



The countryside charity
Hertfordshire

31a Church Street
Welwyn
HERTS AL6 9LW
www.cpreherts.org.uk
office@cpreherts.org.uk
01438 717587

Standing up for Hertfordshire's countryside

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

Our Ref:

Your Ref: 3/20/1702/FUL

21st October 2020 (by email)

Dear Mr. Langsmead,

Application No 3/20/1702/FUL: Erection of a 3 bedroom detached house and new vehicular access. Land Adjacent To 4 Maple Side, Ginns Road, Stocking Pelham, Buntingford, Hertfordshire SG9 0HX

CPRE Hertfordshire object to this proposed development in the Rural Area Beyond the Green Belt, within the settlement boundary of Stocking Pelham.

The application is not accompanied by an explanatory letter, Planning Statement or Design and Access Statement and so we are unable to assess the premise on which the application is made. As Stocking Pelham is a Group 3 village, we assume that the application is intended to be considered under East Herts District Plan Policy VILL3.

VILL3 allows for limited infill development but only if identified in a neighbourhood plan. While this site could legally be considered as limited infilling under common definitions, it does extend the built footprint of the village and the existing garden land doesn't constitute previously developed land under the NPPF. There is currently no neighbourhood plan covering Stocking Pelham.

By the definition of Category 3 villages contained in the District Plan, Stocking Pelham is among the least sustainable villages in East Herts. Apart from a village hall and a currently moribund pub, it contains no amenities or social, retail, educational or health facilities. As a result, residents are required to travel to Buntingford and Bishops Stortford to access these services.

In determining recent applications for residential development in Ginns Road (3/17/0612/FUL, 3/17/2955/FUL), the case officer considered that the site was unsustainable under the provisions of the National Planning Policy Framework and entirely dependant on private motor vehicles. Those applications were only approved because of the Council's then inability to demonstrate a 5-year housing land supply. Following adoption of the current District Plan that no longer applies.

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



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Consequently, in our view, the Council should reject this application.

Yours sincerely,

David Irving