



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

Ms Susie Defoe
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

12th February 2021 (by email)

Dear Ms Defoe,

Application: 07/20/2426/FUL
Foxholes Farm, London Road, Hertford, SG13 7NT
Change of use from farmland to create a glamping site with a maximum of 12 Glamping Pods / Tents with the creation of 20 car parking spaces

I write with reference to the above application and apologise for the delay in responding due to staff changes, and may I introduce myself as the new planning manager at CPRE Hertfordshire.

It is clear that a change of use for a relatively low intensity recreation use may be seen to be appropriate in the Green Belt, and CPRE Hertfordshire does not object to the application in principle. However, we do have a number of significant concerns as follows, and would appreciate these being taken into consideration during your determination of the application.

1. It is crucial that the boundaries of the camping area are appropriately landscaped to maintain both the visual amenity of this area and the openness of the Green Belt as much as possible.
2. There is a discrepancy in the information regarding car parking provision for the proposed development. The application specifies 20 car parking spaces and the Planning Statement notes 40 parking spaces in a gravelled area which would appear to be an excessive provision. Parking can be a significantly intrusive element in the countryside and it will be important to minimise its impact.
3. It will be important that the proposed development maintains a temporary aspect and does not add activities or more permanent structures which would increase its impact on the open countryside. Particular sensitivity will be needed with regard to the provision of mains services.
4. There are no plans for the detailed layout of the proposed development and further information should be required on the detailed design of the individual pods and

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President: Sir Simon Bowes Lyon, KCVO
Chairman: Richard Bullen

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services to be provided which are likely to require permanent construction. This should be kept to a minimum, and the number of 'pods' in a relatively small area could have a detrimental impact on the countryside if not dealt with sensitively.

5. It will be important to maintain and improve the public rights of way through Foxholes Farm and the proposed development should not lead to any diminution of access for walkers. Significant diversification has already take place in this location and it will be important to maintain its rural nature as much as possible.

Yours sincerely,

Chris Berry
Planning Manager