

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/X1925/W/25/3370125

Appeal By

MR LUKE PAPWORTH

Site Address

Friends Green Farm
Damask Green Road
Weston
SG4 7BU

PART 1

1.a. Do you consider the written representation procedure to be suitable?

Yes ☒ No ☐

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?

Yes ☒ No ☐

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?

Yes ☒ No ☐

Please explain

To assess the impact of the development on the public highway.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes ☐ No ☒

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

Yes ☐ No ☒

PART 2

4. Does the appeal relate to an application for approval of reserved matters?

Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application?

Yes ☒ No ☐

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings

Yes ☐ No ☒

and Conservation Areas) Regulations 1990?

7. Does the appeal relate to a county matter?

Yes ☐ No



8. Please indicate the development type for the application to which the appeal relates.

Major Developments



Minor Developments



Other Developments



8.b. Minor Developments

Dwellings



Offices/R and D/light industry



General industry/storage/warehousing



Retail and services



Traveller caravan pitches



All other minor developments



Is the appeal site within:

9.a. A Green Belt?

Yes ☒ No



9.b. An Area of Outstanding Natural Beauty?

Yes ☐ No



10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?

Yes ☐ No



PART 3

11. Would the development require the stopping up or diverting of a public right of way?

Yes ☐ No



12.a. Is the site in a Conservation Area?

Yes ☐ No



12.b. Is the site adjacent to a Conservation Area?

Yes ☐ No



12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?

Yes ☐ No



13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

Yes ☐ No



13.b. Would the proposed development affect the setting of a listed building?

Yes ☐ No



14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?

Yes ☐ No



15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

Yes ☐ No



16. Is any part of the site subject to a Tree Preservation Order?

Yes ☐ No



17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?

Yes ☐ No



18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?

Yes ☐ No



19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	☐ No	☒
19.b. Are any protected species likely to be affected by the proposals?	Yes	☐ No	☒

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes ☐ No ☒

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?

Yes ☐ No ☒

20.c.i. Have you issued a screening opinion (SO)

Yes ☐ No ☒

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?

Yes ☐ No ☒

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.

Applies ☐ N/A ☒

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?

Yes ☒ No ☐

Please attach copies of any comments that you have received in response.

☒ see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case?

Yes ☐ No ☒

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes ☒ No ☐

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;

☒ see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

☒ see 'Questionnaire Documents' section

Deadline

19/09/2025

☒☒☐☒

☒ see 'Questionnaire Documents' section

Policy SP5, T1, HE1, D1 and D3

☐☐

□

□

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☐☐☐☐☒☒

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I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.



LPA's reference

25/00926/FP

Completed by

Alex Howard

On behalf of

North Hertfordshire District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Kerry Andrews

Phone no (including dialling code)

01462474835

Email

kerry.andrews@north-herts.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/X1925/W/25/3370125

Appeal By MR LUKE PAPWORTH

Site Address
Friends Green Farm
Damask Green Road
Weston
SG4 7BU

The documents listed below were uploaded with this form:

Relates to Section: PART 4

Document Description: 21. Copies of any comments that you have received in response.

File name: 7E493EB74A2D431BA4B0BE521895A969.jpg

Relates to Section: PART 5

Document Description: 24.a. A copy of the letter with which you notified people about the appeal.

File name: 2500926FP Copy of appeal consultation letter.pdf

Relates to Section: PART 5

Document Description: 24.b. A document containing a list of the people you notified of the appeal.

File name: 2500926FP List of those notified of appeal.pdf

Relates to Section: PART 5

Document Description: 24.c. Copies of all representations received from interested parties about the original application.

File name: Weston Parish Council response.docx

File name: Hertfordshire Highways comments.pdf

File name: Conservation Officer comments.pdf

File name: 24-00926-FP Friends Green Farm, Friends Green, Damask Green Road, Weston, Hitchin, Herts SG4 7BU - 3.docx

Relates to Section: PART 5

Document Description: 24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.

File name: Officer Report.pdf

Relates to Section: PART 5

Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.

File name: North Hertfordshire Local Plan 2011-2031 Front Page 1.pdf

Relates to Section: PART 5

Document Description: 24.f. Copies of extracts from any relevant statutory development plan policies.

File name: Policies D1 and D3.pdf

File name: Policy HE1 of Local Plan.pdf

File name: Policies T1 and T2 of Local Plan.pdf

File name: Policy SP5 and SP6.pdf

Completed by Not Set

Date 20/08/2025 17:15:54

