



New planning application – register your objection NOW!

by doug | Feb 10, 2025 | Uncategorized



Dear campaign supporters,

The owner of The White Horse has just submitted **another planning application** to North Herts Council – for “extension, modification and change of use”. Ref 25/00090/FP

The ‘Save Our White Horse’ campaign group (SOWH) is now analysing the application in detail, with the support of its advisors. Please find the group’s initial assessment outlined below.

This latest application is very similar to the owner's previous application in 2021. On that occasion, the application was **summarily rejected** by planning officers who concluded that, contrary to local and national planning policy, it would result in:

- **"complete loss of a public house usage** at the site and consequent loss of a valued community facility"
- **"overbearing impact** on and loss of amenity to neighbouring property"
- **"harm to the host listed building** and Kimpton Conservation Area"

As both the latest application and local and national planning policy have not changed significantly since 2021, SOWH believes that planning officers must inevitably reach the same decision this time.

Without providing any credible independent professional analysis, the latest application suggests that the proposed small "micropub" would be financially viable, (contrary to the council's own independent professional analysis in 2021), whilst a full service pub offering food, preferred by the community, would not.

This assertion flies in the face of the outstanding success and long term survival rate of the many similar rural pubs across the UK that have been saved by community action including some excellent recent examples in our own District Council area (i.e. **The Plough at Ley Green, Rose & Crown at Aston, The Windmill at Charlton and The Station in Knebworth**).

The **growing structural damage** to the listed building and consequent safety risks to the public mentioned in the application are entirely due to the **current owner's prolonged inadequate maintenance** since 2017.

Using this wilful dilapidation as justification for granting planning approval would contravene the National Planning Policy Framework Guidelines.

Friends, if we as a community are to prevent the irrevocable loss of The White Horse as a pub and valued amenity serving all our community, **it is absolutely vital that this application receives as many objections as possible** before public consultation closes on 5th March 2025.

We therefore urge all of our supporters to **register their objections with North Herts Council**.

If you would like to discuss your objection or offer other support to the campaign then please get in touch at campaign@saveourwhitehorse.co.uk

For full details of where you can register your objection, follow the link below.

<https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?>

activeTab=makeComment&keyVal=SQ0NU2LKKAC00

Many thanks for your continued support.

Save Our White Horse!

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