



The countryside charity  
Hertfordshire

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**Standing up for Hertfordshire's countryside**

Bruce O'Brien  
Development Control  
East Hertfordshire District Council  
Wallfields  
Pegs Lane  
Hertford  
SG13 8EQ

Our Ref:

Your Ref:

20<sup>th</sup> May 2020 (by email)

Dear Mr. O'Brien,

**Application No 3/20/0780/FUL**  
**Demolition of bungalow and erection of 2 dwellings, access and associated works**  
**At The Colt, Redricks Lane, Sawbridgeworth, Hertfordshire CM21 0RL**

CPRE have concerns regarding this proposal for residential development in the Green Belt.

The applicant, rightly, considers that the site is a limited infill site under the terms of paragraph 145(e) of the National Planning Policy Framework. However the application raises issues which the Council should consider before determining the application.

Apart from commenting on its state of repair, the documentation accompanying the application gives no details regarding the bungalow which the two 4-bed dwellings will be replacing. It would appear from the block plans that the combined footprints of the proposed houses is greater than that of the existing bungalow and outbuilding. The bungalow is single storey and the replacements are two storey. Consequently, both in terms of footprint and volume the replacements will have a significantly greater impact on the openness of the Green Belt.

This site is immediately adjacent to a substantial tract of open Green Belt land between the eastern boundary of the site and Hampton Gardens. This substantially larger parcel of adjoining land is in the same ownership. The proposed Site Plan shows access to this land being taken from the drive to House 2. One of the drawings in the Planning Statement shows a gated entrance into it. Potentially this could open up that land to future development, which CPRE would vigorously oppose. The Council will need to ascertain the intended future of that land and the status of the access to it.

Finally, the design of any replacement to the existing dwelling would be improved by a lower profile form to meet Green Belt policy tests. The provision of the double garage door in the principal elevation of House 1 is particularly ill considered

Yours sincerely,

David Irving

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