

Rustling End Cottage
Rustling End
Nr Codicote
HITCHIN
SG4 8TD

04 March 2025

Re: Planning Application 24/02343/FP

Further comments following the publication of the Planning Officers Report recommending refusal of the application.

1. I and the other objectors understand that a due process has now been followed, which has unfortunately taken over a year. During this time, we have repeatedly lobbied NHDC for enforcement action.
2. Sadly, during this time Three Houses Lane has been badly damaged by HGV traffic and Church Wood and Crouchgreen Wood all but destroyed.
3. This Application has now been received by NHDC and properly considered against the NPPF and the Local Plan, with significant input from Herts Highways, Natural England, the Woodland Trust, North Herts Ecology and many other consultees.
4. The objectors wholeheartedly agree with these consultees and with the conclusions of the Planning Officer's Report and thank them all for their work in arriving at this point.
5. We naturally expect the Planning Committee to agree with the Report recommendations and refuse this application on 06 March 2025.
6. Nothing the Applicant can do can alter the fundamental reasons for refusal.
7. As such there are no valid grounds for appeal, but the applicant's cavalier approach to planning suggests that an appeal may well be forthcoming.
8. In that event, and since any appeal would be vexatious and baseless, we would urge the Council to seek an award for costs via the Inspectorate from the applicant such that NHDC residents are not asked to fund any NHDC participation in any appeal.

9. Since there are no valid grounds for appeal, we would ask that the Council engages its own Corporate Statement of Enforcement Policy as this should be considered an 'Urgent Case (Priority A)' as the unauthorised development is, amongst other impacts, having and has had 'a severe and possibly irreversible impact on surroundings' and is 'causing danger to highway users'.
10. This unauthorised development is clearly harmful and we would ask the Council to now act to the limit of its powers to enforce a timely return of the site and surrounding area to the condition as it was in late 2023, before the unauthorised development was started.

Tim Wise
Rustling End Cottage
04 March 2025