

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X1925/W/25/3358840

DETAILS OF THE CASE

Appeal Reference	APP/X1925/W/25/3358840
Appeal By	MR BRUCE PARKER
Site Address	Land to the East of Old Hale Way Hitchin Hertfordshire SG4 0SA Grid Ref Easting: 518530 Grid Ref Northing: 231117

SENDER DETAILS

Name	MRS HELEN EVANS
Address	168 OLD HALE WAY Hitchin Hertfordshire SG5 1XT

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I have objected to the two previous applications that have been submitted to North Hertfordshire Council with clearly stated reasoning. I am making representation once again, to strongly object to this appeal on the following grounds:

- 1, Inappropriate development in green belt
2. Environmental considerations
4. Road safety concerns
5. Impact on residential amenity

All these considerations are clearly called out as the reasons for the local planning authorities' decision to refuse the proposed development, with justification explained with reference to local and national planning guidelines.

1. Inappropriate development in green belt

Changing the use of this land in the green belt to a car park would be a very significant change for no identifiable or justifiable purpose and is far from consistent with the intent or spirit of green belt.

2. Environmental considerations

Not only would the proposed development destroy valuable agricultural land and wildlife habitat; the creation of a car park would act to encourage additional and unnecessary vehicular trips, increasing congestion and air pollution in the local area.

The NHD ecologist has confirmed the proposed development would result in 23% net loss of biodiversity, higher than the 16.49% claimed by the applicant. There are no plans for mitigation.

3. Road Safety Concerns

Old Hale Way is a busy road that serves as the main link between Ickleford (and the villages beyond Ickleford) into Hitchin, as well as the access point to 4 local primary schools. Encouraging additional, unnecessary traffic to this already busy road would increase the risk of pedestrian and vehicular accidents.

The highways authority recommendation to refuse the original application clearly highlights their concerns about this proposed development, indicating that it would result in conditions "prejudicial to highway safety and amenity"

4. Impact on residential amenity

The proposed development would increase the urbanisation of this small strip of green belt, eroding the rural qualities of the site: with hardsurfacing, the visual impact of increased parked cars, lighting and the potential for . anti-social gatherings.

The proposal to hold car boot sales, farmers markets and other unspecified events is entirely inappropriate to this residential location. To do so would encourage significant additional traffic into a residential location.

There is ample provision for markets in the purpose-built market area in Hitchin, together with parking. There is no requirement to establish a competing facility in a nearby residential location.

As started by the Highways Authority, the suggestion of using the site and car park for car boot sales and farmers markets is not a use that would be considered consistent with rural recreational pursuits and may cause excessive noise and disturbance, while also bringing significant increased traffic to the residential area.

With all of these considerations, I strongly object to this proposed development and request this appeal be rejected.