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Standing up for Hertfordshire's countryside

Mr James Mead
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

18th June 2021 (by email)

Dear Mr Mead,

Application No. 3/21/1264/FUL

**The Forge, Land At Terrace Wood, St Mary's Lane, Hertingfordbury, Hertfordshire
Change of use of land for the siting of a temporary rural enterprise dwelling (log cabin)
for three years; and for a permanent manege and barn.**

I write with reference to the above application to which CPRE Hertfordshire objects for the following reasons:

1. The land identified for this proposed development is located within the London Metropolitan Green Belt as identified in the adopted East Herts District Plan 2018. The National Planning Policy Framework (NPPF) as revised in February 2019 states that "inappropriate development should not be approved except in very special circumstances" (para. 143) on land that is designated as Green Belt.
2. The applicant's consultant in their Planning Statement, notes that the provision of residential accommodation in the form of a log cabin is necessary in connection with an established farriers business at this address. Notwithstanding the granting of a Certificate of Lawfulness in 2020, an inspection of the area could find no evidence of an active business of this nature in terms of a signed public access or entrance.
3. The above suggests an informal or low intensity enterprise at best, which is unlikely to require the provision of 24 hour supervision onsite. Further there is little evidence of equestrian activity in the area and the Council will need to satisfy itself that the activity exists at a level which would require a constant onsite presence constituting the very special circumstances for inappropriate development in the Green Belt.
4. The proposed log cabin would constitute an inappropriate intrusion into the Green Belt. Similarly, the proposed barn appears to be unnecessary in the presence of several existing buildings on the site.



5. The layouts and plans provided by the applicant are inadequate in showing the existing activities on the site. We suggest that further attention is given to the reuse of existing structures.
6. The appeal quoted (APP/P1133/W/20/3250242, Newton Abbott) comprises very different circumstances regarding a livery business. The proposed development does not contain livery which implies permanent accommodation and facilities for horses, and for which 24 hour supervision may be appropriate.
7. It appears illogical to request a three year permission for accommodation in connection with a long established business. Further information is required to assess the extent of the existing business, and on the basis of the submitted details we would ask the Council to refuse this application due to its impact on the Green Belt and the lack of establishment of very special circumstances.

Yours sincerely,

Chris Berry
Planning Manager