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**Standing up for Hertfordshire's countryside**

Case Officer  
Development Management  
East Hertfordshire District Council  
Wallfields  
Pegs Lane  
Hertford  
SG13 8EQ

Our Ref:

Your Ref:

5<sup>th</sup> November 2021 (by email)

Dear Sir/Madam,

**Application no. 3/21/2237/FUL  
Old Station Yard, Millers View, Much Hadham  
Erection of four dwellings with associated access road and landscaping**

I write to repeat our previous objection to this proposed development which is the latest in a succession of applications for this site. Previous applications have been refused and dismissed on appeal; we see no additional arguments for a different decision in this case and object for the following reasons.

1. As noted previously, Much Hadham is a Group 1 village in the Rural Area Beyond the Green Belt and the proposed development site is located outside the village boundary. Consequently its development would be contrary to policies GBR2 and VILL 1 in the recently adopted East Herts District Plan and the negative impact on the Rural Area Beyond The Green Belt would remain.
2. The purpose of Policy GBR2 is to maintain the openness and character of the countryside beyond the Green Belt. That countryside is recognised in the adopted East Herts District Local Plan as being “ a considerable and significant countryside resource, which Policy GBR2 seeks to maintain by concentrating development within existing settlements.”
3. The Inspector for appeal reference App/J1915/W/17/1 noted that “The layout of the appeal scheme would create built form that would protrude substantially further to the north and west. This existing area marks a change from the main built up area of Much Hadham to an open and spacious countryside location beyond. The appeal site adds to this open and spacious character in its undeveloped state. The addition of further dwellings would increase the amount of built development intruding further into the countryside in an ad hoc manner on the edge of the settlement.”

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

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4. It is our view that any development in this location would prejudice the open nature of the countryside and the clear delineation of the village boundary should mark the extent of development in this location. The Applicant again argues that the site is previously developed land but the National Planning Policy Framework specifically excludes from the definition of previously developed land “land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”
5. This site is part of the former Hadham Station which closed in 1964 and the station buildings demolished in 1976. In the intervening four decades the sidings have been absorbed into the landscape and the site is covered in mature secondary woodland. The arguments made in the Design, Access and Planning Statement accompanying the application are essentially those which the applicant used in their appeal submission and which were rejected by the Inspector.

We see nothing in the present application which alters the planning balance in this case and would urge the Council to refuse this application as previously.

Yours faithfully,

Chris Berry  
Planning Manager