

Standing up for Hertfordshire's countryside

James Langsmead
Development Management
East Herts Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

28th August 2019

Dear Mr. Langsmead,

Application No. 3/19/1588/FUL
Erection of six dwellings and associated access road
on land at Old Station Yard, Millers View, Much Hadham, Hertfordshire

CPRE Hertfordshire object to this proposal as inappropriate development in the Rural Area Beyond the Green Belt. This application is a modification of Application 3/16/2321/FUL for eight dwellings which was refused by the Council and dismissed on appeal.

Much Hadham is a Group 1 village in the Rural Area Beyond the Green Belt and the proposed development site is located outside of the village boundary. Consequently its development would be contrary to policies GBR2 and VILL 1 in the recently adopted East Herts District Plan.

Despite the reduction in the number of units, the impact on the Rural Area Beyond The Green Belt would remain. The arguments made in the Design, Access and Planning Statement accompanying the application are essentially those which the applicant used in their appeal submission and which were rejected by the Inspector. (Appeal Ref App/J1915/W/17/1).

To quote the Inspector: “ *The layout of the appeal scheme would create built form that would protrude substantially further to the north and west. This existing area marks a change from the main built up area of Much Hadham to an open and spacious countryside location beyond. The appeal site adds to this open and spacious character in its undeveloped state. The addition of further dwellings would increase the amount of built development intruding further into the countryside in an ad hoc manner on the edge of the settlement.* ”

The Applicant argues that the site is previously developed land. The National Planning Policy Framework specifically excludes from the definition of previously developed land “*land that was previously developed but where the remains of the permanent structure or*

fixed surface structure have blended into the landscape.” This site is part of the former Hadham Station which closed in 1964 and the station buildings demolished in 1976. In the intervening four decades the sidings have been absorbed into the landscape and the site is covered in mature secondary woodland.

We see nothing in the present application which alters the planning balance and consider that the Council should similarly refuse this application.

Yours sincerely,

David Irving