



Janna Hon
Development Management
East Hertfordshire District Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Our Ref:

Your Ref:

27th April 2022 (by email)

Dear Janna Hon,

**Application no. 3/22/0426/OUT
Land off Poles Lane Thundridge
Outline planning for demolition of stable and erection of dwelling**

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

1. The site lies within the London Metropolitan Green belt as defined in the adopted East Herts District Plan according to criteria in the National Planning Policy Framework (NPPF) where development is inappropriate unless very special circumstances can be demonstrated. The application is in outline only and provides only a location plan of a very substantial house and access off Poles Lane.
2. The Applicant's Planning Statement seeks to justify this inappropriate development proposal on several grounds. In initial comments, Section 2. Site Context, the Statement suggests that the site contains "a large stable building with associated hardstanding". This is misleading as the existing building is a modest rustic style stable block which occupies a limited area of the site.
3. The Statement suggests that the site forms part of the built-up area of the village which is entirely inaccurate. It lies beyond the southern edge of the small village of Thundridge and cannot be reasonably described as part of a "row of houses" which is "contiguous" to development to the north-east.
4. Under the sub-heading 'Environmental Setting' the Applicant's consultant asserts that the whole of the proposed site is 'Previously Developed Land' without justification. As noted above, the existing stable building is modest in size and located to the south of the site outlined, and it is not appropriate to suggest that the whole site is previously developed.



5. The Site and Block Plan indicates a substantial detached house in its own grounds, and Section 5 of the Planning Statement notes the main issues for determining the application, starting with the principle of development in the Green Belt. It is initially asserted that the “development (is) exempt in the Green Belt” by virtue of limited infilling in the village.
6. The proposed development is a large detached house which is neither ‘in-filling’ nor in a ‘row of houses’, as noted above. It is noted that the recently adopted District Plan does not include this site in the village envelope and the attempt to suggest that Poles Lane is ‘built-up’ is unhelpful and misleading.
7. The proposed development would encroach directly on the Green Belt and impact significantly the openness of the countryside in this location. We refute entirely the assertion that “the site is located ‘within the village’ – historically, physically, visually, and functionally.”
8. We do not agree with Applicant’s agent’s view that the Inspector’s decision in the 2012 dismissal of the appeal on the same site was in error. We support that decision, and the previous refusal, and would request the Council to refuse this highly inappropriate proposal.

Yours sincerely,

Chris Berry
Planning Manager