

Standing up for Hertfordshire's countryside

Ms. Heather Lai
Planning and Building Control
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Herts SG6 3JF

Our Ref:

Your Ref:

14th November 2018 (by email)

Dear Ms. Lai,

Application No. 18/02785/FP

**Erection of four 4-bed and four 5-bed dwellings including widening of existing access road and creation of new pedestrian footpath and vehicular access road
On Land at Turnpike Lane and adjacent to 4 Manor Close, Turnpike Lane, Ickleford, Hertfordshire.**

CPRE Hertfordshire object to this application for inappropriate residential development in the Green Belt and outside the current settlement boundary of Ickleford, contrary to the Green Belt Policies in the Adopted North Herts Local Plan No.2.

In the new Submission Local Plan, the Council has proposed to adjust the settlement boundary to remove the site from the Green Belt. The Planning, Design and Access Statement accompanying the application does not actually address the planning aspects; the applicant simply states that: "It is highly likely that the emerging plan will be accepted by the Secretary of State and the site will be removed from the Green Belt and be placed within the settlement boundary." And consequently presents no further justification for the development. This position is premature.

Until such time as the proposed Local Plan is adopted, the current Adopted Local Plan remains in force. In 2017 the Supreme Court (in the case of *Suffolk Coastal DC v Hopkins Homes Ltd.* (2017 UKSC 37)) held that Local Plan policies to protect the countryside from development (such as Local Plan Policies relating to the Green Belt) are not policies for the supply of housing and therefore are not out of date and should be accorded full weight.

There is a requirement for the applicant to present a case sufficient to outweigh the harm by reason of inappropriateness, and other harm, to the Green Belt. No such case of 'very special circumstances' is included here and the application should be refused.

Yours sincerely,

David Irving