

Standing up for Hertfordshire's countryside

Rachael Collard
Development Control
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

14th March 2018 (by email)

Dear Ms. Collard,

Application No 3/18/0280/FUL
Construction of 3 x 2 bedroom dwellings, 2 x 3 bedroom dwellings and 1 x 4 bedroom dwelling and associated garages.
on Land To The South Of Owlitts Cottages Brent Pelham Hertfordshire SG9 0HW

CPRE Hertfordshire maintains our objections to this proposal for inappropriate development in the Green Belt, which were included in our letter dated 20 April 2017 in regard to Application 3/17/0658/FUL.

This is a resubmission of Application 3/17/0658/FUL which the Council refused, and which was subsequently refused on appeal on grounds of damage to the character and appearance of the surrounding area. This resubmitted application purports to provide additional evidence through a landscape visual appraisal and an arboricultural survey to show that development at the site would be appropriate in landscape and visual terms.

In his report (para. 10) the Inspector was clear that *"The development of this site, in the manner proposed, would have significant visual prominence."* He goes on to say that *"The conclusions and recommendations of the appellant's 'Preliminary Ecological Appraisal' are somewhat scant."* That remains the case.

We have been unable to locate any arboricultural survey accompanying the re-submission on the Council's website.

The landscape visual appraisal contains conclusions which we dispute. Apart from the immediate view from the houses on the opposite side of the road from the proposed development, the appraisal concludes that all other receptor sites will receive only low impact. Having walked the public rights of way and the other receptor points chosen by the applicant, we do not agree with that assessment. In our opinion most of the impacts would be medium, not low. The definition of Medium impact (included in the appendix to the appraisal) is *"the introduction of new elements but not necessarily uncharacteristic"*

resulting in a partial change to the element/feature which may in some cases diminish its overall integrity. Overall landscape receptor will demonstrate obvious change". That is clearly the case in this instance, particularly in views from the east.

Consequently we urge the Council to similarly dismiss this re-submission.

Yours sincerely,

David Irving