

Standing up for Hertfordshire's countryside

Head of Planning  
East Herts District Council  
Wallfields  
Pegs Lane  
Hertford  
SG13 8EQ

Our Ref:

Your Ref:

25<sup>th</sup> September 2019 (by email)

Dear Sir/Madam,

**Application No. 3/19/1857/F**  
**Erection of house including restoration of former quarry and landscaping including the**  
**creation of a nature habitat.**  
**At Former Clay And Gravel Quarry Quarry End Manor St Marys Lane Hertingfordbury**  
**SG14 2LE**

CPRE Hertfordshire object to this proposal as inappropriate development in the Green Belt contrary to the Green Belt policies in the National Planning Policy Framework and the East Herts District Plan.

This is essentially a resubmission of Application 3/18/1200/F which was refused by the Council and dismissed at appeal. The only material change is the applicant's statement that they will prohibit public access to the proposed nature reserve in order to overcome the Appeal Inspector's point that the house would constitute an intrusive element in the Green Belt when viewed from the nature reserve.

The information contained in the Planning Statement and the Design and Access Statement was presented in the applicants Statement of Case to the appeal and consequently taken into account by the Inspector when dismissing it. The Inspector is clear in paragraphs 7, 8 and 9 of Appeal Decision APP/J1915/W/18/3210401 that the development would not be limited infilling in a village; the site would not meet the definition in the NPPF of previously developed land and that the introduction of the building would reduce the openness of the Green Belt. Nothing has changed in the current application.

In the conclusions to the Planning Statement the Applicant argues against the points cited by the appeal Inspector, but those arguments have been previously made and lost.

There is also an implied inference that the house is enabling development to stabilise the quarry embankment and secure the public bridleway which runs along it, though this point is not elaborated on. The applicant makes the point that "*No one anticipated that the quarry embankments would subside and need stabilising which occurred out of the blue and*

*having substantial financial implications. This cannot be avoided in the public interest as the bridleway which runs at the top of the quarry side will also be in danger of collapse unless remedial action is taken.*” The Council will have to determine whether the information in the Geological Assessment and Geotechnical reports support that assertion. Unless the intention is to sell the house for profit sufficient to fund the remedial action, it is difficult to see how the house can be considered as enabling development.

We urge the Council to refuse this application.

Yours faithfully,

David Irving