



The countryside charity
Hertfordshire

31a Church Street
Welwyn
HERTS AL6 9LW
www.cpreherts.org.uk
office@cpreherts.org.uk
01438 717587

Standing up for Hertfordshire's countryside

Tom Rea
Planning and Building Control
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Herts SG6 3JF

Our Ref:

Your Ref:

20th October 2021 (by email)

Dear Mr Rea,

Application no. 21/02624/FP
Land North Of The Depot 1A High Street Graveley
Erection of 9 affordable homes incl. alterations to existing vehicular access, creation of an additional vehicular access off The High Street and all associated works.

I write with reference to the above application. CPRE Hertfordshire objects to this application for the following reasons.

1. The site for the proposed development lies within the London Metropolitan Green Belt as defined in the North Herts District Local Plan and in the National Planning Policy Framework (NPPF) which states that inappropriate development is not permitted in the Green Belt except in 'very special circumstances.'
2. The site is not allocated for development in the emerging North Herts Local Plan, nor is it within the proposed village settlement boundary, following the proposed lifting of the 'green wash' designation. It is clearly not intended for development by the local planning authority.
3. Previous representations by CPRE Hertfordshire have noted the harmful impact of the proposed development on the characteristics of the Green Belt in respect of openness and encroachment on the countryside. This proposal constitutes a significant extension of the built-up area of Graveley village.
4. The Applicant seeks to justify the proposed development by virtue of the District Plan policy relating to 'rural exception' housing, and characterises the proposed housing as 'affordable'. Further, the Graveley Housing Needs Survey September 2020 prepared by Community Development Action Hertfordshire is quoted as providing evidence for the need for affordable housing in Graveley.

CPRE is working nationally and locally for a beautiful and living countryside

CPRE Hertfordshire is a Charitable Incorporated Organisation

President: Sir Simon Bowes Lyon, KCVO
Chairman: Allan McNab

Registered Charity 1162419



5. Notwithstanding that the village-wide housing survey provides no justification for development in a specific location, especially where other factors such as Green Belt apply, the results of the survey are very limited and do not provide the level of demand which would support development on this site.
6. No indication is provided of how the criteria for 'rural exception' housing would be secured and 'affordable housing' is not directly related to rural activities in the proposed, or any other, location. In any case, the number of units proposed is excessive with regard to 'rural exception' criteria where housing provision must be related to specific rural activities and the location proposed.
7. In the event of rural exception criteria being satisfied, the proposed lifting of the 'green wash' and institution of the settlement boundary in Graveley in the emerging North Herts Local Plan may provide the opportunity for limited infill development elsewhere in the village that would be more appropriate.
8. The continual submission of various planning applications for this site over the years despite the consistent position of the Council in opposing the proposed development is regrettable. CPRE Hertfordshire supports the Council's position until now and urges it to refuse this excessive and inappropriate proposal.

Yours sincerely,

Chris Berry
Planning Manager