

Standing up for Hertfordshire's countryside

Ms R Collard
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

27th November 2019 (by email)

Dear Ms. Collard,

Application No 3/19/2227/VAR
Variation of Condition 10 (scheme for affordable house) of planning permission ref: 3/14/2200/OP (Residential development for up to 85 houses including site access, public open space and landscaping. Amended proposal). To alter ratio of tenure for affordable and private housing at
Walkern S73 (Tenure) Land South Of Froghall Lane Walkern Hertfordshire

CPRE Hertfordshire have concerns regarding this proposed variation to the tenure on this site. The proposed modifications will result in all of the affordable housing being located in the north-east corner of the site, in effect clearly separating the affordable housing from the private market housing.

This is markedly different from the original application where it was stated in the Affordable Housing Statement that: *"In order to promote the formation of a single, cohesive community where distinctions of tenure are minimised, the affordable housing will be distributed across the site in small clusters - generally of between six and ten units."* (para. 1.15). We must assume that the developer no longer wishes to promote a single, cohesive community, though there is no clear justification for this radical change of position included in the application documentation.

There has been national concern expressed at the increasing pernicious effects of such tenure separation. In July of this year James Brokenshire the Secretary of State for Housing, Communities and Local Government, speaking on behalf of the Government said: *"It is very firmly my position that we should not have this sense of stigma, this sense of segregation, because of the nature of the home you live in... that cannot be right, and I'm saying we need to provide further guidance. We need to ensure that the planning guidebook and rules that are there, which clearly focus on the issue of integration, are properly upheld and understood, and that councils act accordingly."*

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President:
Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen
Registered Charity 1162419

This proposal is also contrary to Policies 8 of the Walkern Parish Neighbourhood Plan, which states that *“Affordable homes must be indistinguishable from market homes and be integrated into and distributed throughout the site.”*

Consequently, we urge the Council to reject this proposed variation of Condition 10 of the extant approval.

We have also had wider concerns raised with us by members of the public regarding the manner in which this site is being developed. In summary these are:

- The houses along the northern edge of the site are being built closer to Froghall Lane than shown on the approved plans. This has resulted in the loss of the green border, path and hedgerow between the development and Froghall Lane.
- The new houses on the southern edge are so close to the existing properties in Moors Ley that there is clear overlooking into the habitable rooms of both sets of properties.
- The material finishes (particularly roof tile colours) approved in Application 3/17/1558/OP are not being adhered to.
- We are advised that there have been many other deviations from the approved plans.

If this is the case, and the developer is modifying the development without the benefit of planning approval, it is incumbent on the Council to intervene. Not to do so would make a mockery of the Planning system.

Yours sincerely,

David Irving