



The countryside charity  
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Standing up for Hertfordshire's countryside

Ben Glover  
Planning & Building Control  
North Herts District Council  
PO Box 10613  
Nottingham  
NG6 6DW

Our Ref:

Your Ref:

13<sup>th</sup> May 2022 (by email)

Dear Ben Glover,

**Application no. 22/00912/FP**  
**Churchfields, Hitchin Road, Codicote, SG4 8TH**  
**Erection of one detached 4-bed dwelling to include 2 parking spaces**  
**following demolition of existing outbuildings and tennis court.**

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 North Herts District Local Plan and the emerging North Herts Local Plan presently under Examination in Public. Development in the Green Belt is inappropriate unless very special circumstances can be demonstrated according to criteria in the National Planning Policy Framework (NPPF)
2. There is a long planning history in this location and a recent application has been permitted in respect of Pear Tree House which is a substantial new house plus extension to the existing Churchfields. Work on this dwelling is under way which will mark a considerable increase in the built-up area of the site, in terms of visual impact and effect on the openness of the Green Belt in this location.
3. In our view, the present additional large dwelling application adds a further significant new element into the landscape, constituting a major encroachment and additional impact on the Green Belt. The suggestion in the Applicant's Design and Access Statement that the removal of some single storey out-buildings spread throughout the site may compensate for this impact is not reasonable.
4. The cumulative effect of the former and present applications is to change significantly the character of this protected site. Not only is the proposed site area larger than the existing scattered buildings proposed to be replaced, but the proposal is for a two

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President: Sir Simon Bowes Lyon, KCVO  
Chairman: Allan McNab

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storey construction and it is not credible to assert that “it would not have a greater impact on the openness of the Green Belt.”

5. The Applicant has made no attempt to demonstrate the very special circumstances required for this inappropriate development in terms of the exceptions provided in the NPPF. In our view, the previous consent already jeopardises to some extent the purposes of the Green Belt in this location and we urge the Council to refuse this further application.

Yours sincerely,

Chris Berry  
Planning Manager