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Standing up for Hertfordshire's countryside

Lucy Pateman
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

5th January 2022 (by email)

Dear Ms Pateman,

**Application no. 3/21/2871/FUL - Erection of 1 x 4 bedroom dwelling
Land adj to Borley Green Barn, Conduit Lane, Brent Pelham, Buntingford**

I write with regard to the above application, to which CPRE Hertfordshire objects for the following reasons.

1. The site lies within the Rural Area Beyond the Green Belt as defined in the adopted East Herts District Plan. Policy GBR2 seeks to maintain the importance of the countryside as a “considerable and significant resource” and to direct such development as is compatible with the character of the area to be located within village boundaries.
2. The site lies outside any designated village area and as a single detached building with its own access is a clear encroachment on open countryside.
3. Policy GBR2 also identifies eight types of development which may be seen as compatible and this proposal does not satisfy any of the criteria listed.
4. The allowed appeal cited as an example of a similar development (ref: APP/J1915/W/20/3258799) varies from this application in a number of ways and should not be seen as providing support for this proposal. The allowed appeal relates to a development located in close relationship with an existing house and on previously developed land and these circumstances do not apply in this case.

This is a clear case of a single isolated building in countryside which does not satisfy the requirements of Policy GBR2 and is not required for housing which is provided for adequately in the adopted District Plan. 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

President: Sir Simon Bowes Lyon, KCVO

Chairman: Allan McNab

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