



The countryside charity  
Hertfordshire

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**Standing up for Hertfordshire's countryside**

Simon Ellis  
Development & Conservation Manager  
North Hertfordshire District Council  
Council Offices  
Gernon Road  
Letchworth Garden City  
Herts SG6 3JF

Our Ref:

Your Ref:

23<sup>rd</sup> February 2022 (by email)

Dear Mr Ellis,

**Planning application 21/02708/FP  
Land to the South East of Bury Farmhouse, Bury Lane, Codicote**

I write with regard to the above planning application and matters related to development on the above site. I understand that the application will be considered at Planning Control Committee on Thursday 24<sup>th</sup> February and CPRE Hertfordshire has been made aware of issues which cause significant concern with regard to this proposed development on the Green Belt.

Clearly the application as it stands is inappropriate development on the London Metropolitan Green Belt as defined in the adopted North Herts District Local Plan and it is not allocated for development in the Submission Local Plan. It is clear encroachment into the countryside and extends development beyond the village boundary.

In addition, the application documentation does not appear to reflect accurately the proposed situation on the ground. It appears from the submitted plans that a new access road is to be constructed across open land to access the proposed site; this is not part of the description of the proposal and could be seen as misleading.

The provision of a new access leads us to believe that there is the possibility of further applications for development in this highly sensitive area. We are concerned that the officer's report does not reflect accurately the situation on the ground with regard to the existing disposition of activities on and adjoining the site.

We believe that the Planning Control Committee should be made aware of the situation, particularly as there also appears to be some confusion with regard to the consultation expiry date which is showing as 9<sup>th</sup> March on the Council's website. It may be appropriate in the circumstances for consideration of this application to be deferred, so that an amended application can be submitted which more accurately reflects the present and proposed situations.

**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