

Appeal 6011739

Appeal questionnaire

Submitted on 8 July 2026.

Appeal type	Full planning
Appeal site	Land off Station Road, Ashwell, SG7 5RJ
Agent contact details	Stuart Booth 
Application number	25/02547/FP

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	SSSI (site of special scientific interest)
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
Issued screening opinion	No

Did the applicant submit an environmental statement?

No

Notifying relevant parties

List of neighbours' addresses that you notified about the application

[25-02547-FP](#)
[List of those notified of application and appeal.docx \(/document/76677353-e04f-4e24-a3dc-6cebadde0981\)](#)

Type of notification

A site notice
Letters or emails to interested parties
An advert in the local press

Uploaded site notice

[copy of site notice.pdf \(/document/8ee92f33-4963-4d2f-94f9-5fd43fce2091\)](#)

Letter sent to neighbours

[copy of neighbour consultations letter for application.pdf \(/document/12c6dd80-d88a-4da9-8dac-36a7e8d8fadd\)](#)
[25-02547-FP](#)
[List of those notified of application and appeal.docx \(/document/d5242810-45e1-4ff9-9bb8-685fd80fd8ec\)](#)

Uploaded press advert

[Copy of press notice is to follow.docx \(/document/cf968248-c362-4320-9b49-c5e7f8435f3c\)](#)

Appeal notification letter

[25-02547-FP](#)
[List of those notified of application and appeal.docx \(/document/dd96275c-0dac-443e-90bb-17f499557210\)](#)

Consultation responses and representations

Statutory consultees

Yes
Anglian Water;
Ashwell Parich Council;
HCC Highways;
LLFA;
Environment Agency.

Responses or standing advice to upload

Yes

Upload the consultation responses and standing advice

[combined consultee responses 25-02547-FP.pdf \(/document/6128fa9d-2127-4c76-a9ae-19e69913e509\)](#)

Representations from other parties

Yes

Upload representations from other parties

[combined neighbour 25-0254-FP.pdf \(/document/d8a04c71-f7ce-4bbc-82a5-cb1e0505d93c\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Site photos.docx \(/document/e63939b1-d0ed-43d5-adeb-4f7ce2614e31\)](#)
[Committee report.docx \(/document/666e1fe9-74ec-47ff-9bbe-64acaaa7011c\)](#)
[25.2547 pcc updates including revised S106 HoTs.docx \(/document/20c1f46d-88d6-4e64-9405-7e5a0786ef62\)](#)
[Decision Notice.pdf \(/document/1daa91fa-72a8-47fa-bdd2-9b8f7c46553c\)](#)
[Aswell from the Local Plans map.docx \(/document/7f4ac1b7-100a-460a-b076-a8aae6e44c76\)](#)
[committee minutes.docx \(/document/e14f3b36-8256-4cba-88b4-d039749e1bca\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[North Hertfordshire Local Plan 2011-2031 front cover.pdf \(/document/d28ed5e1-ddec-4b35-bcc0-120ddab143de\)](#)
[North Hertfordshire Local Plan Policies SP5 - SP7.pdf \(/document/7e36b244-2127-47cd-8faf-13a590c8c1d6\)](#)
[North Hertfordshire Local Plan Policy D1.pdf \(/document/54902715-daba-4184-9066-5b37d6fc3227\)](#)
[North Hertfordshire Local Plan Policy CGB1.pdf \(/document/9f60d086-d35e-419e-be93-a414a514ad69\)](#)
[North Hertfordshire Local Plan policies SP1 and SP2.pdf \(/document/e1ec6380-bd9d-45ef-9e1a-d950a3b262d8\)](#)

Emerging plans

No

Do you have any other relevant policies?

No

Supplementary planning documents

No

Community infrastructure levy

No

Site access

Access for inspection

No

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes The conditions are set out in the committee report.