



Ms Jill Shingler
Planning and Development
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

5th February 2021 (by email)

Dear Ms Shingler,

Application: 03/20/1950/FUL
Land East of Aspenden Road, Buntingford
Construction of 23 residential dwellings and associated works etc.

I write with regard to the above application and the further documents submitted to the Council by the applicant on 4th January 2021 in the form of amended plans and supporting information. CPRE Hertfordshire responded previously to this application by letter dated 11th November 2020 and has reviewed the additional information. CPRE Hertfordshire maintains its objection to this application for the following reasons.

1. Our objections to this proposed development are based on a range of concerns relating to, amongst other matters, the quantum of development in Buntingford, the use of valuable green space, biodiversity issues and pedestrian access. The additional information fails to provide satisfactory responses to these concerns.
2. District Plan Policy BUNT1(d) allocates "around 56 homes on land off Aspenden Road" and this has been exceeded by consents on land immediately to the south. This application maintains the number of residential units which we regard as excessive in this area.
3. As noted previously, this site represents the last piece of accessible natural green space in this part of Buntingford. Both the Vision Statements in the East Herts District Plan and the Buntingford Community Neighbourhood Plan state that such areas will be protected and enhanced and Policy ES7 in the Neighbourhood Plan requires development "to protect and enhance biodiversity in line with NPPF requirements and must demonstrate a net gain in biodiversity in an ecological report consistent with BS 42020."
4. The Illustrative Master Plan submitted in January 2021 indicates a banal standard layout of units filling the site with minimal amenity space. We have considerable concerns regarding the impact of this proposal on the biodiversity of this site and



reference was made in our previous submission regarding the absence of information on this important topic.

5. The Landscape Specification and Ecological Management Plan document clearly seeks to rectify this omission but the apparent comprehensive treatment cannot hide the fact that the area affected is minimal, and effectively limited to the edges of the proposed development. Given the extent of proposed development on the site it is not reasonable to suggest that existing habitats can be maintained and the proposals made in this area are most inadequate.
6. The revised proposed layout still does not provide for public open green space or children's play space, the applicant depending on residents using facilities on the adjoining site. The treatment of the site in general is unimaginative, effectively continuing the standard unit approach to the south and offering no improvement to make up for the loss of valuable local community amenity space.
7. Issues relating to access, traffic and drainage have been raised by ourselves and others in previous submissions and these remain despite the additional information presented. In summary, we consider this proposal to be unnecessary to meet Buntingford's housing need, damaging to the green infrastructure and local ecology, and contrary to national and local policy.

Yours sincerely,

Chris Berry
Planning Manager