

Appeal 6007832

Questionnaire

Appeal type	Planning
Appeal procedure	Written
Appeal site	L/A 1 Caldecote Road, Newnham, Baldock, SG7 5JZ
Agent contact details	Colin Eades

Local planning authority	North Hertfordshire
Application number	25/02627/FP

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	Yes
Uploaded conservation area map and guidance	Newnham Conservation Area Appraisal.pdf (/published-document/df52b583-ccbe-4afa-8245-2649efd951fc)
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Total site area	630 m ²
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Environmental impact assessment

Schedule type	Other
Issued screening opinion	No
Received scoping opinion	No
Did Environmental statement	Yes
Uploaded environmental statement	Ecological Assessment November 2025.pdf (/published-document/aedfd25f-5018-4c99-b453-a28d7716f31d)

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Record Sheet.pdf (/published-document/153988c4-7651-4bfd-b5c7-9bd4adabb616)
Type of Notification	A site notice Letter/email to interested parties
Site notice	Site Notice.pdf (/published-document/38c90b72-df08-42f2-8647-43bcd6ff958b)
Letter sent to neighbours	Neighbour Letters.pdf (/published-document/58b52bc6-58c4-457b-9fef-8fe80324d07b)
Appeal notification letter	2502627FP List of those notified of appeal.pdf (/published-document/96eb36ae-739e-42e8-b6ab-120ae2ce1d1c) 2502627FP Copy of appeal notification letter.pdf (/published-document/bc902866-1b55-407a-bf6f-dab09f44c804)

Consultation responses and representations

Statutory consultees	Yes Newnham Parish Council. Herts County Council
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Responses or standing advice

Yes

Uploaded consultation responses and standing advice

[Newnham PC Comment.docx \(/published-document/515f5d03-6a0c-4bd8-82c5-2d0fa091742e\)](#)
[HCC Archaeology Comment.pdf \(/published-document/6658a3f7-49ae-4278-a38a-dd455eab3d77\)](#)
[HCC Highways Comment.pdf \(/published-document/39fd37f8-7641-4dff-aedf-fc893fe292a2\)](#)

Representations from other parties

Yes

Uploaded representations from other parties

[Bedfordshire Drainage Board.pdf \(/published-document/ff4f1c62-387a-452d-a90b-99aa8b5d9a77\)](#)
[NHC Conservation Comment.pdf \(/published-document/10e093e9-e7a9-4cf6-bd09-a483d84ca833\)](#)
[Neighbour Reps.docx \(/published-document/c209f905-3b89-46f7-86b3-ba792c236062\)](#)
[NHC Environmental Health Comment.pdf \(/published-document/bfc8ae37-b132-44f6-bed2-bb228e3b88d2\)](#)
[NHC Ecology Comment.pdf \(/published-document/7593f429-f8bf-4d9a-a4bb-d28ca7a8a8f6\)](#)

Planning officer's report and supplementary documents

Planning officer's report

[Officer Report.pdf \(/published-document/e9e32d9c-9256-4857-920f-f04639169d3b\)](#)

Policies from statutory development plan

[T1.pdf \(/published-document/9748f0c8-d88a-4c2a-a844-08e9290efeac\)](#)
[HE1.pdf \(/published-document/5ece74f4-68a1-412f-b808-367ab5bd4947\)](#)
[Policy T2.pdf \(/published-document/9b02d363-a42a-46ac-](#)

[af88-39e2bc71a70d\)](#)
[Emerging Policy CGB1.pdf \(/published-document/757f46ba-f900-4b15-aeaa-3fb4bcc949f0\)](#)
[Policies D1, D2 and D3.pdf \(/published-document/8e95524e-43bb-43e0-8f65-49cbe9147531\)](#)
[SP1.pdf \(/published-document/46c578e0-e633-4735-98ba-698a523f1cde\)](#)
[SP9.pdf \(/published-document/3b81d2af-c59c-4e3c-8300-88b8050027d0\)](#)
[Local Plan 2011-2031 Front Page.pdf \(/published-document/003c93bc-5f31-4961-a13b-f0b917649a7c\)](#)

Emerging plan	No
Supplementary planning documents	No
Community infrastructure levy	No

Site access

Will the inspector need access to the appellant's land or property?	No
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Appeal procedure	Written representations
Appeals near the site	No
Are there any proposed conditions?	Yes 1. No development shall commence until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the

development shall only be carried out in accordance with the approved Plan.

The Construction Management Statement shall include details of:

- Access arrangements to the site;
- Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas);
- Siting and details of wheel washing facilities;
- Cleaning of site entrances, site tracks and the adjacent public highway;
- Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- Provision of sufficient on-site parking prior to commencement of construction activities;
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan

2. Prior to the first use of the development hereby permitted the vehicular access surface shall be bound for the first 3 meters into the site.

Arrangement shall be made for surface water drainage to be intercepted and disposed

of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

3. A. No demolition/development shall take place/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 and methodology of site investigation and recording, preservation in situ of heritage assets as required by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Provision to be made for public outreach and interpretation
8. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

4. B. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A)

5. C. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

6. No development shall take place until an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat and bee boxes in buildings/structures, and hedgehog holes in fences has been submitted to and approved in writing by the local planning authority.
Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with the North Herts Local Plan policy NE4.

7. Before development commences, unless agreed in writing by the Local Planning Authority, details of a secure cycle store for each dwelling shall be submitted to and approved in writing by the Local Planning Authority and delivered on site. The cycle store shall thereafter be retained, maintained and kept available for the users of the development.
Reason: To ensure construction of a satisfactory development and to promote

sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

8. 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, and to comply with Policy NE2 of the North Hertfordshire Local Plan 2011 to 2031.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B, C, D and 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 and to comply with Policy D1 and/or Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

10. Prior to the occupation of the development hereby approved, details including materials and elevations of the refuse stores shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented on site.

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

11. In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.
