

Appeal 6008229

Questionnaire

Appeal type	Planning
Appeal procedure	Written
Appeal site	Fear End, Fears Green, Sandon, SG9 0QY
Agent contact details	James Salmon

Local planning authority	North Hertfordshire
Application number	25/03120/OP

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
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Changes a listed building	No
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Affects a listed building	No
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Affects a scheduled monument	No
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Conservation area	No
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Protected species	No
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Green belt	No
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Is the site in a national landscape?	No
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Designated sites	No
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Tree Preservation Order	No
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Gypsy or Traveller	No
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Public right of way	No
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Total site area	1900 m ²
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Environmental impact assessment

Schedule type	Other
Issued screening opinion	No
Received scoping opinion	No
Did Environmental statement	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	List of those notified of appeal.pdf - awaiting review
Type of Notification	A site notice
Site notice	Site Notice.pdf - awaiting review
Appeal notification letter	Copy of appeal notification letter.pdf - awaiting review

Consultation responses and representations

Statutory consultees	Yes Kelshall Parish Council Highway Authority
Responses or standing advice	Yes
Uploaded consultation responses and standing advice	Highway Authority consultee response.pdf - awaiting review Kelshall Parish Council consultee response.pdf - awaiting review
Representations from other parties	Yes
Uploaded representations from other parties	Environmental Health consultee response.pdf - awaiting review Ecology consultee response.pdf - awaiting review Historic Environment consultee response.pdf - awaiting review

Planning officer's report and supplementary documents

Planning officer's report	Planning Officer Delegated Report.pdf - awaiting review
Policies from statutory development plan	North Hertfordshire Local Plan 2011-2031 Front Cover and Foreword.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policy CGB4.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policies T1 and T2.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policy CGB1.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policy NE4.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policies SP5 & SP6.pdf - awaiting review NHLP 2011-2031 Adoption Date.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policies SP1 & SP2.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policy HE4.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policies D1, D2 & D3.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policy NE2.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policies SP8 & SP9.pdf - awaiting review North Hertfordshire Local Plan 2011-2031 Policies SP12 & SP13.pdf - awaiting review
Emerging plan	No
Supplementary planning documents	Yes
Uploaded supplementary planning documents	Design SPD July 2011 Policy Context & Standards.pdf - awaiting review Design SPD July 2011 Title Page.pdf - awaiting review

Vehicle Parking at new development SPD Residential Parking.pdf - awaiting review
Vehicle Parking at new development SPD Title Page and Introduction.pdf - awaiting review
Design SPD July 2011 Guidelines for the Rural Area.pdf - awaiting review

Community infrastructure levy	No
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Site access

Will the inspector need access to the appellant's land or property?	Yes
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Reason for Inspector access	To be able to assess the site fully.
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Will the inspector need to enter a neighbour's land or property?	No
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Potential safety risks	Yes There may be limited mobile network in the area.
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Appeal process

Appeal procedure	Written representations
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Appeals near the site	Yes
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Appeal references	6006777
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Are there any proposed conditions?	Yes 1. Before the development hereby permitted is commenced, approval of the details of the siting, design and external appearance of the development, and the access and landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the Local Planning Authority.
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Reason: To comply with the

provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 as amended.

2. As part of the details at the Reserved Matters stage, an Ecological Enhancement Plan or the creation of new wildlife features such as the inclusion of integrated bird/bat and bee bricks has been submitted to and approved in writing by the local planning authority. Where height allows swift bricks should be used.

Reason: To achieve a measurable net gain in biodiversity, in accordance with Policies SP1 and NE4 of the Local Plan.

4. As part of the details at the Reserved Matters stage, full details of a comprehensive hard and soft landscaping scheme (including planting details) and all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.

All approved hard standing and boundary treatments shall be completed prior to the first occupation of the development.

The approved soft landscaping / planting details shall be carried out before the end of the first planting season following either the occupation of the (first) dwelling 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 ensure the development is comprehensively landscaped in the interests of visual amenity. Local Plan Policies D1 and N2.

6. As part of the details at the Reserved Matters stage, a Phase 2 investigation report, as recommended by the previously submitted EPS Ltd report dated 2nd July 2025 (Ref: UK25.7444), has been submitted to and approved in writing by the Local Planning Authority. Where found to be necessary by the phase 2 report a remediation strategy to deal with the risks associated with contamination of the site shall also be submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall include an options appraisal giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include a plan providing details of how the remediation works shall be judged to be complete and arrangements for contingency action.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

7. Prior to any permitted dwelling being occupied a validation report shall be submitted and approved in writing by the Local Planning Authority to demonstrate the effectiveness of any agreed

Remediation Strategy. Any such validation shall include responses to any unexpected contamination discovered during works.

Reason: To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

In the event that contamination not identified in the ground investigations to date 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 prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the Environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).
