



The countryside charity
Hertfordshire

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Standing up for Hertfordshire's countryside

Eilis Edmonds
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Our Ref:

Your Ref:

10th November 2021 (by email)

Dear Ms. Edmonds,

**Application no. 3/21/2311/FUL
Land north of Wildwinds, Warren Lane, Cottered
Erection of five bedroomed detached house with driveway,
bin storage, and detached garage**

I write to object to the above application for the following reasons.

1. The site is located in land designated as Rural Area Beyond the Green Belt (RABGB) in the adopted East Herts District Plan. Policy GBR2 notes that countryside beyond the Green Belt is "a considerable and significant countryside resource, which Policy GBR2 seeks to maintain by concentrating development within existing settlements."
2. Policy GBR2 lists the type of development which may be permitted exceptionally in RABGB and the proposal, as a detached single residence outside the village boundary, falls into none of the categories listed. No planning justification is provided for the proposed development which is a clear example of encroachment onto open countryside and we urge the Council to refuse this application.

Yours sincerely,

Chris Berry
Planning Manager

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

CPRE Hertfordshire is a Charitable Incorporated Organisation

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