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Standing up for Hertfordshire's countryside

Ms Ashley Ransome
Development Management
East Herts District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

19th May 2021 (by email)

Dear Ms Ransome,

Application No. 3/21/0959/FUL

**Land Off Hertford Road Tewin Hertfordshire - Change of use of land for Equestrian;
erection of a stable block and fencing; hardstanding with car parking spaces and internal
access way.**

I write with reference to the above application and CPRE Hertfordshire objects strongly to this proposal for the following reasons:

1. The land identified for this proposed development is located within the London Metropolitan Green Belt as identified in the existing East Herts District Plan. The National Planning Policy Framework (NPPF) as revised in February 2019 requires land designated as Green Belt to be kept "permanently open" (para. 133) and "inappropriate development should not be approved except in very special circumstances" (para. 143).
2. Notwithstanding the proposed use of the site 'for equestrian'(sic), the proposed development has a very clear impact on the openness of the Green Belt due to its isolated location unrelated to adjacent buildings. Together with the proposed hard-standing this would introduce a wholly inappropriate built element into this sensitive open and protected countryside.
3. We are also aware that some development has already taken place in terms of fencing and gateways in contravention of the Article 4 Direction imposed by the Council. We would urge the Council to initiate enforcement action to ensure compliance with the Direction to maintain openness and prevent further encroachment onto Green Belt.
4. We also note that Hertfordshire County Council Highways has requested that this application be refused on the basis of inaccurate and inadequate information regarding amongst other matters, visibility splays, the location of the entrance, types and numbers of vehicle movements and assessment of the impacts of traffic

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

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movements. We support the County Council in this recommendation and further note the inadequacy of the lane entrance for horse boxes and similar vehicles.

5. The applicant's Design and Access statement is sketchy at best and provides minimal information relating to the proposed use and activities. No argument has been made for the 'very special circumstances' required by the NPPF to justify this development in the Green Belt and we urge the Council to refuse this application.

Yours sincerely,

Chris Berry
Planning Manager