



The countryside charity  
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Standing up for Hertfordshire's countryside

Andrew Hunter  
Planning and Building Control  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
Herts SG6 3JF

Our Ref:

Your Ref:

9<sup>th</sup> October 2020 (by email)

Dear Mr. Hunter,

**Application No. 20/02109/FP**  
**Erection of one 4-bed and two 3-bed detached dwellings**  
**including alterations to existing access.**  
**At Nup End Farm House, Nup End, Old Knebworth, Hertfordshire SG3 6QJ**

CPRE Hertfordshire object to this application which will result in harm to the openness of the Green Belt contrary to the National Planning Policy Framework and the current and emerging North Herts Local Plans.

Following the refusal of Application No. 20/00987/FP earlier this year the applicant has removed one of the three-bed houses and re-submitted. The Planning Statement remains the same, with an addendum attached. In this the applicant presents an argument based on the Commons Library Briefing Paper *Tackling the under-supply of housing in England*, and refers to increasing household projections. However since the publication of the briefing paper the Office of National Statistics have issued revised household projections, which indicate a significant reduction in North Herts when compared to the 2014 figures and the Government is currently consulting on a new 'Standard Method of Calculation' which will consequently result in a lower housing need.

There is also repeated reference to the judgement in *Dartford B.C. vs. S.O.S.* which permitted development within the garden curtilage of houses in rural areas in order to demonstrate that the site is previously developed land. There has not been any dispute that the Nup End site is other than previously developed land. The issue here is whether the requirement in paragraph 145(g) of the National Planning Policy Framework that the development will not result in substantial harm to the openness of the Green Belt is met or not. As we responded to that point at length in our letter of objection to App. 20/00987/FP we will not repeat it again here, but refer you to our letter dated 12 Jun 2020, (the other points in which are also pertinent to the current application).

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



In para. 6.5 of the Addendum that applicant asserts that *“The proposed development is not in an unsustainable location, it is located within an existing settlement with access to public transport. Furthermore, facilities such as railway stations, schools, shops etc are only a short walk or cycle away in Knebworth.”* As we pointed out in our previous response The Chartered Institution of Highways and Transportation publication ‘Planning for Walking (CIHT, 2015)’ provides the guidance on walking distances and says that *“Most people will only walk if their destination is less than a 1.6 kilometres away”*. The maximum advised distance to food shops and primary schools is 800 metres and to other facilities is 1.2 kilometres. Knebworth Station is 2.7 kilometres from the site, the village centre shops 3.1 kilometres. That is not a short walk away.

As before, we urge the Council to refuse this application.

Yours sincerely,

David Irving