



AGENDA

Appeal Ref: **6000934**

Hearing: 1000hrs 17 February 2026 - Meeting Room 2, Floor 1, North Herts District Council Offices, Gernon Road, Letchworth, Hertfordshire, SG6 3JF

Appeal by: Mr Larry Connors

Development: The change of use of land for residential caravan site for 8 gypsy families including hardstanding and existing lights at Pulmer Water Caravan Site, St Albans Road, Codicote, Hertfordshire SG4 8SP

1. Introduction, opening formalities and any points of clarification.
2. Preliminary matters – which could include:
 - Site Address and description of development.
 - Planning history of appeal site including for Pulmer Water.
 - Baseline condition of appeal land.
 - Whether development ‘on the ground’ on the appeal land matches that shown on the drawings.
 - Update on Codicote Neighbourhood Plan
3. Main Issue – the need for and supply of gypsy and traveller pitches, and whether a 5 year supply exists.
 - Parties’ respective positions on need and supply
 - Relevant 5-year period
 - Whether a shortfall and its extent
 - Whether allocated site is available and deliverable
4. Main issue – whether the site provides a suitable location for a site for gypsies and travellers with particular regard to accessibility to services and facilities
 - Local Plan Policy HS7 and whether residents can access local services within a reasonable distance from the site.
 - Whether in open countryside that is away from existing settlements
 - Whether in a sustainable location with particular reference to National Planning Policy Framework paragraph 155.c.
5. Main issue - whether the proposal would be inappropriate development in the Green Belt having regard to relevant development plan policies and the National Planning Policy Framework.
 - Exceptions under National Planning Policy Framework paragraph 154.
 - Whether Grey Belt land and National Planning Policy Framework paragraph 155.

- Green Belt purpose 143.c) – assist in safeguarding countryside from encroachment.
- Whether any very special circumstances are put forwards.

6. Other matters which could include

- Whether adequate space would be provided for parking, turning and servicing with regard to Local Plan Policy HS7(e)(iii)
- Intended occupants of the development
- Benefits of the development
- Public Sector Equality Duty and Human Rights Act 1998

7. Planning conditions and obligations (without prejudice).

- The Inspector asks the Council to provide a list of suggested planning conditions (in the event that the appeal was allowed) no later than the start of the hearing and to bring paper copies of the list to the hearing.

8. Applications for costs (if any).

9. Arrangements for the accompanied site visit and closing.