



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

Mr C Wright
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

25th February 2022 (by email)

Dear Mr Wright,

Application no. 3/21/3194/FUL
Land at Bockings, 12 Church End, Walkern
Demolition of domestic stable block buildings. Erection of 3 dwellings together with access, car ports and landscaping plus the provision of 1 vehicular passing place along Bockings

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

1. The site lies within land designated as Rural Area Beyond the Green Belt, as defined in the East Herts District Plan, where rural character is to be maintained and development is only permitted in certain exceptional circumstances. We do not believe that the exceptional criteria identified in Policy GBR2 of the Local Plan are satisfied by this application.
2. The Planning Statement asserts that this site may be categorised as Previously Developed Land on account of the presence of derelict stable buildings. These run-down single storey buildings covered a very small proportion of the proposed site, and in our view do not satisfy in any meaningful way the requirements of demonstrating that the whole site has been previously developed.
3. The proposed development is entirely out of character with the surrounding buildings, which is particularly relevant in a Conservation Area, despite the Applicant's consultant's assertions to the contrary. The banal layout of the proposed houses will have a significant impact on the countryside due their location on the edge of the village and thus affect detrimentally the rural character of the area.

We note and support the Walkern Parish Council response and urge the Council to refuse permission for this damaging proposed development.

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



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Yours sincerely,

Chris Berry
Planning Manager