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Standing up for Hertfordshire's countryside

Karen Page
Development Management
East Herts District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

26th February 2021 (by email)

Dear Ms Page,

Application No. 3/19/2124/OUT

Gilston Village 7, Land off Church Lane, A414 Hunsdon and Eastwick

Outline planning application for development including demolition of existing structures, refurbishment and change of use of existing Grade 11 Listed Brickhouse Farm Barn and structures and erection of a residential led mixed use development comprising up to 1,500 residential market and affordable homes; a mixed use village centre, retail, business, commercial and community uses, primary school, early years and nursery facilities; leisure and sports facilities including a football hub; provision for 8 no. pitches for Gypsies and Travellers; open spaces, etc...

I write with reference to the above amended application, and note that the only substantive alteration from the previous submission is the addition of Gypsy and Traveller pitch provision. We have already responded on the matter of the pitch provision by letter of 20th January 2021 in response to application ref: 3/19/1045/OUT and reiterated our broader concerns with regard to the proposed development, and would also draw your attention to our original detailed response dated 31st January 2020.

Our principal concerns remain as previously indicated, namely in summary:

1. The lack of indication of the climate change implications of the proposed development and indications of how to address the legal challenges of carbon free development by 2050.
2. The inappropriate designation of the proposed wider development as a "Garden Town" and the titling of "Garden Villages" without any indication of adherence to Garden City principles.
3. The low densities envisaged, leading to a wasteful use of Green Belt and countryside, and urban sprawl.

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

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4. The lack of sustainable transport provision throughout the proposed development.
5. The need to make use of design review processes and design codes which are likely to become more significant in the light of proposed changes to the National Planning Policy Framework.
6. The means to capture land value uplift to provide infrastructure early in the development process, and land stewardship in the future.
7. The lack of a Garden City Trust or similar institutional arrangements to ensure that maximum benefit is gained from the proposed development.
8. No indication of biodiversity gain as required by legislation.
9. Inadequate provision of social and genuinely affordable housing.
10. Inappropriate treatment of gypsy and traveller pitch and access provision.

More detail is provided on these issues in our submissions of 31st January 2020 (3/19/2124/OUT) and 20th January 2021 (3/19/1045/OUT), and we maintain our strong objection to these proposals.

Yours sincerely,

Chris Berry
Planning Manager