



Emma Mumby
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

27th April 2022 (by email)

Dear Emma Mumby,

Application no. 3/22/0553/FUL
The Jolly Waggoners, Widford Road, Much Hadham, SG10 6EZ
Demolition of public house and construction of 4 dwellings with garages,
new access and associated landscaping

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

1. The site is located in land designated by Policy GBR2 of the adopted East Herts District Plan as Rural Area Beyond the Green Belt. Policy GBR2 seeks to maintain countryside as a significant resource and states that development will only be permitted in exceptional circumstances.
2. The application concerns the erection of four large detached houses which would fill the site, encroach on the open countryside and make a major impact on the landscape south of Hadham Cross. The Applicant states that the site is previously developed land but this is inaccurate, and the proposed development does not fall into any of the exceptional categories identified in Policy GBR2
3. Following a site visit, it is clear that the former Jolly Waggoners pub buildings occupy only a very small proportion of the site outlined in red, all of which is proposed for development. The remainder of the site at present is open grassland and trees, albeit somewhat degraded at present with building waste adjacent to the pub, which do not appear to have formed part of the pub garden or grounds, even if in the same ownership.
4. The proposed development would introduce a significant and alien urban element into a landscape presently characterised by isolated dwellings along the road-side between the villages. Demolition of the former public house and its replacement with a



building of similar dimensions is the only acceptable alternative and we ask the Council to refuse this application.

Yours sincerely,

Chris Berry
Planning Manager