character and appearance of the locality. As such, the development is considered to be contrary to the provisions of the National Planning Policy Framework and Policies D1 and SP10 of the emerging Local Plan."*

1.4 Mrs Odularu approached ourselves at this point and our advice was to address the Council's apparent concerns and also to contact local members with a view to having the application called in if the view of officers remained unfavourable. The statement accompanying the new application 18/00273/FP (attached) referred to our comments and that a councillor was also involved.

1.5 Officers did not change their position and the application was therefore called into committee. Mrs Odularu and one of her neighbours addressed the elected members and

the minutes of the meeting as prepared by the Council are attached (NHDC Planning Control Committee 19/04/2018). As can be seen there was sympathy for the residents' situation and sufficient members were supportive, with it being moved and seconded to grant permission contrary to the recommendation.

1.6 That motion did not secure sufficient votes, however, and the vote on the officer recommendation secured a refusal. The reason was identical to the earlier application as set out above. As will be clear from our initial and original advice to the residents it is not considered that in this particular instance gating the access would be socially devisive and nor is it accepted that the gates (there being no criticism of the walling) would adversely affect the character and appearance of the area.

1.7 Our evidence to this effect is set out as follows:


1.0 INTRODUCTION

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

3.0 REVIEW OF RELEVANT PLANNING HISTORY

4.0 PLANNING ANALYSIS

5.0 SUMMARY AND CONCLUSIONS

2.0 **DESCRIPTION OF THE SITE AND SURROUNDINGS**

2.1 Half Acre was allocated as a housing site in the still current Local Plan adopted in 1996 (see below) and was built out in 1997-98 with the first sales in 1998. It was an irregular parcel of land with 1960's flats and housing to the north and east, open countryside (and Green Belt) to the west and across Moormead Hill to the south, mostly 1950's suburban development.

2.2 Its situation is shown on the Google Earth aerial image scanned in below. Access to the development is taken from Moormead Hill a part of the A505 Hitchin to Luton Road which is dualled just west of the edge of Hitchin.




2.3 The next image over is an enlarged view. As can be seen the small enclave of houses is served by a relatively wide junction to the A505 with road markings, pavements on both sides and generous radii which belie the fact that it is a private road and a cul-de-sac

serving just 11 houses. After the first three houses the road narrows and serves two spurs of a more domestic scale and nature.




2.4 Planning records for the development are no longer available online but it is assumed that the junction was specified by the County Council as Highways Authority and designed to provide free and easy access to and from the main road. In an easterly direction (towards Hitchin) we recall the construction of the large retaining wall set back into the site presumably to afford a sight line and provide an extension of the pavement to Half Acre. The scale of the bell-mouth and the retaining wall serve to emphasise the access point and it, as opposed to the actual housing, is noticeable to passing motorists. The access is shown on the Google Streetview image over.




2.5 What may also be gleaned from the aerial images is that although development does flank the A505 very little of it is in the form of frontage development and in this respect Half Acre reflects that trend. Again, possibly in part a highways related decision, but the street scene is not *'active'* and it lacks conventional frontage development, and even then only on the south side of the road and not until much further to the east of the site. This has a direct bearing on pedestrian activity on the road and the likelihood of footfall to or past Half Acre.

2.6 This is confirmed in the Google Streetview images scanned in over which show the frontage travelling west from Hitchin. The middle and bottom images showing respectively the retaining wall and No.1 Half Acre.


Google Earth


Google Earth


Google Earth

2.7 Scanned in below is a series of photographs taken at about 10:00am on Tuesday 24 April 2018. A normal working day which was overcast with slight drizzle. Photo's 1 and 2 show the view looking out of the cul-de-sac with passing traffic and photo 3 the view looking in.










2.8 Photographs 4 to 10 are taken looking up the hill, eastwards to Hitchin. Photo' 4 shows the 30mph speed sign and the bell mouth to Half Acre. The main road is quite busy and despite the distance and the hill vehicles are setting of the *"Slow Down"* sign at the crest of the hill (photos 9 and 10)





















2.9 Photographs 11 to 13 are taken walking in the opposite direction westwards down the hill. They confirm features already referred to including the lack of active frontage, the retaining wall, the bell-mouth, the termination of the footpath at Half Acre and vehicles approaching from Luton and entering the 30mph speed limit zone. The white car in photo' 13 is turning right along Willow Lane; something of a *'rat run'* which allows eastbound through-traffic heading to the A1(M)/Stevenage to avoid going any further into Hitchin.










2.10 Finally, photograph 14 is included to gauge the location of the proposed gates which would strike a point half way along the side flank of the red-brick garage at No.1. As may be ascertained from all the photographs, and will be confirmed at a site visit, views of the proposed gate from the public highway would be restricted to head-on from Moormead Hill. There being no medium or long distance views and none from opposing housing, for there is none.

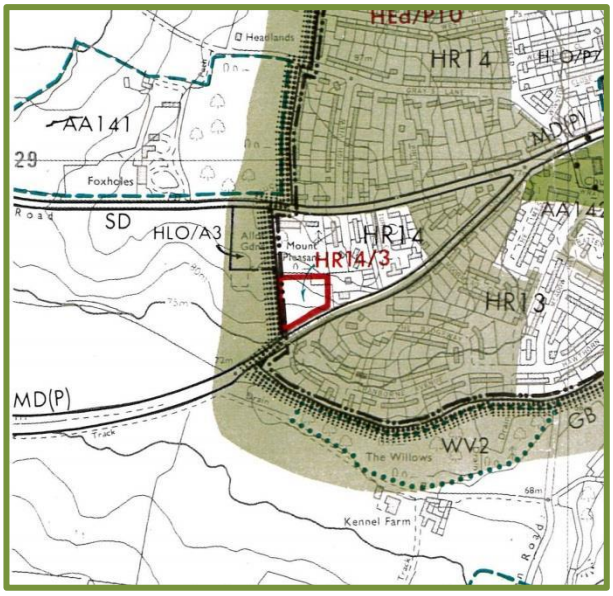


3.0 **REVIEW OF RELEVANT PLANNING POLICY**

3.1 The Development Plan comprises the saved policies of the **District Local Plan No2 With Alterations** as originally adopted April 1996 along with the County Council's waste and mineral policies. The latter are not relevant to this proposal and the Council has not referred to any of the saved policies choosing instead to rely on the emerging Local Plan currently at Examination.

3.2 Relevant policies from the current Local Plan must include that which allocated the site. An extract from the Hitchin Proposals map is scanned in below. The boundary of proposal HR14/3 more or less coincides with the extent of Half Acre. In section 5.3.1 (Policies and Proposals relevant to Hitchin) the now no longer saved (because it is implemented) text from HR14/3 read as follows:

*"MOORMEAD HILL Retain hedgerow and further tree planting to reinforce Green Belt on western boundary"*



3.3 Saved policy 57: Residential Guidelines and Standards sets out a 13 point checklist to be applied where relevant to residential proposals and therefore of relevance to the appeal. Guidelines 1,2,3 and 9 with our underlining for emphasis are set out below:

***Guideline 1 - Site and Surroundings***

*Each housing site is unique. Thus, the layout, design and so character of each new development must relate to that site's physical shape and existing features, and the character of the surroundings, whether urban or rural. To produce a good design, a detailed site survey (including levels) and an analysis are essential before preparing a housing scheme. The survey and analysis should normally be submitted in an application for the approval of any details.*

*The concern for the site and surroundings is equally, if not more, important for small developments or conversions. For example, single dwellings or minor changes to a barn can have a disastrous impact on the street scene or the building itself. This may be due to insensitivity to the scale of the surrounding buildings or the use of the wrong type of materials.*

*Existing features should be retained as far as possible and special account taken of the site's location at the edges of towns or villages and within or adjoining Conservation Areas. Development proposals on sites with areas having an 'established' character will need careful consideration as to whether they are acceptable at all. If they are, then the design and siting of buildings should enhance the area's character.*

*North Hertfordshire possesses a wide range of urban environments; many are 'established' with important townscape elements such as trees, brick walls and open spaces. Letchworth, in particular, has a character theme which is common throughout much of the town, being planned as the World's First Garden City early this century. These environments should be reflected and improved in all new housing, large or small, and changes to existing buildings.*

***Guideline 2 - Design and Layout***

*The design and layout of new houses should be acceptable to most people in visual, functional and social terms, whether as residents or as visitors. To combine amenity and practical requirements in a sensible layout of attractive buildings and spaces between them needs imagination. For high density* developments, permitted development rights may be removed when development is first permitted.*

*Moreover, new residential areas adjacent to open agricultural land require careful consideration to ensure that the layout and design minimise any potential urban fringe problems and lessen any detrimental effects on adjacent open countryside and its land uses.*

*To achieve the highest standards of design, housing proposals should relate to and enhance their site and surroundings. An important element of layout is the design of the road and footpath system (see Guideline Number 3). Where possible, because of the total number, dwellings should be grouped in informal and small-scale clusters. Materials used should result in one or more consistent themes within a layout so long as the character of the surroundings is respected when viewed from both within and outside the site.*

*The design should have layout features which are likely to prevent opportunities for crime. The Council will take account of police advice and resist proposals which do not meet the criteria set out in 'Secured by Design'. Such advice is always subject to other planning aspects and the requirements of the Building and Fire Regulations. In specific cases development briefs will be prepared and the principles in these should be followed. It is accepted that design and environmental factors, including concepts of defensible space, natural surveillance, security lighting, access control, and security hardware can have an effect on the potential for crime. Police advice on design against crime at the planning stage is always available to developers and their architects from the Hertfordshire Constabulary Headquarters at Welwyn Garden City.*

***Guideline 3 - Roads and Footpaths***

*Residential roads and footpaths must be safe, convenient and easily maintained routes for people and traffic to move around. In significant new housing areas, cycleways should be included; these could in some circumstances be shared with footpaths depending on safety. They also affect: the arrangement, spacing and visual character of the houses they serve; the size and shape of gardens; landscaping and provision for play and other outdoor activities.*

*The road and footpath layout should:*

- *minimise the danger and nuisance from traffic which passes through the new development;*
- *keep vehicle flows and speeds low in the vicinity of homes;*
- *provide safe and convenient pedestrian routes between homes and to local community facilities;*
- *minimise the danger to pedestrians and the inconvenience to emergency and other services which can be caused by on-street parking;*
- *create safe routes for vehicular movement; and*
- *enable residents' needs for statutory and other services to be met efficiently.*

*In considering detailed proposals, the use of sympathetic materials and physical management measures will be encouraged to achieve the slowing down of traffic or 'traffic calming'. These must relate properly to the overall landscape design (see Guideline 9).*

***Guideline 9 - Landscape***

*A proposed landscape should be part of the overall design. The layout should relate to the existing landscape features, which should be kept where possible (see Guideline 1). Whilst the surroundings should be taken into account, new housing schemes should enhance the landscape of the site and hence the surroundings. This*

*may mean that open spaces are used as part of the landscape design; or that schemes are outward-looking so that surrounding it by a tree belt is not right for the particular site and scheme.*

*At the edges of towns or villages, care should be taken to achieve landscaping at the right scale. The aim should be to provide an attractive setting and long term boundary to the settlement. Tree belts, if appropriate in these locations, should be a minimum of 10 metres wide.*

*Advanced planting in these and other locations must be considered and may be required as a condition on a planning permission. Landscaping proposals should be part of the initial application on sensitive and significant sites, and not treated as a 'reserved' matter.*

*Attention to detail, using trees, shrubs and grass as 'soft' landscape features and walls, paving, road surfaces and street furniture as 'hard' landscape features can create a sense of identity, avoiding visual and noise intrusion (see also Guideline 3). Not only is the initial planting important in itself and early establishment essential, including replacement if necessary, but also attention must be paid to the continued growth of the plants and their maintenance in the particular situation.*

3.4 The **Local Plan 2011-2031** was submitted for Examination in early 2017 and that is ongoing. The officer's report listed policies SP10, D1, D2, D3 and T2 as relevant whilst citing SP10 and D1 in the refusal. It will no doubt supply copies of them all in context as the appeal progresses.

3.5 **SP10** however is clearly couched in terms relating to the provision and or retention of community, cultural leisure or recreation facilities to foster healthy lifestyles; [presumably in a physical or mental sense. Given its breadth and borough wide application to all development proposals its relevance to a small community wishing to install a gate adjoining the main road is at best slight.

3.6 **D1** relates to development in its broadest sense and clearly envisages new housing developments but insofar as the appeal proposal is development requiring planning permission then it must be judged against D1 which, as an advanced policy, carries some weight in decision making. Clauses v, vii, and also vi, being the most relevant are as follows:

*"v. Maximise accessibility, legibility and connectivity*
*vi. Future proof for changes in technology and lifestyle*
*vii. Design-out opportunities for crime and anti-social behaviour"*

3.7 As with the existing Local Plan there is no mention of gating residential developments and certainly nothing which forbids it.

**National Policy**

3.8 National Policy is set out in the **National Planning Policy Framework (NPPF)** published in March 2012 and its companion online document the **National Planning Policy Guidance (NPPG)** first published in March 2014. Each is currently the subject of review and consultation but insofar as they are relevant to the appeal proposal, the thrust does not differ from the current documents.

3.9 Although referring to no specific guidance in the decision notice the officer's report cites para. 69. It will be well known to the Inspector but it is reproduced in full below, again with our underlining for emphasis where considered relevant:

*"The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and*

*should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:*

- *opportunities for meetings between members of the community who might not otherwise come into contact with each other, <u>including through mixed-use developments, strong neighbourhood centres and active street frontages</u> which bring together those who work, live and play in the vicinity; and*
- *<u>safe and accessible environments where crime and disorder, and the fear of crime</u>, do not undermine quality of life or community cohesion*
- *safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas."*

4.0 **PLANNING ANALYSIS**

**Introduction**

4.1 The reasons for refusal being brief and somewhat general, belie the issues raised by the proposal and the matters aired in the Officer's Report and reflected in the minutes. There are 5 areas which need to be considered, namely: the case made to justify the gates; the functioning of the gates; related cases and precedent; community cohesion and character and appearance.

**1. Justification for the gates**

4.2 As will be clear, the 11 householders wish some protection from, and a barrier between their road and, the fast moving and busy traffic of the A505 where in particular, inbound from the west, it has come from a dual carriageway and is slowing as it enters the built up area of Hitchin. Half Acre is the first opportunity to turn, having missed the *"rat run"* to Stevenage (which only has 'local' signage and a weight restriction other than for access) and the first safe haven for people in difficulty and the wide and obvious bell mouth, no doubt designed because of the busy main road, is an obvious place to pull in.

4.3 Potential conflict is compounded by the slope of the private road, particularly a problem should children be in the road when non-resident traffic chooses to enter. These are big family houses within which there are 21 resident children of whom 14 are aged 12 or younger. The close juxtaposition of children, a cul-de-sac which may be perceived to be safe, but slopes down to a busy main road, makes the residents anxious.

4.4 The road is not public highway and the residents, so long as they do not create a highways hazard, are entitled to gate it. The only reason that they require planning permission is the height of the gates and wall, themselves in part occasioned by the respective levels, which exceed what would be authorised as permitted development.

4.5 Gates may not prevent vehicles turning, but they would be doing so in the generous bell mouth. Motorists could not enter the site to turn or abandon vehicles and in the process cause damage or obstruction. There are potential benefits to the wellbeing of this particular community in terms of safety, crime and general wellbeing and these are material planning considerations which are recognised in both local and national policy, including that cited by the local planning authority in the refusal.

4.6 These points were made by Mrs Odularu and Mrs Haddon in addressing the Committee and attached is a statement (**Appendix 1**) prepared by Mr and Mrs Winter of No.10. Along with 2 other households, they have lived in the cul-de-sac for 20 years and their views are based upon their experience during this time. Also attached with it is Mrs Odularu's statement in respect of the police incident in 2013.

## 2. The functioning of the gates

4.7 This was discussed at Committee (as minuted) in terms of problems arising with, for example, refuse vehicles. It was acknowledged that this was not a reason for refusal and could be conditioned. For the avoidance of doubt, attached as **Appendix 2** is the specification for the gates, a proposed maintenance agreement and details about the company who would be supplying them, a local firm of 17 years standing.

## 3. Related cases and precedent

4.8 In discussions with Mrs Odularu, when deciding to refuse the previous proposal under delegated powers, the case officer cited a recent appeal which had just been dismissed in November 2017. A copy of the decision (and the related email exchanges at the time between Mrs Odularu and the case officer), Google images of the site and website downloads relating to the village in question are attached as **Appendix 3**. As can be seen,

the site is within the village of Eversley, which had 1653 residents living in 622 households. 19% of those households have 1 person and of those, 45% are over 65.

4.9 Both physically and socially, the circumstances are very different from the current appeal and the case seemed to rest on crime or fear of crime rather than, as in this case, proximity to a busy main road and fear of safety and inconvenience rather than crime per se. It is an accepted tenet that each application must be decided on its own individual merit and there are few, if any, parallels with the Eversley case, as may be gleaned from the decision and the evidence we have.

4.10 At Committee (see minutes) reference was made to another gated development in Tilehouse Street, Hitchin. Officers observed that this predated the NPPF and the policy guidance therein. That may be true, but there are very many recent (ie 21st century) residential schemes in Hitchin for both flats and houses where gates exist. Some also pre-date the NPPF, but as a matter of fact they exist and are a part of the social community and the appearance and character of the town.

4.11 Images from Google Earth Streetview are attached as **Appendix 4,** which demonstrate this point and show a sample of gated developments. The final image is of Capswell Court. This development was originally approved in August 2011 (when the NPPF was at the draft consultation state), but it was reapproved in the form of a Minor Material Amendment (wherein the proposal is reassessed including having regard to changed policies) in July 2012, after the NPPF was published. Clearly the introduction of the NPPF does not, as a matter of fact, preclude the local planning authority from deciding in favour of gated developments.

4.12 In the case of Capswell Court, as can be seen, despite 7 of the houses having active public frontage to the road, a further 8 and a block of flats are accessed solely via the gated access road. This site is right on the edge of Hitchin town centre and its thriving community.

## 4. Community cohesion

4.13 Mindful of local and national policy, this proposal to gate a private road does not result in the loss of a community facility and nor does it require the provision of one. It will merely prevent people entering the cul-de-sac other than those living there or those the residents wish to visit and as such, the situation were the gates erected and used would be similar to other examples in Hitchin, all of which, shown pictorially above, are recent and one of which post-dates the NPPF.

4.14 Unlike Half Acre, these developments are either in or close to Hitchin town centre and all the activity therein. The situation at Half Acre is somewhat different. It lies on the outskirts of the town and whilst bound by housing on two sides, it does not connect to them, in either an actual or virtual sense. It is a sealed cul-de-sac, a form of development less favoured these days because it does not encourage free flow.

4.15 Furthermore, it is located on a busy main road which is lacking in active frontage. The nearby housing is either set back or turns its back to the A505, so the potential for social interaction is at best limited and the road, whilst possessing pavements, is not a pedestrian destination. It is not clear just who will be deprived from the opportunity to pass by or through Half Acre were the gates built.

4.16 Further, Half Acre owing to its relative isolation is already very much a community in itself or the *"separate community"* which the decision notice alleges the gates would create. The houses are large and attract families. As mentioned above, there are 21 children within the cul-de-sac and according to details on Rightmove, there is a low turnover of properties. Three have not changed hands since built in 1998, 6 have only had one change of owner and only 2 have had two changes. This suggests that it is a very stable community and this is evidenced by the fact that all of the householders support and are funding the proposal for the gates; this is an example of social cohesion.

4.17 Finally, all of the *"community"* policies place an emphasis on safety, actual or perceived and that is precisely why the residents seek to gate their road. It is contended that the local planning authority has neither looked at the relevant planning policy in the round, nor considered the particular circumstances at this site and the wishes of the community.

## 5. Character and appearance

4.18 The reason for refusal says the proposal *"would not enhance the character of the locality".* That is quite an expectation when were it in a Conservation Area, and it is not, there would be a need to see whether it preserved or enhanced the character and appearance and it is generally held that the minimum requirement is to preserve.

4.19 It is clear from the Officer's Report, and indeed exchanges with Mrs Odularu when the first submission was refused, that the Council has no criticism of the walling proposed. Mindful of the fact that walls are a defining feature of the entrance to Half Acre, this is understandable.

4.20 As may be seen from the drawings, the wall to the left of the access (around No.1) will be extended in a similar fashion to match the existing external walling around the site. The gates (2 pedestrian/1 vehicular) simply span the resultant gap. The refusal says that they will not enhance the locale, whilst the officer observes that they would be incongruous and alien and *"visible from Moormead Hill/A505 and the surrounding area".*

4.21 The Inspector will make his or her own observations in this regard, but a more accurate assessment of where the gates will be seen from is made in paragraph 4.3.5 of the Officer's Report; namely motorists and passengers in stationary or slow moving traffic on Moormead Hill and the footpath on the opposite side of the road.

4.22 That, it is contended, is a correct assessment. Owing to the lack of views from neighbouring housing, the walling, existing and proposed, and the relative levels and alignments, any public views will indeed be restricted to direct views of the gates from pedestrians and motorists right outside the site. They will see a simple metal gate through and beyond which they will see a cul-de-sac as now.

5.0 **SUMMARY AND CONCLUSIONS**

5.1 Half Acre is a 20 year old cul-de-sac right on the edge of Hitchin and functionally remote from even its nearest neighbours.

5.2 The 11 houses and the road are privately owned and this tight knit, stable and already largely separate community has got together to build additional walling and a gate to provide separation from the busy A505 off which the homes are accessed.

5.3 The Council takes issue with the proposal on two counts. Firstly, that it is socially divisive and contrary to policy and practice and secondly, that the gate would be widely seen and is unattractive.

5.4 In reaching this conclusion, the Council has failed to look properly at the site and its surroundings and has been selective in the policies (and its own practice) to which it chooses to refer.

5.5 Social and community policies also have regard to safety and security matters perceived or otherwise. These gates will make this community feel safer and secure.

5.6 Mindful of the location of Half Acre it is highly unlikely that the community at large will suffer from having its unrestricted access to the cul-de-sac curtailed.

5.7 In terms of practice, the Eversley appeal, which influenced the case officer, illustrates perfectly the need to look at cases on their individual merit. Further reliance on the introduction of the NPPF in March 2012 to resist gated developments is also found wanting as is clear from the Capswell Court development.

5.8 The Council's aims for its planning policies to achieve social cohesion and inclusiveness are laudable, as are policies which either protect or provide community facilities and those which seek to foster a sense of security and safety. In this case, however, it has misjudged the situation and consequently the application of weight to the material considerations.

5.9 For all the reasons set out above there is no sound planning reason why the proposal should be rejected and the appeal should be allowed.

# Appendix 1

Statements by Mr and Mrs J Winter (10 Half Acre) and

Mrs C Odularu (1 Half Acre)

**To whom it may concern**

My family and I have lived in Half Acre since the development was completed in 1998.

We moved here from a quiet cul-de-sac, and with three young daughters we were somewhat concerned about the proximity to the nearby main road. However, what we had not considered was the amount of non-resident traffic coming into our close. We had then, and still have today, vehicles stopping for lunch; making phone calls; turning round (including large vehicles); vehicles breaking down (with regular occurrences of oil spillages on the road); a significant number of 'sightseers' just coming up to have a look and then turning round on our driveways; and a number of instances of abandoned cars, which have taken weeks or months to get removed.

All of this unexpected traffic meant we could never allow our young daughters out onto our privately owned roadway to play as we felt it too dangerous.

We therefore have immense sympathy for the now-resident families with young children, as the traffic, and the corresponding incursion onto our estate, is now much worse 20 years on.

When we bought the property, we were told by the developers (Prowting Homes) that a 'significant sum' had been paid to the Council to go towards a bypass, which would relieve probably 90% of the main road traffic. This was a major factor in our purchasing decision. *That bypass, of course, has never materialised.*

A specific incident I would like to highlight is, about three years ago, we were woken at 1:15 am by someone at our front door. I didn't go down to the door, but opened our bedroom window to ask what the person wanted. He informed me that he had broken down and wanted some water for his car. I was not prepared to open my door in the middle of the night to a complete stranger, who may or may not have had a genuine crisis.

All of the above goes towards a strong case for requesting planning permission for gated restriction to our estate. ALL of the residents are keenly in favour of this, largely for the safety aspects as mentioned, but also for the shear nuisance factor of the general public completely ignoring the 'Private Road' notice and abusing the open space at the estate entrance.

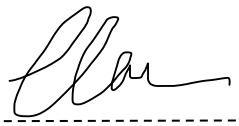
We implore the council to reconsider the planning application, with any agreed adjustments that may be appropriate.

**John & Jane Winter**
**10 Half Acre**

**RE: Half Acre, Hitchin, Herts SG5 2XL, UK**

There have been a number of incidents in the private close known as Half Acre that have led to the police being called out and in one such case a collision report was raised. One such incident occurred in September 2013. A car full of young boys attempted to do a U-turn (at high speed) in the close; in attempting to do this manoeuvre, they knocked down an approx. 3.5 metre lamp erected at the front of Number 2 Half Acre. The then occupants of 2 Half Acre raised a police report. As a witness to the incident, I was sent a police witness statement for completion. I completed and submitted the witness statement. The owner of Number 2 Half Acre has passed away. I contacted the Joint Protective Services for Bedfordshire Police, Cambridgeshire and Hertfordshire Constabularies in an attempt to obtain a police collision report. I was sent a written notice advising that collision reports for non-injury or lesser injury collisions are only retained for 3 years, and therefore the police were unable to assist. .

I believe that the facts and matters contained in this statement are true

Signature (of person making this statement): 

Print full name: Mrs Clara Odularu

Date: 16 June 2018

# Appendix 2

Specification for gates and proposed Maintenance Agreement Statement

Safe and Secure Systems Ltd

SAFE & SECURE SYSTEMS LTD
PROTECTING & ENHANCING YOUR PROPERTY

25th September 2017

Job No. J059/17

Ms C Uchay
1 Half Acre
Hitchin
SG5 2XL

Dear Ms Uchay

**Re: Vehicular & Pedestrian Gate Manufacture, Automation & Access Control**

Further to our recent site survey concerning the above works, please find enclosed our revised quotation.

For ease, we have put a * next to the new additions resulting from the survey, which have contributed to the increased cost.

We hope we can be of **long term Service** to you and look forward to hearing from you shortly.

Yours sincerely

James & Wendy Hitchcock
Directors

Enc

**CUSTOMER COPY**

**Job No.** J059/17
**Client:** Half Acre, Hitchin SG5 2XL – c/o Clara Uchay, 1 Half Acre.

**Services:** To manufacture and install a bespoke pair of steel swing gates complete with 2 pedestrian gates.
*****Dimensions: covering a total span of c.10.5m. Each vehicle gate leaf to be 3.3m wide and each pedestrian gate c1.8m wide. Vehicle gate height will be 1.8m at shoulder, rising to 2.1m in the centre. Pedestrian gate height will be flat top 1.8m. The design will be similar to the picture discussed.

All steelwork is hot dip galvanised and the finished in satin black paint.

*****Due to the size of the gates, an electromagnetic lock will be fitted to ensure secure locking.

The automation is the latest in EU Tested, 24volt, reliable technology and carries a 3-year product warranty.

For visitor access control GSM entry system will be installed for 11 homes: GSM entry works on the mobile phone network. A visitor presses the call button on the panel at the gateway. The panel will be programmed to ring however many pre-programmed numbers you choose. For example; to call the landline first, then, if not answered, to automatically divert to your mobile and so on.
The greatest benefit is that you can speak with a visitor and open your gates from the house, the back garden, or indeed anywhere in the world.
Prior to installation, client to purchase a standard O2 mobile phone sim card and register it with the provider online, to enable future credit checks and top ups.
For known visitors, the GSM panel has a built in, digital, backlit keypad for coded entry.

For exit, we have included a below ground vehicle detection loop which will trigger the gates to automatically open for ease of exit. This will be time controlled to prevent free exit at night and limit gate operations during busy periods.

An exit digital backlit timer is included to allow controlled exit when the loop is out of hours off.

Radio control via hand remote control is included and this quote includes 24, more can be purchased from us at any time.
Power will be taken from house number 1 to an isolator within a controls cabinet at the gateway.

**CUSTOMER COPY**

**Job No.** J059/17
**Client:** Half Acre, Hitchin SG5 2XL – c/o Clara Uchay, 1 Half Acre

**Safety:** This installation will aim to meet the current European Safety Standards and Building Regulations under the Machinery Directive 2006/42/EC.
All electrical works are completed to current IEE Wiring Regulations.
All Welding Works are completed to British Standards 4872.

*****Due to the incline, there is a significant potential trapping point along the gate leaf horizontal and therefore 2 resistive safety ribs will be fitted.

Any vehicles or pedestrians detected within the swing area of the gates will signal the gates to stop and re-open to prevent accidental closure.

In the event of a power failure, the gates can be simply unlocked with the key provided and manually opened to allow access, from inside **or** outside the property.

A detailed handover manual with **CE Certification and Force Testing in line with current EN13241-1 Standards**, will be completed upon job completion and should be kept easily accessible, by all users, with the manual release key.

**NB** ALL gates, hinges and posts, (including manually operated gates) must be regularly inspected and tested to check that they are structurally sound for safe ongoing use.

**Fee:** £12,100 + vat = £14,520

**Safe & Secure Systems Ltd Terms and Conditions of Sale:**

- Installation date to be agreed
- A 50% plus VAT deposit will be required with this signed Quote, valid for 20 days.
- Invoiced on day of satisfactory completion; payment must be received within 7 days of invoice date.

Please read this Quote together with our enclosed Terms. Together they will form the terms of the Agreement between us. Please sign and return the duplicate of this Quote to place your order and to confirm your instructions and acceptance of our Terms.

SAFE & SECURE SYSTEMS LTD
PROTECTING & ENHANCING YOUR PROPERTY



# SSS COPY (to be returned)

**Job No.** J059/17
**Client:** Half Acre, Hitchin SG5 2XL – c/o Clara Uchay, 1 Half Acre

**Services:** To manufacture and install a bespoke pair of steel swing gates complete with 2 pedestrian gates.*****Dimensions: covering a total span of c.10.5m. Each vehicle gate leaf to be 3.3m wide and each pedestrian gate c1.8m wide. Vehicle gate height will be 1.8m at shoulder, rising to 2.1m in the centre. Pedestrian gate height will be flat top 1.8m. The design will be similar to the picture discussed.
All steelwork is hot dip galvanised and the finished in satin black paint.
The automation is the latest in EU Tested, 24volt, reliable technology and carries a 3-year product warranty.
An electromagnetic lock will be fitted.
For visitor access control GSM entry system will be installed for 11 homes:
For known visitors, the GSM panel has a built in, digital, backlit keypad for coded entry.
For exit, we have included a below ground vehicle detection loop which will trigger the gates to automatically open for ease of exit. This will be time controlled to prevent free exit at night and limit gate operations during busy periods.
An exit digital backlit timer is included to allow controlled exit when the loop is out of hours off.
Radio control via hand remote control is included and this quote includes 24, more can be purchased from us at any time.
Power will be taken from house number 1 to an isolator within a controls cabinet at the gateway.
2 resistive safety ribs will be fitted.
A detailed handover manual with CE Certification and Force Testing in line with current EN13241-1 Standards, will be completed upon job completion

**Fee:** £12,100 + vat = £14,520

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Print Name.....Signature.....Date.....



# A GROWING BUSINESS BUILT ON REPUTATION, GAINED THROUGH RECOMMENDATION

Safe & Secure Systems was established in 2001 by James and Wendy Hitchcock, offering a complete service for Gated Perimeter Security for residential and commercial premises.

## SO WHY CHOOSE US?

- ✔ We are proud to be Trading Standards Approved.
- ✔ We are very pleased to have been awarded CAME BPT Gold Installer of the Year 2013/14
- ✔ We offer effective long term after sales service
- ✔ Our attention to detail ensures countless successfully maintained Safe Systems



Since conception, our team of 6 has always prided itself on a friendly approach, coupled with fine attention to detail. From the first telephone conversation, through to final system handover, our clients remain our most important assets.

Our team members are Directors James & Wendy, Gerry our Fabricator/Installer and Steve our Electrican/Installer, all supported by Keith and Nicky. We are committed to maintaining our high standards in all that we do.

With proven technical expertise and thoughtful customer care, we believe we can offer you an efficient and effective service every step of the way.

## THE VAST MAJORITY OF OUR WORK COMES VIA PERSONAL RECOMMENDATION

We won't leave a project unless we are proud to do so. We aim to have satisfied customers who are happy to continue using our services.

As a company with realistic expectations, we expect occasional hiccups - things do go wrong at times, however we firmly believe what really matters is how positively and effectively we deal with such issues.

Please take the opportunity to speak to any of our previous customers, whom we know will be happy to recommend us.

We offer comprehensive site surveys and written quotations, covering bespoke design, manufacture, installation, automation, service and repair.

We are happy to liaise directly with all on-site tradesmen to ensure full coordination and excellent execution of your project.

571)

## GIVE US A RING TODAY ON **01462 816571**

We'd be delighted to arrange a comprehensive site survey & written quotation.

## STANDARDS

- ✔ All electrical works are completed to current IEE regulations
- ✔ All welding works are completed to British Standard 4872
- ✔ All new installations of gate and barrier systems will conform to the current European Safety Standards and Building Regulations under the Machinery Directive 2006/42/EC, EN12453, EN12445, EN12604, EN12605, EN12978.
- ✔ We are proud to be Gold Approved Installers for Came BPT UK
- ✔ We have over 20 years experience in the industry and can repair systems using equipment from all manufacturers with confidence and safety in mind
- ✔ We have up to date safety examination and electrical examination passes and accreditation both as individuals and as a company, to the CAMESAFE Installer Scheme
- ✔ Company Installer Number 73380

CAME Gold Award

## WHAT OUR CLIENTS SAY

> Wendy, I would like to say a big thank you for the advice, assistance and installation of the bollard I ordered. This is also for Gerry as well who I was impressed with when he completed the concreting and then returning to install the bollard.
>
> Overall I feel I received excellent service. I will have no hesitation in using you again and will be recommending you to anyone that would need your services.

**Karl. Bedford**

> We are writing to let you know how pleased we are with our gates and fence that you installed. They are impressively strong as well as looking so elegant.
>
> They have been much admired by friends and people passing by.
>
> Your installers were a pleasure to have on our property.

**Pat & Don Hagger, Silsoe**

(https://www.facebook.com/WOSM.OMMS)

## SUPPORTING THE LOCAL COMMUNITY

We are very proud supporters of Henlow/Clifton Scout Group, Biggleswade District, Bedfordshire County.

World Organisation of the Scout Movement WOSM (https://www.facebook.com/WOSM.OMMS)

scouts be prepared . . .

## ACCREDITATIONS

(https://www.constructionline.co.uk)

(http://safecontractor.c

(http://www.centralbedfordshire.gov.uk/business/trading-standards/approved/automatic-gates/safe-secure.aspx)

Gold Installer

(http://www.cameuk.com/)

(http://www.cameuk.com/)

(http://camebpttraining.com/check-id?search=2506)

(https://www.facebook.com/safesecuresystemsltd)

(https://twitter.com/safesecuregates)

(https://plus.google.com/u/0/b/107135208266993866073/107135208266993

## ADDRESS

Contact Us (https://www.safesecuresystems.com/contact-us/)

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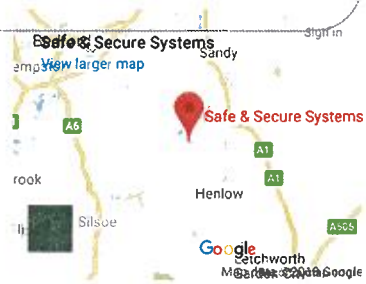
(mailto:info@safesecuresystems.com)

01462 816571
(TEL:01462 816571)

## FIND US

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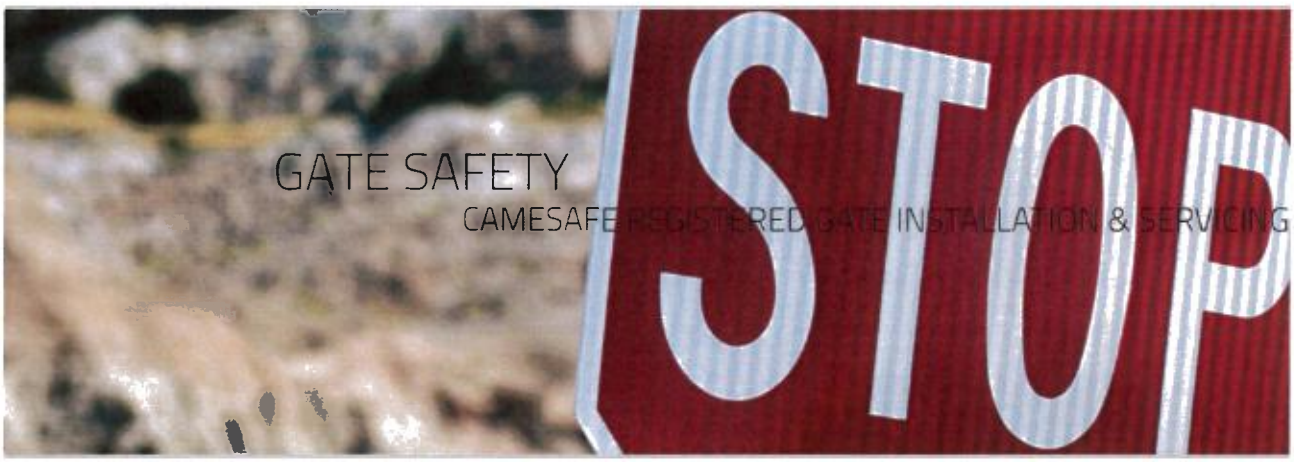


# DANGEROUS SITUATIONS:

When automation is installed on any door, gate, window or other opening, it becomes classified as a **machine**.

Listed below are some of the possible hazards associated with using such machines:

- ✔ Crushing during closing hazards
- ✔ Shearing hazard
- ✔ Conveying hazard
- ✔ Person lifting hazard, in the event of vertical closings
- ✔ Operator connected, electrical hazards
- ✔ Safety device breakdown provoked hazards
- ✔ Hazards which appear during manual moving of the closure, for example, when gate unexpectedly sets in motion again
- ✔ Entrapment hazards
- ✔ Exceeding of gate–leaf limit, causing possible falling of gate-leaf hazards

When Safe & Secure Systems installs gate automation equipment, a range of safety accessories and methods of install are utilised. These are compliant with European Standards to provide total protection against any hazards associated with operation. We also supply a user manual which should be kept and passed onto new owners if you ever sell your property.

# FURTHER INFORMATION

For further information please follow this link from the Health & Safety Executive on the 'risks to pedestrians from powered gates':

**Health & Safety Executive – Risks to pedestrians from crushing zones on electrically powered gates. (http://www.hse.gov.uk/safetybulletins/electricgates.htm)**

## PLEASE CALL **01462 816571** TO GET A QUOTATION

We can arrange a no-obligation site visit to quote the best system for your premises

## WHAT IS A CAMESAFE INSTALLER?

CAMESAFE Installers are the culmination of all the experience and knowledge gained from studying, interpreting, presenting and discussing solutions to automation safety for the past 5 years.

By formalising the training structure and developing a method of assessing trainees learning outcomes, Came can now award a level of competence to individuals who pass the module examinations.

Safe & Secure Systems attained CAMESAFE Installer status, and are now entitled to use the CAMESAFE Installer badge to promote the highest level of safety in their automation installations.

Please visit the **CAMESAFE website (http://camebpttraining.com/check-id?search=2506)** to view our unique Installer ID Profiles.

## STANDARDS

- ✔ All electrical works are completed to current IEE regulations
- ✔ All welding works are completed to British Standard 4872
- ✔ All new installations of gate and barrier systems will conform to the current European Safety Standards and Building Regulations under the Machinery Directive 2006/42/EC, EN12453, EN12445, EN12604, EN12605, EN12978.
- ✔ We are proud to be Gold Approved Installers for Came BPT UK
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- ✔ We have up to date safety examination and electrical examination passes and accreditation both as individuals and as a company, to the CAMESAFE Installer Scheme
- ✔ Company Installer Number 73380

**(https://www.constructionline.co.uk/)**

## CONSTRUCTIONLINE CERTIFIED

A UK GOVERNMENT CERTIFICATION SERVICE

Constructionline is one of the UK's best known registers for qualified contractors and consultants used by the construction industry of the United Kingdom.

At Safe & Secure Systems, we ensure our membership is always up-to-date, offering customers peace of mind and assurance of our quality service.

## (HTTP://SAFECONTRACTOR.COM/) (HTTP://SAFECONTRACTOR.COM/) SAFECONTRACTOR APPROVED

Registration as a SafeContractor means we have successfully demonstrated our health and safety competence to new and existing clients.

SafeContractor is one of the largest contractor accreditation schemes in the UK, giving our clients recognition of our safe and reliable working practices.

## ACCREDITATIONS

(https://www.constructionline.co.uk)

(http://safecontractor.com/)

(http://www.centralbedfordshire.gov.uk/business/trading-standards/approved/automatic-gates/safe-secure.aspx)

(http://www.cameuk.com/)

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(https://twitter.com/safesecuregates)

(https://plus.google.com/u/0/b/107135208266993866073/107135208266993

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## Appendix 3

November 2017 Eversley Appeal decision (and the related email exchanges at the time between Mrs Odularu and the case officer), Google images of the appeal site and website downloads

**From:** Ben Glover <Ben.Glover@north-herts.gov.uk>
**Sent:** 14 December 2017 16:53
**To:** 'clara Uchay'
**Subject:** 17/02735/1 - 1 Half Acre - Recommended Refusal

Dear Mrs Odularu,

I write in respect of the above planning application.

After having reviewed the application, I am sorry to say that I have come to the opinion that the proposal should be recommended for refusal for the following reasons:

The proposed gate would result in the creation of a gated community contrary to the aims of the National Planning Policy Framework (NPPF), paragraph 69, and Policy SP10 of the Emerging Local Plan. The NPPF encourages Local Planning Authorities to facilitate social integration and promote community cohesion. Whilst I understand that the proposed gate would result in a safer environment for the residents of Half Acre, I believe the benefits would not outweigh the harm of this proposal due to the separation from that community that would result.

The proposed fence to No. 1 Half Acre, I believe would be acceptable if submitted under its own separate application. I would therefore advice withdrawing this application and resubmitting a new application for the proposed boundary fencing.

Please feel free to contact me should you wish to discuss the above with me. I will not be in the office Friday 15th, but will be available all day Monday.

Kind regards,

Ben

Ben Glover
Planning Officer

**North Hertfordshire District Council**
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF
ben.glover@north-herts.gov.uk
www.north-herts.gov.uk

# RE: 17/02735/1 - 1 Half Acre - Recommended Refusal

BG Yesterday, 09:57
You

Reply

You replied on 18/12/2017 10:00.

Hi Clara,

The appeal reference No. to which I referred was APP/N1730/W/17/3174875 for an application submitted with Hart District Council.

The case can be viewed on the planning inspectorate website.

Kind regards,

Ben

Ben Glover
Planning Officer

**North Hertfordshire District Council**
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF
ben.glover@north-herts.gov.uk
www.north-herts.gov.uk

---

**From:** clara Uchay [mailto:clarauche@hotmail.com]
**Sent:** 18 December 2017 09:51
**To:** Ben Glover
**Subject:** Re: 17/02735/1 - 1 Half Acre - Recommended Refusal

Hi Ben
further to our discussion just now, you referred to an appeal case, with similar circumstances to ours, in which the local authority's decision was upheld. May I please ask that you provide the relevant case reference?
Thank you
KR

Clara

---

**From:** clara Uchay <clarauche@hotmail.com>
**Sent:** 15 December 2017 10:31
**To:** Ben Glover
**Subject:** Re: 17/02735/1 - 1 Half Acre - Recommended Refusal

Hello Ben
I understand you are on annual leave today. I will call you Monday. In the meantime, may I please enquire as follows:
In arriving at your decision what other documents did you refer to? Are there any leading cases/judgments/appeal statements on which you based your recommendation? Was it simply the draft North Hertfordshire Strategic Policies document dated 20 July 2016 and the National Planning Policy Framework dated March 2012? Please would you be kind enough to confirm
KR
Clara

---

**From:** clara Uchay <clarauche@hotmail.com>
**Sent:** 14 December 2017 17:55
**To:** Ben Glover
**Subject:** Re: 17/02735/1 - 1 Half Acre - Recommended Refusal

Hi Ben

It would be good to talk tomorrow about the interpretation of article 69 of the National Policy Framework 2012 particularly given the fact that our community is located towards the opening of a dual carriageway. The Policy framework and resulting consultation documents talk about safe communities; it seems to me that the inability for children to play in an area because it opens out onto a busy road with high speed traffic has not been taken into account. Our whole aim of getting this gate installed was to prevent a situation which occurred last year when a articulated lorry attempted to complete a U-turn which nearly killed my son when he attempted to fetch his football. The majority of families have children of primary school age who have similarly encountered near misses. It is alarming that this would be ignored. Where we live is neither 'safe nor accessible' for the reasons I have stated above; all we wish is for it to be liveable.

I await tomorrow's discussion with eager anticipation
KR
Clara

---

The Planning Inspectorate

# Appeal Decision

Site visit made on 31 October 2017

**by R C Kirby BA(Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 6th November 2017.**

**Appeal Ref: APP/N1730/W/17/3174875**
**The Retreat, 5 Northwick, Eversley, Hook RG27 0SD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Northwick Croft Residents Association Ltd against the decision of Hart District Council.
- The application Ref 16/03051/FUL, dated 26 October 2016, was refused by notice dated 16 February 2017.
- The development proposed is entrance gates to Northwick Croft, development of 5 houses.

## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue in this case is the effect of the proposal on the fear of crime and its effect on quality of life and community cohesion.

## Reasons

3. The aim of Policy GEN 4 of the Hart District Council Local Plan (replacement) 1996-2006 (LP) is for development proposals to sustain and improve the urban design qualities of the area. LP Policy GEN 12 requires development to incorporate appropriate provision for public safety and crime prevention within its design. The supporting text to this policy states that the aim of designing against crime is to reassure the public by making crime more difficult to commit, increasing the risk of detection and providing people with a safer and more secure environment.

4. Whilst of a part open design, the proposal would introduce a relatively tall, wide and imposing physical barrier across the main entrance to this residential development, thereby creating a gated residential enclave. The appellant submits that the gates would open as pedestrians and vehicles approach. Whilst noting this matter, when not in use the gates would do little to dispel a general feeling of separation and exclusion from the community within this part of the village. This arrangement would run counter to the policies of the Framework which advise that planning should facilitate social interaction, create sustainable and inclusive communities and plan positively for the achievement of high quality and inclusive design for all development. The Framework's glossary defines inclusive design as 'designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone'.

5. Gates and railings can contribute to making places feel safer and the Framework notes that planning decisions should aim to ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. In that context, I accept that the proposal would be likely to allay the safety concerns of the occupiers of Northwick particularly with regard to burglaries within the area at night. However, the Council and Hampshire Constabulary's Police Architect submit that crime in the area is relatively low. I have not been provided with substantive evidence to demonstrate otherwise. The gates would to my mind give the impression that crime is a problem in the area, when it is not.

6. I have not been provided with convincing evidence to demonstrate that vehicle speeds are high within the cul-de-sac and that this results in an unsafe place for children to play, as asserted by the appellant. Vehicles would continue to have access to the properties within the road following the installation of the gates and I am not convinced that driving behaviour or vehicle numbers using the road would be significantly different as a result of the proposal.

7. The appellant has drawn my attention to gates in the area, including elsewhere in Eversley. Whilst I have not been provided with the individual circumstances of the cases referred to, I find that many of these features similarly contribute little positively towards community cohesion and inclusion in the local community. For this reason, the examples referred to do not weigh in favour of the proposal.

8. I have had regard to the appellant's assertion that it was always the intention of the development to install gates. Whilst this may have been the case, there are no gates present and I have not been provided with evidence that any were ever erected. I have assessed the proposal on its individual merits.

9. I note the appellant's intentions to improve the appearance of this small residential development and acknowledge that landscape maintenance would contribute to the enhancement of the character and appearance of it. However, securing high quality and inclusive design goes beyond aesthetic considerations. It is also necessary to address the connections between people and places and the integration of new development into the built environment. The extent to which those are achieved can influence the character and feel of an area. I have found that the proposed gates would be divisive and prevent social permeability. This would adversely affect how the area feels and would result in harm to the character and appearance of the local area.

10. Although not substantiated, the appellant asserts that the proposal would result in lower maintenance costs for the occupiers of Northwick. Whilst I acknowledge that this matter has implications for the owners of the properties within Northwick, I have made my decision only on the planning merits of the case.

**Conclusion**

11. Having regard to my findings I conclude that the proposal would result in an unsubstantiated concern that crime was a serious issue in this area, which would have an adverse effect upon the quality of life and community cohesion of local residents. The proposal would not sustain or enhance the urban design

qualities of the area. The proposal would therefore result in conflict with the aims of LP Policies GEN 4 and GEN 12 and the Framework in this regard.

12. For the above reasons, and having regard to all other matters raised, the appeal is dismissed.

*R C Kirby*

INSPECTOR


Eversley Centre
Eversley Cross
RG27 0SD
© 2017 Google
Google Earth
Google Earth
feet
km
3000
1




Google Earth

feet 800
meters 200




Google Earth

feet 10

meters 5

WIKIPEDIA

# Eversley

**Eversley** is a village and civil parish in the Hart district of northeast Hampshire, England. The village is located around 11 miles (18 km) northeast of Basingstoke and around 2.5 miles (4 km) west of Yateley. The River Blackwater, and the border with Berkshire, form the northern boundary of the parish.

Eversley is regarded as a wealthy community and is situated in the least deprived local council area in England.

## Contents


- Character
- Education
  - Charles Kingsley's Primary School
  - St. Neot's Preparatory School
- Modern notoriety
- Notable people
- Sport
- References
- External links


Eversley



Warbrook House




Eversley shown within Hampshire

| | |
|---|---|
| Population | 1,653 (2011 Census)[1] |
| OS grid reference | SU780615 |
| Civil parish | Eversley |
| District | Hart |
| Shire county | Hampshire |
| Region | South East |
| Country | England |
| Sovereign state | United Kingdom |
| Post town | HOOK |
| Postcode district | RG27 0xx |
| Dialling code | 0118 |
| Police | Hampshire |
| Fire | Hampshire |
| Ambulance | South Central |
| EU Parliament | South East England |
| UK Parliament | North East Hampshire |

## Character



The Chequers is a Grade II listed building and was built in the 17th century with 19th- and 20th-century additions [2]

Eversley means 'Wild Boar Clearing' and the boar is the symbol of the village, as shown on the village sign.

The parish contains a number of hamlets: Eversley Village (sometimes called Eversley Street), Eversley Centre, Eversley Cross, Lower Common and Up Green. The historical parish also included Bramshill, a modern civil parish largely covered by plantation forest, but also including the early 17th century Bramshill House. Eversley Centre and Eversley Cross (to the north of Yateley) are contiguous and constitute the main part of the village, whilst Eversley 'village' lies around 1 mile to the north on the A327 road towards Arborfield.

There are a number of other large country houses in Eversley: Firgrove Manor (now apartments), Glaston Hill House (private residence) and Warbrook House (now a Conference Centre). Monuments to their residents can be seen in St Mary's Church, a medieval building mostly rebuilt in the 18th century.



St Mary's Church, Eversley

The churchyard is the burial-place of Charles Kingsley, who for 35 years was rector of the parish. As you enter the churchyard, Kinglsey's grave is to be found to the left of the path some 10 metres beyond the entrance gate. Kingsley was a significant author and commentator in the 19th century. Among other novels he wrote *The Water Babies* and *Westward Ho!*. Kingsley was also a social critic and an early founder of 'Christian Socialism'. One of his poems, "The Bad Squire", may very well be a comment on local social conditions in the mid-nineteenth century, and an attack on the attitudes of local landlords. A copy of the poem can be found in the church.

# Education

### Charles Kingsley's Primary School

In Eversley there is a primary school called Charles Kingsley's Primary School, founded by Charles Kingsley in 1853. It is a Christian school which offers mostly Christian Ethos. In 2011, it was inspected by OFSTED, and it received an outstanding on everything possible report. The school was named as one of 253 in the list of Her Majesty's Chief Inspector of Skills Annual Report. Charles Kingsley's is one of only 67 schools to be named on that list twice. Its recent exam results show the school to be in the top 1% of the country.

### St. Neot's Preparatory School

There is also an independent preparatory school in the village. The school was founded in Sunningdale in 1888 as a proprietorial boys' preparatory boarding school, but since it has seen much evolution. It moved to the current site in Eversley in 1894, acquired charitable trust status under a governing board in 1955, opened a co-educational pre-prep in 1988 and attained full co-education in 1990. Since 1997 the school has worked a five-day week, with weekly and flexi-boarding from Year 3. The boarding ceased in 2015. The boar was taken as a symbol of the school, replacing the deer, to link it with the meaning of the name of the village Eversley.

The school currently accommodates around 350 pupils ranging in age from 3 months to 13 years. In 2013, the school celebrated its 125th anniversary.

# Modern notoriety

On 1 April 1992, Jacqueline Palmer-Radford, a 40-year-old mother of two, was murdered. She had been raped and strangled and was found suffocated at her home Riversdale House (a former Post Office until 1981 which was demolished in 1996/7 and replaced by two executive houses). Her killer has never been found.

The case remains unsolved despite being featured on BBC TV's Crimewatch programme.[1] (https://web.archive.org/web/20140108185350/http://www.truecrimelibrary.com/crime_series_show.php?id=103&series_number=11)[2] (http://www.francisfrith.com/eversley/memories/eversley-1971-1983_85611/)[3] (https://www.youtube.com/watch?v=dVh6aeTdY5c)[4] (https://www.youtube.com/watch?v=3BiSAsyHjAM)

# Notable people

- Charles Kingsley, broad church priest of the Church of England, university professor, social reformer, historian and novelist
- Laura Marling, folk singer/songwriter and musician
- Will Carling, former rugby union player
- Rob Collard, auto racing driver
- Nigel Adkins, former professional footballer, physiotherapist and manager

# Sport

Cricket has been played on the picturesque ground at Cross Green, Eversley for 220 summers. Eversley Cricket Club is one of the oldest in Hampshire. There is a big colts section and the men's teams are very successful.

Eversley F.C. was founded in 1910. They became the first winners of the Surrey Elite Intermediate League in 2009 and gained promotion to Division One of the Combined Counties League for the 2009-10 season.

# References

Notes

1. "Civil Parish population 2011" (http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=7&b=11123278&c=Eversley&d=16&e=62&g=6430246&i=1001x1003x1032x1004&o=362&m=0&r=1&s=1481826239207&enc=1). *Neighbourhood Statistics*. Office for National Statistics. Retrieved 15 December 2016.
2. Historic England. "Details from listed building database (1092344)" (https://HistoricEngland.org.uk/listing/the-list/list-entry/1092344). *National Heritage List for England*. Retrieved 1 December 2014.

**Sources**

- This article incorporates text from a publication now in the public domain: Wood, James, ed. (1907). "article name needed". *The Nuttall Encyclopædia*. London and New York: Frederick Warne.

## External links

- Eversley info (http://www.eversley-hants.co.uk/)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Eversley&oldid=842332595"

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Select a Parish

# Eversley

At a glance statistics about the parish of Eversley, from Census 2011 data and Hart District Council

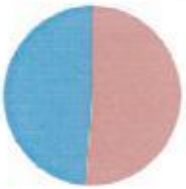
View maps

## Summary

| | |
|---|---|
| Total number of residents | **1653** |

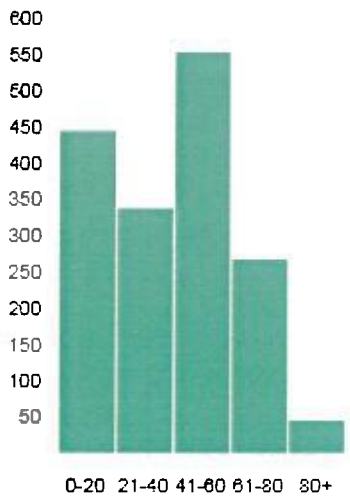
Males: **807**

Females: **846**



| | |
|---|---|
| Total number of households | **622** |
| Area in Hectares | **1262.11** |
| Density (number of persons per hectare) | **1.3** |

## Age profile




## Household Tenure

## Method of travel to work

| | | |
|---|---|---|
| Work from home | **10%** | (124) |
| Train | **3%** | (38) |
| Bus, minibus or coach | **0%** | (2) |
| Driving a car or van | **54%** | (647) |
| Passenger in a car or van | **2%** | (27) |
| On foot | **3%** | (34) |

## Car or van availability

Total number of cars or vans in the area

**1280**

### Households with:

No cars or vans **20**

1 car/van **172**

2 cars/vans **284**

3 or more cars/vans **146**

## Household composition

| | | |
|---|---|---|
| 1 person | **19%** | (116) |
| *(of which, over 65)* | **45%** | (52) |
| 2 people | **39%** | (245) |
| 3 people | **12%** | (76) |
| 4 people | **21%** | (129) |
| 5 people | **7%** | (45) |
| 6 people | **1%** | (7) |
| 7 people | **0%** | (1) |

# Population health

## General health

Very good health: **57%**
Good health: **33%**
Fair health: **8%**
Bad health: **2%**
Very bad health: **0%**

## Long term health

Day-to-day activities limited a lot: **4%**
Day-to-day activities limited a little: **8%**
Day-to-day activities not limited: **88%**

## Provision of unpaid care

Provides no unpaid care: **90%**
Provides 1 to 19 hours a week: **7%**
Provides 20 to 49 hours a week: **1%**
Provides 50 or more hours a week: **2%**

# Economic Activity

1192 people are aged between 16 and 74 in the parish
Representing 72% of the population in Eversley

## Economically active

All economically active: **78%** (924)

---

Employee: Part-time: **14%** (172)
Employee: Full-time: **41%** (486)
Self-employed All: **18%** (213)

Unemployed: 2% (23)

Full-time student: 3% (30)

Long-term sick or disabled: 1% (12)

Other: 1% (17)

Data sources: census 2011 and Hart District Council

# Appendix 4

Google Streetview images of recent gated developments

in and around Hitchin Town Centre




Google Earth

feet
meters
20
6




Google Earth

feet 20
meters 6




Google Earth

feet 20

meters 8




Google Earth

feet 20

meters 7




Google Earth

feet 20

meters 8




Google Earth

feet 10

meters 4




Google Earth

feet 20

meters 7

# Print Version

Close Window Print

## Summary

| | |
|---|---|
| **Reference** | 12/00825/1 |
| **Alternative Reference** | Not Applicable |
| **Application Received** | Wed 11 Apr 2012 |
| **Application Validated** | Thu 17 May 2012 |
| **Address** | Former Bus Depot Fishponds Road Hitchin SG5 1NP |
| **Proposal** | Minor material amendment to four storey apartment block D (as variation to application number 10/02811/1 granted 08 August 2011 for residential development comprising a four-storey apartment block to provide 10 x1 bedroom and 4x2 bedroom flats and associated bicycle store; 15x3 bedroom houses provided as terraced and semi-detached dwellings; provision of associated amenity space and car parking) (as amended by plan nos. 1761-PL-01 P1 & 1761-PL-04 P1 received 11/7/12) |
| **Status** | Decided |
| **Decision** | Conditional Permission |
| **Decision Issued Date** | Thu 12 Jul 2012 |
| **Appeal Status** | Unknown |
| **Appeal Decision** | Not Applicable |

## Further Information

| | |
|---|---|
| **Application Type** | Section 73 Application |
| **Decision** | Conditional Permission |
| **Actual Decision Level** | Delegated |
| **Expected Decision Level** | Not Applicable |
| **Case Officer** | Tom Rea |
| **Parish** | Hitchin |
| **Ward** | Hitchin Bearton Ward |

| | |
|---|---|
| **Applicant Name** | Ms A Spanton |
| **Agent Name** | Cox |
| **Agent Company Name** | Robert Lombardelli Partnership |
| **Agent Address** | St Lukes House 5 Walsworth Road Hitchin Herts SG4 9SP |

## Contacts

There are no contacts associated with this case.

## Important Dates

| | |
|---|---|
| **Application Received Date** | Wed 11 Apr 2012 |
| **Application Validated Date** | Thu 17 May 2012 |
| **Expiry Date** | Fri 22 Jun 2012 |
| **Actual Committee Date** | Not Applicable |
| **Neighbour Consultation Expiry Date** | Not Applicable |
| **Standard Consultation Expiry Date** | Not Applicable |
| **Advertisement Expiry Date** | Not Applicable |
| **Site Notice Expiry Date** | Not Applicable |
| **Statutory Expiry Date** | Thu 12 Jul 2012 |
| **Agreed Expiry Date** | Not Applicable |
| **Decision Made Date** | Thu 12 Jul 2012 |
| **Decision Issued Date** | Thu 12 Jul 2012 |
| **Permission Expiry Date** | Sat 11 Jul 2015 |
| **Decision Printed Date** | Thu 12 Jul 2012 |
| **Environmental Impact Assessment Received** | Not Applicable |
| **Temporary Permission Expiry Date** | Not Applicable |

## Related Information

There are 0 cases associated with this application.

There are 2 properties associated with this application.

NO CIL REC

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

*Correspondence address:*
PO BOX 480, M33 0DE
Telephone: (01462) 474000
Text Phone: (01462) 474800

Form's

N.H.D.C
17 MAY 2012

1/10

## Application for Planning Permission.
## Town and Country Planning Act 1990

**You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply**

### Publication of applications on planning authority websites

**Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.**

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

### 1. Applicant Name and Address

| | |
|---|---|
| Title: | Ms |
| First name: | ALICE |
| Last name: | SPANTON |
| Company (optional): | ORCHID HOMES |
| Unit: | |
| House number: | 110 |
| House suffix: | |
| House name: | ST RICHARDS HOUSE |
| Address 1: | EVERSHOLT STREET |
| Address 2: | |
| Address 3: | |
| Town: | LONDON |
| County: | |
| Country: | |
| Postcode: | NW1 1BS |

### 2. Agent Name and Address

| | |
|---|---|
| Title: | MR |
| First name: | CHRISTOPHER |
| Last name: | COX |
| Company (optional): | ROBERT LOMBARDELLI PARTNERSHIP |
| Unit: | |
| House number: | 5 |
| House suffix: | |
| House name: | ST LUKES HOUSE |
| Address 1: | WALSWORTH ROAD |
| Address 2: | |
| Address 3: | |
| Town: | HITCHIN |
| County: | HERTFORDSHIRE |
| Country: | ENGLAND |
| Postcode: | SG4 9SP |

### 3. Description of the Proposal

Please describe the proposed development, including any change of use:

DEMOLITION OF THE EXISTING BUS DEPOT AND ANCILLARY BUILDINGS, WITH THE CONSTRUCTION OF NEW RESIDENTIAL BUILDINGS COMPRISING OF 15 X THREE BEDROOM DWELLINGS AND AN APARTMENT BLOCK WITH 14 RESIDENTIAL FLATS, PUBLIC AND PRIVATE OPEN SPACE, TOGETHER WITH CAR PARKING.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): _____ (date must be pre-application submission)

## 4. Site Address Details

Please provide the full postal address of the application site.

| | |
|---|---|
| Unit: | |
| House number: | |
| House suffix: | |
| House name: | |
| Address 1: | FORMER ARRIVA BUS DEPOT |
| Address 2: | FISHPONDS ROAD |
| Address 3: | |
| Town: | HITCHIN |
| County: | HERTFORDSHIRE |
| Postcode (optional): | SG5 1NP |

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: 51843 Northing: 229769

Description:

## 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☑ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: MR TOM REX

Reference: 12/00825/1

Date (DD/MM/YYYY): 22/02/2012
(must be pre-application submission)

Details of pre-application advice received?

POSITIVE FEEDBACK THAT ALTERATIONS TO BUILDING D CAN BE TREATED AS A MINOR MATERIAL AMENDMENT.

## 6. Pedestrian and Vehicle Access, Roads and Rights of Way

| | | |
|---|---|---|
| Is a new or altered vehicle access proposed to or from the public highway? | ☑ Yes | ☐ No |
| Is a new or altered pedestrian access proposed to or from the public highway? | ☑ Yes | ☐ No |
| Are there any new public roads to be provided within the site? | ☐ Yes | ☑ No |
| Are there any new public rights of way to be provided within or adjacent to the site? | ☐ Yes | ☑ No |
| Do the proposals require any diversions /extinguishments and/or creation of rights of way? | ☐ Yes | ☑ No |

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

REFER TO EXISTING SITE PLAN 498/3.02 AND PROPOSED PLANS 498.6A.00. REFER TO TRANSPORT ASSESSMENT. ALL THE ABOVE HAVE BEEN PREVIOUSLY SUBMITTED UNDER CURRENT APPLICATION

## 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☑ Yes ☐ No

If Yes, please provide details:

REFER TO PROPOSED GROUND FLOOR PLAN OF BUILDING D 1761-PL-02 AND SITE PLAN 1761-PL-01 (SUBMITTED 5.4.12) ALSO REFER TO DESIGN AND ACCESS STATEMENT SECTION 5.4 PREVIOUSLY SUBMITTED UNDER CURRENT APPLICATION

Have arrangements been made for the separate storage and collection of recyclable waste? ☑ Yes ☐ No

If Yes, please provide details:

REFER TO PROPOSED GROUND FLOOR PLAN OF BUILDING D 1761-PL-02 (SUBMITTED 5.4.12)

## 8. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☑ No

If Yes, please provide details of the name, relationship and role

## 9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

| | Existing (where applicable) | Proposed | Not applicable | Don't Know |
|---|---|---|---|---|
| Walls | BRICK | BRICK, RENDER AND TIMBER | ☐ | ☐ |
| Roof | METAL AND CONCRETE ROOF SHEETING | NATURAL SLATE | ☐ | ☐ |
| Windows | SINGLE GLAZED METAL WINDOWS | COMPOSITE TIMBER AND ALUMINIUM DOUBLE GLAZED WINDOWS | ☐ | ☐ |
| Doors | METAL | AS PER WINDOWS AND TIMBER PANELLED DOORS | ☐ | ☐ |
| Boundary treatments (e.g. fences, walls) | EXISTING BUILDING BUILT RIGHT UP TO EXISTING BOUNDARY | 1.) BRICK WALLS 2.) TIMBER FENCES 3.) METAL RAILINGS AND GATES | ☐ | ☐ |
| Vehicle access and hard-standing | CONCRETE AND TARMAC HARDSTANDING | BRICK PAVERS AND STONE PAVING SETS | ☐ | ☐ |
| Lighting | N/A | N/A | ☐ | ☐ |
| Others (please specify) | | | ☐ | ☐ |

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

REFER TO AMENDED PROPOSED ELEVATION OF BUILDING D. 1761-PL-03 (SUBMITTED 5.4.12.) AND PLANNING, DESIGN AND ACCESS STATEMENT PREVIOUSLY SUBMITTED UNDER CURRENT APPLICATION REF: 10/02811/1.

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of Vehicle | Total Existing | Total proposed (including spaces retained) | Difference in spaces |
|---|---|---|---|
| Cars | 10 | 28 | + 18 |
| Light goods vehicles/ public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 29 | + 29 |
| Other (e.g. Bus) | UNKNOWN | 0 | 0 |
| Other ( | 0 | 0 | 0 |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Cess pit
- [ ] Septic tank
- [ ] Other
- [ ] Package treatment plant

Are you proposing to connect to the existing drainage system? [x] Yes [ ] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

DETAILS OF THE PROPOSED DRAINAGE SYSTEM WILL BE DEVELOPED AND NHDC CONSULTED

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) [ ] Yes [x] No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? [ ] Yes [x] No

Will the proposal increase the flood risk elsewhere? [ ] Yes [x] No

How will surface water be disposed of?

- [x] Sustainable drainage system
- [ ] Existing watercourse
- [ ] Soakaway
- [ ] Pond/lake
- [x] Main sewer

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- [ ] Yes, on the development site
- [x] Yes, on land adjacent to or near the proposed development
- [ ] No

b) Designated sites, important habitats or other biodiversity features:

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

c) Features of geological conservation importance:

- [x] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [ ] No

## 14. Existing Use

Please describe the current use of the site:

VACANT BUS DEPOT AND ANCILLARY BUILDINGS

Is the site currently vacant? [x] Yes [ ] No

If Yes, please describe the last use of the site:

ARRIVA BUS DEPOT

When did this use end (if known)? DD/MM/YYYY (date where known may be approximate) 20/10/2006

Does the proposal involve any of the following? If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? [ ] Yes [x] No

Land where contamination is suspected for all or part of the site? [ ] Yes [x] No

A proposed use that would be particularly vulnerable to the presence of contamination? [ ] Yes [x] No

## 15. Trees and Hedges

Are there trees or hedges on the proposed development site? [x] Yes [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? [x] Yes [ ] No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? [ ] Yes [x] No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

## 17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☐ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

### Proposed Housing

| Market Housing | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | 15 | | | 15 |
| Flats and maisonettes | ☐ | | | | | | |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | 15 |

| Social Rented | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | | | | |
| Flats and maisonettes | ☐ | 10 | 4 | | | | 14 |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | 14 |

| Intermediate | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | | | | |
| Flats and maisonettes | ☐ | | | | | | |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | |

| Key worker | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | | | | |
| Flats and maisonettes | ☐ | | | | | | |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | |

**Total proposed residential units** *(A + B + C + D) =* 29

### Existing Housing

| Market Housing | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | | | | |
| Flats and maisonettes | ☐ | | | | | | |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | 0 |

| Social Rented | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | | | | |
| Flats and maisonettes | ☐ | | | | | | |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | 0 |

| Intermediate | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | | | | |
| Flats and maisonettes | ☐ | | | | | | |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | 0 |

| Key worker | Not known | Number of Bedrooms 1 | 2 | 3 | 4+ | Unknown | Total |
|---|---|---|---|---|---|---|---|
| Houses | ☐ | | | | | | |
| Flats and maisonettes | ☐ | | | | | | |
| Live-work units | ☐ | | | | | | |
| Cluster flats | ☐ | | | | | | |
| Sheltered housing | ☐ | | | | | | |
| Bedsit/studios | ☐ | | | | | | |
| Unknown type | ☐ | | | | | | |
| **Totals** *(a + b + c + d + e + f + g) =* | | | | | | | 0 |

**Total existing residential units** *(E + F + G + H) =* 0

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):**

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

| Use class/type of use | | Not applicable | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross internal floorspace proposed (including change of use)(square metres) | Net additional gross internal floorspace following development (square metres) |
|---|---|---|---|---|---|---|
| A1 | Shops | ☑ | | | | |
| | Net tradable area: | ☑ | | | | |
| A2 | Financial and professional services | ☑ | | | | |
| A3 | Restaurants and cafes | ☑ | | | | |
| A4 | Drinking establishments | ☑ | | | | |
| A5 | Hot food takeaways | ☑ | | | | |
| B1 (a) | Office (other than A2) | ☑ | | | | |
| B1 (b) | Research and development | ☑ | | | | |
| B1 (c) | Light industrial | ☐ | 1350 | 1350 | 0 | -1350 |
| B2 | General industrial | ☑ | | | | |
| B8 | Storage or distribution | ☑ | | | | |
| C1 | Hotels and halls of residence | ☑ | | | | |
| C2 | Residential institutions | ☑ | | | | |
| D1 | Non-residential institutions | ☑ | | | | |
| D2 | Assembly and leisure | ☑ | | | | |
| OTHER | | ☑ | | | | |
| Please Specify | | ☑ | | | | |
| | Total | | 1350 | 1350 | 0 | -1350 |

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

| Use class | Type of use | Not applicable | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|---|---|---|---|---|---|
| C1 | Hotels | ☑ | | | |
| C2 | Residential Institutions | ☑ | | | |
| OTHER | | ☑ | | | |
| Please Specify | | ☑ | | | |

## 19. Employment

Please complete the following information regarding employees:

| | Full-time | Part-time | Total full-time equivalent |
|---|---|---|---|
| Existing employees | 0 | 0 | 0 |
| Proposed employees | 0 | 0 | 0 |

## 20. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday | Saturday | Sunday and Bank Holidays | Not known |
|---|---|---|---|---|
| | | | | |
| | | N/A. | | |
| | | | | |

## 21. Site Area

Please state the site area in hectares (ha) 0.248

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☑ No

If the answer is Yes, please complete the following table:

| | Not applicable | The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste) | Maximum annual operational throughput in tonnes (or litres if liquid waste) |
|---|---|---|---|
| Inert landfill | ☑ | | |
| Non-hazardous landfill | ☑ | | |
| Hazardous landfill | ☑ | | |
| Energy from waste incineration | ☑ | | |
| Other incineration | ☑ | | |
| Landfill gas generation plant | ☑ | | |
| Pyrolysis/gasification | ☑ | | |
| Metal recycling site | ☑ | | |
| Transfer stations | ☑ | | |
| Material recovery/recycling facilities (MRFs) | ☑ | | |
| Household civic amenity sites | ☑ | | |
| Open windrow composting | ☑ | | |
| In-vessel composting | ☑ | | |
| Anaerobic digestion | ☑ | | |
| Any combined mechanical, biological and/or thermal treatment (MBT) | ☑ | | |
| Sewage treatment works | ☑ | | |
| Other treatment | ☑ | | |
| Recycling facilities construction, demolition and excavation waste | ☑ | | |
| Storage of waste | ☑ | | |
| Other waste management | ☑ | | |
| Other developments | ☑ | | |

Please provide the maximum annual operational throughput of the following waste streams:

| | |
|---|---|
| Municipal | |
| Construction, demolition and excavation | |
| Commercial and industrial | |
| Hazardous | |

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

| | | |
|---|---|---|
| Acrylonitrile (tonnes) | Ethylene oxide (tonnes) | Phosgene (tonnes) |
| Ammonia (tonnes) | Hydrogen cyanide (tonnes) | Sulphur dioxide (tonnes) |
| Bromine (tonnes) | Liquid oxygen (tonnes) | Flour (tonnes) |
| Chlorine (tonnes) | Liquid petroleum gas (tonnes) | Refined white sugar (tonnes) |

Other: Other:

Amount (tonnes): Amount (tonnes):

## 24. Ownership Certificates

**One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

| Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): |
|---|---|---|
| | | 15/05/2012 |

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

| Name of Owner | Address | Date Notice Served |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

| Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): |
|---|---|---|
| | | |

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run* )of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

| Name of Owner | Address | Date Notice Served |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

| Notice of the application has been published in the following newspaper (circulating in the area where the land is situated): | On the following date (which must not be earlier than 21 days before the date of the application): |
|---|---|
| | |

| Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): |
|---|---|---|
| | | |

## 24. Ownership Certificates (continued)

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run )* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

| |
|---|
| |

| Notice of the application has been published in the following newspaper (circulating in the area where the land is situated): | On the following date (which must not be earlier than 21 days before the date of the application): |
|---|---|
| | |

| Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): |
|---|---|---|
| | | |

## 25. Agricultural Land Declaration

**AGRICULTURAL LAND DECLARATION**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

| Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): |
|---|---|---|
| | | 15/05/2012 |

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

| Name of Tenant | Address | Date Notice Served |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

| Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): |
|---|---|---|
| | | |

## 26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The correct fee: ☑

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☑*

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☑

* PREVIOUSLY SUBMITTED UNDER CURRENT APPLICATION NO. 10/02871/1

## 27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): 18/05/2022 (date cannot be pre-application)

## 28. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

## 29. Agent Contact Details

Telephone numbers

Country code: | National number: | Extension number: 210

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

## 30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:




Example of metal vehicular & pedestrain gate into site

Site Boundary

0 5m 10m 15m 20m 25m

Scale 1:250

robertlombardellipartnership

RICS

| | |
|---|---|
| client: ORIGIN HOUSING | title: Site Plan Showing Amended Building D & Site Entrance Gate |
| project: RESIDENTIAL DEVELOPMENT OF FORMER BUS DEPOT SITE FISHPONDS ROAD, HITCHIN | scale: 1:250@A3 · drawing no: 1761-PL-01 · rev: - |

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NORTH HERTFORDSHIRE DISTRICT COUNCIL

**Town and Country Planning Acts**

**DECISION NOTICE**

**Correspondence Address:**
Mr C Cox
Robert Lombardelli Partnership
St Lukes House
5 Walsworth Road
Hitchin
Herts
SG4 9SP

**Applicant:**
Ms A Spanton
Origin Housing

PARTICULARS OF DEVELOPMENT

**Application:** 12/00825/1

**Proposal:** Minor material amendment to four storey apartment block D (as variation to application number 10/02811/1 granted 08 August 2011 for residential development comprising a four-storey apartment block to provide 10 x1 bedroom and 4x2 bedroom flats and associated bicycle store; 15x3 bedroom houses provided as terraced and semi-detached dwellings; provision of associated amenity space and car parking) (as amended by plan nos. 1761-PL-01 P1 & 1761-PL-04 P1 received 11/7/12)

**Location:** **Former Bus Depot, Fishponds Road, Hitchin, SG5 1NP**

**Approved Plan Nos:** 1761-PL-01 P1; 1761-PL-02; 1761-PL-03; 1761-PL-04 P1;

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 17/05/2012 subject to the following condition(s):

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.

3 Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced.

Reason:To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended no development as set out in Class(es) A, B, C, D, E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.

5 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of PPS3 or any future guidance that replaces it. The scheme shall include:

i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 41% of housing units/bed spaces;

ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;

iii. the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved) ;

iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and

v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure that the dwellings hereby permitted are occupied in accordance with the terms of the submitted application and to accord with the Council's policies with regard to affordable housing.

6 **No demolition/development shall take place or commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:**

**1. The programme and methodology of site investigation and recording**

2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

Reason:The site lies within an area where there is significant potential for archaeological remains and any finds should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

7 The development shall not be occupied/used until the archaeological investigation and post investigation assessment has been completed in accordance with the programme set out in the Archaeological Written Scheme of Investigation approved under condition (6) and the provision made for analysis.

Reason:The site lies within an area of known archaeological interest and any archaeological remains therein should be retrieved and/or recorded before they are damaged or destroyed as a result of the development hereby permitted.

8 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

• all previous uses
• potential contaminants associated with those uses
• a conceptual model of the site indicating sources, pathways and receptors
• potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

**Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built environment and controlled waters. The site is in a groundwater vulnerable area, overlying a principal aquifer with soils of high leaching potential. The former use of this site, as a former bus depot, has the potential to pollute groundwater and surface water.**

9 Prior to construction, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: Should the further investigation identify any soil or groundwater contamination onsite, a validation report demonstrating satisfactory remediation of the site is required prior to the commencement of the proposed development.

10 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason : To ensure that unsuspected contamination is suitably identified and managed to protect controlled waters.

11 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the quality of controlled waters. The infiltration of surface water through land affected by contamination can result in the pollution of controlled waters.

12 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason. To protect the quality of controlled waters. Piling through contaminated ground can result in the pollution of controlled waters.

13 **Before any development commences on site, a scheme for the suitable disposal, including recycling where appropriate, of all demolition waste shall be submitted to and approved in writing by the Local Planning Authority.**

**The waste shall be disposed of in accordance with the agreed scheme.**

**Reason: To encourage re-use of waste material and to prevent landfill in accordance with Hertfordshire County Council Waste Local Plan policies.**

14 The dwellings shall achieve a minimum of Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 or greater has been achieved.

Reason: To reduce the impact of the dwellings on the environment consistent with the advice in PPS 1 and policy ENG1 in the East of England Plan

15 Before occupation of any of the apartments or houses hereby permitted, a landscaping scheme shall be submitted to and have been approved in writing by the Local Planning Authority. The scheme shall include the following details :

a) which, if any, of the existing vegetation is to be removed and which is to be retained

b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting

c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed

d) details of any earthworks proposed

Reason:To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed scheme in the interests of the visual amenity of the locality.

16 The approved details of landscaping shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason:To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

17 The development hereby permitted shall not be brought into use until the proposed access has been constructed, and the existing access has been closed, and the footway and verge have been reinstated to the current Specifications of Hertfordshire County Council.

Reason:In the interests of highway safety and amenity.

18 Any gates provided shall be set back a minimum of 8 metres from the highway boundary and shall open inwards into the site.

Reason:To allow a vehicle to wait clear of the carriageway or footway while the gates are being opened or closed.

19 Prior to the first use of the proposed development a turning area as shown on the approved drawing shall be provided and appropriately marked out within the curtilage of the site. The turning space should be free from obstruction and available for use at all times.

Reason:To allow vehicles to enter and leave the site in a forward gear in the interests of highway safety.

20 The gradient of the access shall not be steeper than 1 in 20 for at least the first 8 metres from the edge of the carriageway.

Reason:To ensure a vehicle is approximately level before being driven on to the highway.

21 The access shall be constructed in a hard surfacing material for the first 8 metres from the edge of the carriageway.

Reason: In the interests of highway safety.

22 All building work associated with the development hereby approved shall be restricted to between the hours of 7.30am and 6.00 pm Mondays - Fridays and between the hours of 8.00 am and 1.00pm on Saturdays and no time on Sundays or Bank Holidays.

Reason: To safeguard the general amenities of the nearby occupiers.

23 The development shall be carried out in accordance with the noise mitigation measures (glazing specification and ventilation measures) detailed in Section 8.3 of the Environmental Noise Assessment Report Reference SRB/6154 by AIRO, dated 21st October 2010
(Title – Environmental Noise Assessment, Former Bus Garage, Fishponds Road, Hitchin,
Herts). The development shall not be occupied until the approved scheme is fully implemented in accordance with the details provided. Once implemented, the scheme of measures shall be maintained in accordance with the details in perpetuity.

Reason: In the interests of the residential amenities of existing and future occupiers

**Reason for Decision**

The development hereby permitted is not considered to have any adverse impact on the amenities of the neighbouring residential properties, the character or visual amenities of the locality or on highway conditions in the vicinity of the site and, as such, complies with the relevant provisions of the development plan, the East of England Plan and National policy guidance and advice as set out below:

**North Hertfordshire District plan No 2 with Alterations.**

Policy 8 - Development in Towns
Policy 26 - Housing Proposals
Policy 29A – Affordable Housing
Policy 51 – Development Effects and Planning Gain
Policy 55 (SPD Parking) – Car Parking Standards

Policy 57 – Residential Guidelines and Standards

**East of England Plan**

ENG1 (Carbon Dioxide Emissions and Energy Performance).
ENV1 (Green Infrastructure)
ENV 3 (Biodiversity and Earth Heritage)
ENV 7 ( Quality in the Built Environment)
H1 (Regional Housing Provision)
H2 ( Affordable Housing)

**Signed:**

Mary Caldwell

Development & Conservation Manager

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

**Date:** 12 July 2012

**NOTES**

1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**

2 Circular 04/2008 (Planning Related Fees) states that where an application is made under Article 21 of the Town and Country Planning (General Development Procedure) Order 1995, a fee will be payable for any consent, agreement or approval required by condition or limitation attached to the grant of planning permission.

3 The fee is £85 per request or £25 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse. No fee is required for applications resulting from a condition removing "permitted development rights".

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available on the Council's website: (http://www.north-herts.gov.uk/index/planning/planning_control_and_conservation/applying_for_planning_permission/application_forms_2.htm.

4 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.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
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.

5 **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.

6 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

**THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.**